

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
February 18, 2021

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, February 18, 2020, commencing at 3:30 p.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:

Tom Englerth
Heidi Hormel
Frank Countess
Phil Briddell

Felicia Dell
Shanna Terroso
Tim Staub

Also, in attendance: Regina Mitchell and David Schaumann, York Housing Authority of the City of York, Edquina Washington, Crispus Attucks of York, Sarah Doyle, Legal Counsel; and the following members of the York County Economic Alliance staff were also in attendance: Kim Hogeman, Director of Strategic Development and Marlena Schugt, Business Solutions Coordinator.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 3:32 p.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. Ms. Kim Hogeman received an email from Windsor Borough thanking the authority for their assistance with the blighted property in their borough. Ms. Hogeman will be forwarding the email to the board.

CHAIR COMMENTS

Chair Englerth welcomed the Board and guests.

MINUTES

Chair Englerth asked if there were any questions or comments on the minutes of the January 2021 meeting, which were circulated prior to the meeting. On a motion by Ms. Shanna Terroso, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved the minutes as presented.

FINANCIAL STATEMENTS

Chair Englerth presented the financial statement from January 2021. On a motion by Ms. Heidi Hormel, seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved the financial statement as presented.

NEW PROJECTS

Ms. Hogeman was joined by Ms. Edquina Washington of Crispus Attucks to present the following information about a new project to the board, the Sunny Simpson Playground Expansion.

- Crispus Attucks York has acquired a property from the RDA that is located next to their Sunny Simpson Playground

- They are looking to demo the property on 526 S Duke Street to expand their playground.
 - This would remove blight, add inclusive playground equipment with better accessibility to the site, and create an outdoor classroom with Wi-Fi connectivity.
- Demo quotes have been received for \$34,750.
- The timeline for completion of this project is Spring 2022.

Crispus Attucks is working with Site Design Concepts on this project so Chairman Englerth will be abstaining from any votes regarding this project. On a motion made by Mr. Frank Countess seconded by Ms. Terroso, a vote was conducted by roll call, abstained by Chairman Englerth, and the Board accepted this project into the program for further analysis.

Ms. Regina Mitchell presented the following information regarding another new project, the Homes at Thackston park.

- The property is owned by CONE but demo will be completed by the Housing Authority
- This is a federal project so it will be following regulations set forth by the Davis-Bacon Act
- This project is scheduled for July 2021; however, some abatement is required prior to demo.
- This project has been publicly bid which resulted in a higher-than-expected bid of \$350,000

On a motion made by Ms. Felicia Dell seconded by Mr. Countess, a vote was conducted by roll call, the Board accepted this project into the program for further analysis.

PROJECT UPDATE

Ms. Hogeman presented what projects the YCLBA was actively working and shared that two projects, 229 Carlisle Street in Hanover Borough and 282 Cottage Hill in York City, are complete but not yet closed.

Ms. Kim Hogeman provided information on three current projects which require action by the Board.

Chestnut Street Phase II

- Phase I of the Chestnut Street project is completed, but Habitat for Humanity is requesting \$50,000 for a bid to demo Phase II.
- Ms. Hogeman is requesting action to negotiate a demolition up to a certain amount.
- Ms. Hormel expressed concern regarding the amount of money the YCLBA has for projects. Mr. Phil Briddell presented a brief overview of the financial status of the authority.

On a motion made by Ms. Hormel seconded by Mr. Briddell, a vote was conducted by roll call, the Board approved Ms. Hogeman to negotiate a demolition contract up to \$25,000.

3550 Partridge, Dover

- Ms. Hogeman has met with Habitat for Humanity regarding this project and they have requested \$50,000 in funds for demolition.

On a motion made by Ms. Dell seconded by Mr. Staub, a vote was conducted by roll call, the Board approved Ms. Hogeman to negotiate a contract up to \$50,000.

319-335 George Street, York City

- During the last YCLBA meeting, this project was accepted into the program for further analysis.
- The demolition of properties on this site would create a pad site for development.
- Mr. Briddell suggested a multi-year contract to spread the reimbursement over phases (two years).
- Ms. Hogeman is requesting action to approve negotiating an agreement for this project.
- Ms. Terroso recommended tabling this motion until a finance committee can come meet and discuss the financial position of the YCLBA.

GOOD OF THE ORDER

Ms. Hogeman suggested moving the next meeting to March 25th to better accommodate schedules. This change was accepted by the Board.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 5:04 p.m.