

**YORK COUNTY LAND BANK AUTHORITY**  
**MEETING MINUTES**  
**May 20, 2021**

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, May 20, 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  
Michael Black

Also in attendance were the following: Seth Gropp of Elite Properties; Scott Miller and Kim Hackett of Spring Grove Borough, Brent Auchey of Spring Grove Fire Department; Ann Merrick of Glen Rock Borough, Diane Price of Red Lion Borough; 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.

**CALL TO ORDER**

Chairman Tom Englerth called the meeting to order at 3:30 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. Ms. Kim Hogeman introduced Mr. Matthew Sechrist, the YCEA’s newest staff member who will be assisting with YCLBA projects.

**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 April 2021 meeting, which were circulated prior to the meeting. On a motion by Ms. Shanna Terroso properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, the Board approved the minutes as presented.

**FINANCIAL STATEMENTS**

Chair Englerth presented the financial statements from April 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.

Mr. Briddell shared the following information regarding the financials of YCLBA. The authority is averaging \$46,000 a month in revenue resulting in a projected annual revenue is over \$500,000. The authority anticipates spending \$384,000 this year on approved projects.

**2021 JUDICIAL SALE**

Ms. Hogeman shared the following updates regarding the properties Four Squares Development and Elite properties selected to purchase at the judicial sale. A significant amount of due diligence took place since the last meeting. Four Squares Development withdrew their request to purchase due to the results of the due diligence. Elite Properties has confirmed the three viable properties located at 522 S Duke, 331 E King, and 358 Lexington for purchase at the Judicial Sale.

On a motion by Mr. Briddell, properly seconded by Mr. Countess, a vote was conducted by roll call and the board approved the purchase and transfer agreements for the 522 S Duke, 331 E King, and 358 Lexington Properties.

### **NEW PROJECTS**

Ms. Hogeman welcomed Scott Miller, Brent Auchey, and Kim Hackett of Spring Grove Borough to share the following information about the property at 65 S Main St.

- This is a blighted property in Spring Grove owned by the Spring Grove Fire Department
- Future use is under discussion but will likely be a partnership between the Borough and the Fire Department
- The borough envisions the property being turned into a pocket park and parking for the fire department.
- They have received quotes for demolition costs around \$40,000

On a motion by Ms. Dell properly seconded by Mr. Tim Staub, a vote was conducted by roll call, and the board approved the 65 S Main St to be accepted into the program for analysis.

### **PROJECT UPDATE**

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

- Chestnut Street Phase II demolition agreement is now complete. On a motion by Mr. Briddell properly seconded by Mr. Michael Black, a vote was conducted by roll call, and the board approved to release the funds in the amount of \$25,000.
- Ms. Hogeman welcomed Ms. Ann Merrick from Glen Rock Borough to discuss the 3 Holly Lane project. On a motion by Ms. Heidi Hormel, properly seconded by Mr. Countess, a vote was conducted by roll call and the board approved Ms. Hogeman to negotiate a demolition agreement for 3 Holly Lane in the amount up to \$20,000.
- The Stewartstown Theater project is currently under analysis as the building on the property is currently deteriorated beyond repair. No action was taken on this project until more information was made available by the borough.
- The 215 E Lancaster Street project is through the blighted property review committee process and has been designated as blighted by RACY. At this time, RACY and Red Lion Borough could enter into an agreement to file for condemnation and eminent domain of the property, due to the severe blighted conditions, according to Urban Redevelopment Law. This property is being presented to YCLBA today to discuss the property's future as the borough will likely come to YCLBA for demolition funds. The property was originally accepted into the program for analysis in December. On a motion by Mr. Black, seconded by Ms. Heidi Hormel, a roll call vote was conducted to approve Ms. Hogeman to negotiate a demolition reimbursement agreement, contingent upon the Borough gaining title to the property, for a length of 2-years, in the amount not to exceed \$200,000.

### **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.