

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

MEETING MINUTES

December 2, 2020

The meeting was held Wednesday, December 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	
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, Nancy Barry, Vice President of Operations and CFO, and Marlena Schugt, Business Solutions Coordinator.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:01 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 October 7, 2020 and RACY Financial Statements for September and October 2020. On a motion by Mr. Phil Briddell, properly seconded by Ms. Heidi Hormel, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

2020 AUDITOR UPDATE

Ms. Nancy Barry shared that they have narrowed down the auditor selection for next year and the final decision will be made by the end of the week. RACY Board will have notice of the selection before the next meeting in January.

CODORUS GREENWAY UPDATE

Dr. Silas Chamberlin presented the following updates on the Codorus Greenway Project:

- The DCNR grant that RACY is the fiscal agent for is currently being closed out

- DCNR authorized a grant for \$400,000 for the project to pay for a portion of work on Phase I that includes:
 - Creating ADA Accessible access points to the creek
 - Removing the bascule dam
 - Constructing a low flow channel with crossvanes
 - Widening the right bank
 - Creating a vegetated flood plain and slopes
- The YCEA will match these funds with money secured from the Federal Lands Access Program as well as private funding
- As far as removal of the bascule dam, they are currently expecting a joint permit for the entirety of Phase I from the DEP and Army Corps of Engineers by the end of the year
- The project will likely go out to bid late next year

The YCEA is asking RACY to be the fiscal agent for the \$400,000 DCNR grant, with no obligations on fees, matches, or otherwise by RACY. Mr. Briddell made a motion to approve, seconded by Mr. Joe Mula. Ms. Heidi Hormel was concerned by the lack of contract, Dr. Chamberlin acknowledged this motion is just to serve as RACY agreeing to be the fiscal agent before it is drawn up and addressed to RACY.

Mr. Briddell proposed an amendment to the motion to edit the last sentence so that when DCNR has completed the contract, RACY will make another motion to approve and sign it. Mr. Mula properly seconded and a vote was conducted by roll call resulting in the motion to be approved unanimously as presented. The motion reads as follow:

Motion to approve RACY serving as the fiscal agent on behalf of the YCEA for a \$400,000 DCNR grant for Phase 1 of the Codorus Greenway, with all associated costs, grant management, and match to be provided by the YCEA at no cost to RACY. Upon completion of the contract by DCNR, RACY will discuss and approve a motion to formally enter into the contract.

LAND BANK, BPRC, IDA UPDATES

Chairman Englerth shared the Land Bank is currently moving forward with demolitions and collecting fees from mortgages, deeds, and refinances. They currently have around \$1 million in funds.

Chairman Englerth shared there are no new updates for the Blighted Property Review Committee and its Red Lion property.

Dr. Chamberlin provided the following updated on the Industrial Development Authority:

- The Yorktowne Hotel has entered into contracts to complete the project
- There is a meeting today to discuss the future of the North George street properties

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

Ms. Hormel shared information about an Infrastructure Bank in Dauphin County that provides low interest loans for infrastructure for either municipalities or private entities.

Mr. Briddell reported that York City is due to receive their RFPs for their Wastewater Collecting System today.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 8:42 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 being more prominent.

Silas Chamberlin

Executive Director, RACY

Prepared by: Marlena Schugt

Business Solutions Coordinator