

## REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

### MEETING MINUTES

**March 3, 2021**

The meeting was held Wednesday, March 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 | Jose Santiago |
| Philip Briddell | Heidi Hormel  |

Also, in attendance: Justine Trucksess of Main Street Hanover, Jonathan Bowser, Jordan Ilyes, Gary Laird and Lauren Gorbey of the Hanover Chamebr, and Ron Hershner, Legal Counsel; the following members of the York County Economic Alliance staff were also in attendance: Silas Chamberlin, Vice President of Economic & Community Development, Kenetha Hansen, Director of Economic Development & Financing, Kim Hogeman, Director of Strategic Development, and Marlena Schugt, Business Solutions Coordinator.

#### CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:06 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 February 3, 2021 and RACY Financial Statements for January 2021. On a motion by Mr. Phil Briddell, properly seconded by Mr. Jose Santiago, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

#### HANOVER UPDATE

Ms. Justine Trucksess shared the following update on Hanover:

- Throughout the pandemic they have been assisting business in multiple ways
- Hanover looks to welcome two new brew pubs in March & April
- A new zoning ordinance is moving forward
  - After approval from the county, public hearings will be held to receive comments
  - The ordinance includes language to encourage first floor commercial
- Hanover borough has new website to help with permits and encourage business growth

- Hanover will be partnering with the YCEA on two upcoming projects: Trail Towns and the Small Business Development Classes
- Hanover will be starting an EDC
  - They are looking for an entity separate from borough to use properties to the best and highest use

Jonathan Bowser shared an update regarding the 34 Frederick Street project

- Land Bank previously helped fund interior demo
- Put on a new roof before winter (snow)
- Completed asbestos removal
- Received building permit approval from borough a few weeks ago
- Selecting general contractor this month and is aiming to begin construction late March early April
- Added 4 residential units on first floor instead of a large retail space as they continue to see strong demand for rental units
- Borough submitted a CDBG application to add greenspace in Doss alley next to the building

Jordan Ilyes shared an update on the McCallister Hotel and other project

- The building at 100% lease occupancy and the coffee shop in the basement is doing well
- Restaurant is currently under construction, will be called The McCallister on York
  - RACY's support was essential in obtaining a Economic Redevelopment Liquor License
  - Hoping to open in June/July
- Theatre project is contingent on parking garage approval
- 108 Chestnut street property purchase is becoming finalized
  - Behind Royal Farms
  - Will be 3 stories high with a small retail spot

#### RESOLUTIONS FOR NEW RACP AWARDS

Ms. Kenetha Hansen presented the following resolutions regarding the new RACP awards for 2021 for which RACY is requested to serve as grantee:

- Susquehanna Discovery Center – \$1.5 million
- Markets of Hanover - \$1.5 million
- YWCA - \$1,413,825
- Keystone Kidspace – New award for \$650,000 to make the total \$2,650,000

Mr. Phil Briddell made a motion to approve the resolutions of Susquehanna Discovery Center, Markets of Hanover, and YWCA that was properly seconded by Mr. Jose Santiago. Following a roll call vote, the board approved the resolutions unanimously as presented.

Mr. Briddell made motion to approve Keystone Kidspace for additional \$650,000 RACP award, bringing the total award to \$2,650,000, that was properly seconded by Mr. Santiago. Following a roll call vote, from which Chairman Englerth abstained, the board approved the resolution unanimously as presented.

#### RESOLUTION FOR CHANGE OF PURCHASER AND TRUSTEE FOR JCI

Ms. Kenetha Hansen presented a revised resolution from the Bond & TIF council for the JCI TIF project. The resolution describes that Wells Fargo was the initial bond purchaser and trustee for the JCI TIF project, and JCI wishes to designate US Bank as both bond purchaser and trustee for the TIF transaction.

Ms. Hansen recommends imposing a \$2,500 fee as described in the annual fee category of RACY's fee schedule. Ms. Hansen asked for a motion to approve this resolution subject to a fee of \$2,500 for the JCI TIF.

Mr. Briddell made a motion, properly seconded by Ms. Heidi Hormel. Followed by a roll call vote, the resolution was approved as presented and subject to a fee of \$2,500 paid to RACY.

#### LAND BANK, BPRC, IDA UPDATES

Ms. Kim Hogeman shared the following update on the YCLBA:

- About 8-10 smaller projects
- 2-3 regionally impactful projects
- The LBA is meeting today to stage the funding to ensure sustained success

Ms. Kim Hogeman shared the following update on the BPRC:

- Red Lion property will be coming to RACY soon to declare as blighted
- After that, they'll work with the borough of condemnation and follow through with imminent domain

Ms. Kim Hogeman shared the following update on the IDA:

- The Yorktowne's anticipated opening is Spring 2022

#### EXECUTIVE SESSION

There was no executive session.

#### OTHER BUSINESS

Mr. Briddell provided the following update on the sale of York Wastewater Treatment Plant: It was uncovered that the Sewer Authority Board owns the entire collection system. This discovery resulted in amendments to the asset purchase agreement to ensure the language reflects that accurately. The York City Council approved the asset purchase agreement on March 2.

Dr. Silas Chamberlin shared the Codorus Creek project is still waiting on Army Corp of Engineers permit.

#### ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 9:34 a.m.

Respectfully submitted,



Silas Chamberlin  
Executive Director, RACY

Prepared by: Marlena Schugt  
Business Solutions Coordinator