

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
June 17, 2021

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, June 17, 2021, 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 were the following: Sarah Doyle, Legal Counsel; and the members of the York County Economic Alliance staff Kim Hogeman, Director of Strategic Development, Marlena Schugt, Business Solutions Coordinator, and Matthew Sechrist, Project Manager.

Guests: Chris Gazzio, an intern for Stock & Leader was also in attendance.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 3:39 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. There were no comments from the public.

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 May 2021 meeting, which were circulated prior to the meeting. On a motion by Ms. Felicia Dell 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 statements from May 2021. On a motion by Mr. Frank Countess, seconded by Ms. Felicia Dell, a vote was conducted by roll call, the Board approved the financial statements as presented.

PROJECT UPDATE

Ms. Hogeman shared the following information regarding the projects currently in the pipeline.

- Spring Grove, 65 S Main
 - The Spring Grove Fire Department requested funding to demolish building on a property they own. The future use of the property upon demolition is most likely a combination of parking and a pocket park which would be shared by the Borough

and the Fire Department for community events. The board discussed the borough's involvement in assisting the fire department in acquiring funds for the building demolition. The board decided to table any motions on the property until all questions can be brought to the attention of Spring Grove Borough.

- Stewartstown Theater
 - The theater closed in 1960 and the deed has just been transferred to the borough in May. Borough council would like to use the property as parking for neighboring businesses as zoning won't allow for housing on the property without adequate parking, which is not available.
 - On a motion by Mr. Countess, seconded by Mr. Phil Briddell, a vote was conducted by roll call, the Board approved Ms. Hogeman to negotiate a demolition contract of up to \$50,000.
- Red Lion Borough Update
 - RACY and Red Lion Borough have seen the draft cooperation agreement and have no objections to the draft as presented. There is a potential sale date for the property on June 24, so all parties will know before their next meeting if there will be a new owner of the property.
- Project Scoring
 - The new project scoring process has been passed to the finance committee and will be presented to the board once approved.

POLICY DISCUSSION

- Judicial Sale Purchases for Private Developers
 - The County Tax Office would like to meet to discuss Land Bank policy on buying properties and transferring to private developers.
- Property Use During Interim Period
 - After the Land Bank purchased a property for Elite from the judicial sale, they asked to move renters into it before the deed was transferred. On behalf of the board, Ms. Hogeman did not permit Elite to house people in the property until after the deed transfers. Ms. Hogeman recommended further discussion for possible opportunities.

GOOD OF THE ORDER

There was nothing brought forward for the good of the order.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 4:24 p.m.