

**YORK COUNTY LAND BANK AUTHORITY  
MEETING MINUTES  
APRIL 15, 2021**

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, April 15, 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

Also in attendance were the following: Fred Walker and Anthony Moore of Four Squares Development; Seth Gropp of Elite Properties; Ann Merrick and Victoria Ribeiro of Glen Rock Borough; and the members of the York County Economic Alliance staff 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. 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 March 2021 meeting, which were circulated prior to the meeting. On a motion by Ms. Shanna Terroso properly seconded by Mr. Frank Countess, a vote was conducted by roll call, the Board approved the minutes as presented.

**FINANCIAL STATEMENTS**

Chair Englerth presented the financial statements from March 2021. On a motion by Ms. Shanna Terroso, seconded by Ms. Heidi Hormel, a vote was conducted by roll call, the Board approved the financial statements as presented.

**2021 JUDICIAL SALE**

Ms. Kim Hogeman and the YCLBA welcomed representatives from Four Squares Development and Elite Properties to present on their respective companies. Both developers chose three properties they are interested in purchasing from this year’s judicial sale that the Land Bank will review. Purchase and Redevelopment Agreements regarding the properties will be presented during the YCLBA May meeting.

- Redevelopment Authority Board of the City of York
  - Representatives from the RDA were not in attendance today, they will not be purchasing anything at this year’s judicial sale.
- Four Squares Development

- Minority and Veteran owned developing company that aims to focus on revitalizing blighted properties, increasing home ownership in targeted areas, teaching financial literacy training to residents, developing workforce, and improving crime statistics in a targeted area.
- Elite Properties
  - Generally, Elite purchases properties in the lower 25% of the neighborhood and redevelops them into the top 25%. Their initial focus was properties in York City, but they have expanded to all around the county.
  - Has previously purchased properties from the RDA and worked with other community partners to ensure long term improvement.

### **NEW PROJECTS**

Ms. Hogeman welcomed Victoria Ribeiro and Ann Merrick of Glen Rock Borough to discuss the project located at 3 Holly Lane in Glen Rock.

- The project analysis completed by Ms. Hogeman was sent in the Board packet.
- The deed for the property will be transferred to the Borough within the next month.
- Upon transfer, they are seeking demolition funds.

On a motion by Mr. Phil Briddell, properly seconded by Ms. Hormel, a vote was conducted by roll call, and the board approved Ms. Hogeman to negotiate a demolition reimbursement agreement with Glen Rock Borough for 3 Holly Lane unanimously.

### **PROJECT SCORING UPDATE**

Ms. Hogeman shared the project scoring committee is currently working through revising the scoring matrix and will bring an update to the May meeting.

### **DCED GRANT AMENDED RESOLUTION**

Ms. Hogeman is requesting to amend the resolution of commitment of funds for the DCED grant application for the demolition of the Bascule Gate Dam as part of the Codorus Beautification Project. The grant is a finalist in the selection process and the amended resolution was requested by DCED.

On a motion by Ms. Felicia Dell properly seconded by Mr. Countess, a vote was conducted by roll call, and the board approved the amended DCED grant resolution reducing the project costs to \$298,913.

### **GOOD OF THE ORDER**

Ms. Hogeman shared the following update on the Red Lion property going through the Blighted Property Review Committee's Legal Designation process. It has been certified blighted by the BPRC and it will now go to the Red Lion Planning Commission and then to the York County Planning Commission for additional blight determination resolutions. From there it will go to RACY to be officially designated as blighted which will allow the Borough to begin the condemnation process. Once the Borough gains control of the property it will be presented to the YCLBA board for potential demolition funds.

### **ADJOURNMENT**

There being no further business to be brought before the Authority the meeting adjourned at 4:37 p.m.