

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

MEETING MINUTES

October 7, 2020

The meeting was held Wednesday, September 2, 2020 for the Redevelopment Authority of the County of York, commencing at 8:00 a.m. The meeting was conducted remotely on Zoom and access for the public to hear the meeting was also available by telephone. Notice of the Zoom link and telephone number were provided to the public in advance by notice required by law.

The following Authority members were in attendance representing a quorum:

Thomas Englerth	Joe Mula
Philip Briddell	Jose Santiago
Heidi Hormel	

Also, in attendance: Ron Hershner, Legal Counsel; and the following members of the York County Economic Alliance staff were in attendance: Silas Chamberlin, Vice President, Economic & Community Development, Kenetha Hansen, Director, Economic Development & Financing, and Marlena Schugt, Business Solutions Coordinator.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:02 a.m., verified each Board member could hear and be heard by all others and noted that a quorum was present.

COMMENTS FROM THE PUBLIC

Members of the public were invited to submit comments in advance and were offered opportunity to comment at this time. There were no comments from the public.

CONSENT AGENDA

Chairman Englerth reviewed the consent agenda items: RACY Board Meeting Minutes for August 5, 2020 and RACY Financial Statements for July 2020. On a motion by Mr. Phil Briddell, properly seconded by Mr. Mr. Jose Santiago, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

KEYSTONE KIDSPACE MODIFICATION AGREEMENT

Mr. Ron Hershner provided the follow information concerning an update to the agreement of the Keystone Kidspace loan from PeoplesBank.

- This modification does not impact RACY very much, but as holders of the real estate, they must agree to it.
- The modification will extend the construction period, the interest only period, to 2024
- The modification will also extend the maturity date and amortization period to 2044
- This modification will not extend how long RACY holds the title and that will come to a vote on or after December 31, 2021

On a motion by Mr. Santiago, properly seconded by Ms. Heidi Hormel, a vote was conducted by roll call, and the Board approved the modification as presented. Chairman Englerth abstained from the roll call vote as he is a member of Keystone Kidspace.

AMENDMENT OF JCI TIF BOND DOCUMENTS

Ms. Kenetha Hansen and Mr. Hershner provided the following updates of the JCI TIF Documents:

- Last year the taxing bodies of the JCI project approved the extension of the TIF term, now they need to extend the debt documents which is what this amendment would do
- The amendment would advance the mandatory tender date from 2021 to 2024
- The amendment would also eliminate the debt service reserve fund so the payments go directly to debt service
- The amendment added "LIBOR" replacement language as it is scheduled to end next year

On a motion by Ms. Hormel, properly seconded by Mr. Santiago, a vote was conducted by roll call, and the Board approved the amendment as presented.

LAND BANK, BPRC, IDA UPDATES

Chairman Englerth, Mr. Phil Briddell, and Ms. Hormel provided the following updates on the Land Bank:

- York College is proceeding with selective demolition at the Schmidt Alt Property that the Land Bank partially funded and toured
- Conducted strategic planning session to identify and address issues

Chairman Englerth provided the following updates on the Blighted Property Review Committee

- One property in Red Lion that is continuing down the process

Mr. Silas Chamberlin provided the following information on the Industrial Development Authority

- No new updates since the September RACY board meeting

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

Chairman Englerth said that York County History Center's RFA Grant was submitted and Mr. Chamberlin called for a resolution was proposed that RACY would serve as a conduit. Mr. Joe Mula made a motion to approve, seconded by Ms. Hormel.

During the discussion period, Ms. Hormel suggested changing the wording of the last sentence to reflect a grant agreement satisfactory to RACY. This amendment was approved by Mr. Mula and Ms. Hormel and a roll call vote was conducted. Chairman Enlgerth abstained as his firm is working on the project. The resolution was approved as described below:

Motion to approve serving as a conduit for the York County History Center's PennDOT Rail Freight Assistance Grant. The application is currently pending and RACY will only serve as a

conduit for the funds in the event the application is approved. RACY's participation is contingent on negotiating a grant management agreement with YCHC that is satisfactory to RACY.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 8:31 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Silas Chamberlin". The signature is fluid and cursive, with the first name "Silas" being more prominent than the last name "Chamberlin".

Silas Chamberlin

Executive Director, RACY

Prepared by: Marlena Schugt

Business Solutions Coordinator