

**REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK**

**MEETING MINUTES**

**May 5, 2021**

The meeting was held Wednesday, May 5, 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	Heidi Hormel
Philip Briddell	
Joe Mula	

Also, in attendance: 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, Kim Hogeman, Director of Strategic Development, Nancy Barry, CFO & Vice President of Operations, 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 April 7, 2021 and RACY Financial Statements for March 2021. 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 RACY FINANCIAL STATEMENT AUDIT

Ms. Nancy Barry shared that there were no difficulties with the audit and it received a clean opinion from the auditors.

Mr. Briddell made a motion to approve the audit that was properly seconded by Mr. Joe Mula. Following a roll call vote, the board approved the resolutions unanimously as presented.

KEYSTONE KIDSPACE REBATE REQUEST

Ms. Barry shared Keystone Kidspace received rebates through First Energy including rebates for food service equipment, lighting, HVAC, Windows, Roof. Because RACY holds title to the building, the electric

is under their name and board approval is needed for the rebate resolutions to be signed by Mr. Briddell.

Mr. Mula made a motion to approve the rebate resolutions that was properly seconded by Ms. Hormel. Following a roll call vote, the board approved the resolutions unanimously as presented.

#### BPRC BLIGHT DESIGNATION

Ms. Kim Hogeman presented the following information regarding the BPRC property located at 215 Lancaster Street in Red Lion.

- The BPRC formed in 2018 and is a Commissioner appointed committee which through a legal process, can designate a property as blighted.
- When the property came to BPRC, Red Lion had already given notices for two years to the owner of the property regarding the blight. The property is currently deteriorating and in the process of collapsing.
- In 2020, the property owner transferred the deed to his sister. BPRC's Legal Counsel, Sarah Doyle, has previously explained that the blight process stays with the property no matter who the owner is.
- After a series of steps in the legal process to determine blight, the next steps include:
  - Meeting with Borough Council and their Legal Counsel to outline responsibilities.
  - Developing FAQs for Commissioners and all board members
  - Developing a draft redevelopment agreement between RACY and Red Lion Borough
- No action is needed today, but in the future Ms. Hogeman will present the three blight determination resolutions to RACY, the property will be determined legally blighted, and the eminent domain process will begin to take place.

#### CODORUS GREENWAY DCNR FINAL REPORT

Dr. Silas Chamberlin shared information regarding the final report received by DCNR for the Codorus Greenway project. In order to close out the grant, DCNR requires that the grantee (RACY) acknowledges the Master Site Development plan has been completed by Buchart Horn. A copy of the Master Site Development plan was shared with the board prior to this meeting.

Mr. Mula made a motion to approve the final DCNR report that was properly seconded by Ms. Hormel. Following a roll call vote, the board approved the report unanimously as presented.

#### LAND BANK, BPRC, IDA UPDATES

Chairman Englerth shared the following update on the YCLBA:

- Consistently receiving more project opportunities
- Currently looking at ways to refine scoring project to ensure they use funds in the best way possible.

Chairman Englerth shared the following update on the IDA:

- The Yorktowne is continuing construction
- RACY and YCLBA were invited this week to tour the Yorktowne Hotel.

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

Chairman Englerth asked about whether RACY will continue to meet virtually. Dr. Chamberlin explained the YCEA is holding internal discussions to determine how that will look for the YCEA after Memorial Day comes and the major restrictions are lifted.

Mr. Briddell shared the following update regarding the York Wastewater Treatment plant. Those involved in the sale are collaborating to get the required documents submitted to the Pennsylvania Utilities Commission (PUC). From there, the PUC has six months to make a decision.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 9:02 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Silas Chamberlin". The signature is fluid and cursive, with a large initial "S" and "C".

Silas Chamberlin

Executive Director, RACY

Prepared by: Marlena Schugt

Business Solutions Coordinator