

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

MEETING MINUTES

February 3, 2021

The meeting was held Wednesday, February 3, 2021 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, Kenetha Hansen, Director, Economic Development & Financing, and Marlena Schugt, Business Solutions Coordinator.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:04 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 January 6, 2021, RACY 2021 Annual Minutes, and RACY Financial Statements for December 2020. On a motion by Mr. Joe Mula, properly seconded by Mr. Philip Briddell, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

DCNR CONTRACT FOR CODORUS GREENWAY GRANT

Chairman Englerth presented the contract for the Codorus Greenway grant, as previously described by Dr. Silas Chamberlin during the January meeting. Mr. Mula proposed a motion to approve the RACY Executive Director executing standard DCNR Contract for Codorus Greenway grant, which was properly seconded by Mr. Briddell, a vote was conducted by roll call, and the Board approved the motion as presented.

AMENDMENT TO THE RACY-YCEA STAFF SERVICES AGREEMENT

Chairman Englerth presented the amendment to include indemnification and liability language for the Codorus Greenway project as requested by the York City General Authority. Mr. Ron Hershner explained that previously RACY had entered into an agreement to acquire the parking lot behind the County

Courthouse that was contingent on other agreements being discussed. The General Authority, while already being concerned with loss of parking revenue due to the project, was additionally concerned about the use of their easement and remaining parking lot to repair aspects such as the stormwater system on RACY property. Because of this, the General Authority requested that RACY indemnified the General Authority in the case of any loss or damage on the site. As RACY has no assets and is simply a conduit of the project, Mr. Hershner thought it appropriate to identify the YCEA as the entity responsible for this. The amendment as presented makes it clear that any indemnification obligations for RACY flow to the YCEA if prompted. Mr. Briddell made a motion to approve this amendment, which was properly seconded by Mr. Mula, a vote was conducted by roll call, and the Board approved the motion as presented.

FEE SCHEDULE AMENDMENT

Ms. Kenetha Hansen presented a revision to the 2021 RACY fee schedule to include that the minimums listed in the fee schedule apply per award. This relates to the Keystone Kidspace project as it has received a second RACP award. On a motion to approve this amendment by Ms. Heidi Hormel, properly seconded by Mr. Mula, a vote was conducted by roll call, and the Board approved the motion as presented.

LAND BANK, BPRC, IDA UPDATES

Chairman Englerth shared there are no urgent updates regarding the Land Bank, but they have many projects in the queue to be worked on for 2021.

Chairman Englerth shared an update for the BPRC that the property in Red Lion has a potential buyer, which is contingent on cooperation from the seller.

Dr. Silas Chamberlin shared the following update on the IDA:

- Crews are continuing to work and the rooms have begun to take shape in the Yorktowne
- Kim Hogeman was able to secure approval from Hilton for the an art package in the hotel to include almost entirely work from local artists

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

Ms. Hansen shared she will be bringing resolutions in the coming meetings regarding the 6 new RACP awards in York County including Dill's Tavern, Susquehanna Discovery Center, Markets of Hanover, Freedom Square, and the YWCA.

Mr. Briddell shared an update on the sale of the York Wastewater Treatment Plant. They are currently waiting on a draft of the asset purchase agreement to begin the process that must take place before it is presented to the PUC. Part of the process includes identifying the Wastewater Authority responsibilities and how they dissolve one the sale is complete.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 8:34 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