

**YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
September 16, 2021**

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, September 16, 2021, commencing at 3:30 p.m. The meeting was conducted using a hybrid model with an in-person and Zoom meeting option. Access for the public to hear the meeting was also available in-person and by telephone. Notice of the hybrid meeting, Zoom link, and telephone number were provided to the public in advance by notice required by law.

The following Authority members were in attendance:

Michael Black
Frank Countess
Phil Briddell

Shanna Terroso
Felicia Dell
Heidi Hormel (virtually)

Also in attendance were the following: Ron Hershner, 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: Fred Walker and Anthony Moore, Four Square Development and Kim Hackett, Spring Grove Borough.

CALL TO ORDER

Vice-Chairman Michael Black called the meeting to order at 3:31 p.m., verified each Board member could hear and be heard by all others and noted that a quorum was present in-person.

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

Vice-Chair Black welcomed the Board and guests.

MINUTES

Vice-Chair Black asked if there were any questions or comments on the minutes of the July 2021 meeting, which were circulated prior to the meeting. On a motion by Ms. Felicia Dell properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, the Board approved the minutes as presented.

FINANCIAL STATEMENTS

The financial statements for the months of June and July in 2021 were presented to the board. The August financials were not ready for review and will be presented at next month’s meeting. On a motion by Ms. Felicia Dell, properly seconded by Ms. Dell, a vote was conducted by roll call, and the Board approved the June and July 2021 financial statements as presented.

Mr. Briddell shared the YCLBA financial spreadsheet that he and Ms. Kim Hogeman have been collaboratively working on.

RATIFICATION OF JULY ACTIONS

Ms. Hogeman shared the YCEA was advised to ratify all authority actions made in July due to the legislative decision to remove the Emergency Order declaration that allowed authority meetings to be held over Zoom.

On a motion by Mr. Briddell, seconded by Ms. Shanna Terroso, a vote was conducted by roll call, and the Board approved the following actions initially made during the YCLBA July meeting.

- Approval of June meeting minutes
- Approval of up to \$50,000 for 65 S Main, Spring Grove
- Approval of up to \$250,000 for 319-335 N George Street, YCIDA
- Approval of release of \$38,500 for RSDC, Philly Café
- Approval of up to \$150,000 for Homes at Thackston Park

PROJECT UPDATE

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

- Four Square Development Presentation - Fred Walker and Anthony Moore shared the following information about their Salem Ave properties (554, 556, 558).
 - They are seeking demolition assistance for these properties which are slated for condemnation by the city.
 - The 554 and 552 properties are connected which would mean whatever is done on 554 would impact 552. To resolve this, Fred and Anthony are meeting with the City of York to determine if what options are available to assist in keeping 552 up to code as they begin work on the 554 property they own.
 - Mr. Briddell made a motion that was properly seconded by Mr. Frank Countess to accept the properties into the program for analysis. The motion was then amended by Mr. Briddell to include analysis for all three properties (552, 554, and 556). The motion was properly seconded by Mr. Countess, and the board approved the properties to be accepted into the program for analysis.
- Gay & Todd Kaltreider Property Presentation
 - Property consists of a 100-acre farm with a blighted building. The property owners are seeking funding for the demolition of the building. The home is frequently vandalized and broken into by children.
 - The board took no action on this project pending more conversation with developers.
- Eastern Blvd Development Presentation
 - Board took no action on this project pending more conversation with developers.
- Codorus Homes Contract Amendment of Action
 - Ms. Hogeman is asking for an amendment to the action taken at the July meeting to change the entity name on the demolition agreement. This will not affect the agreement other than which entity is approved for funding, which is the York Housing Authority.
 - On a motion by Ms. Dell, properly seconded by Mr. Briddell, a vote was conducted by roll call, and the board approved the amendment of action to change the entity name on the demolition agreement to the York Housing Authority and proceed in allowing Ms. Hogeman to negotiate a demolition contract of up to \$150,000.
- Spring Grove Borough – Amendment of Action
 - Ms. Hogeman is requesting an amendment to the action taken at the July meeting to add Spring Grove Borough as a third-party on the demolition

agreement to ensure the Friendship Fire Department is accountable to finish construction after demolition.

- On a motion by Ms. Briddell, properly seconded by Ms. Dell, a vote was conducted by roll call, and the board approved the amendment.
- Stewartstown Borough – Action
 - The demolition on the theater occurred last month. The YCLBA has received all the documentation and Ms. Hogeman is asking for approval to release the reimbursement funds to Stewartstown Borough.
 - On a motion by Ms. Terroso, properly seconded by Mr. Countess, a vote was conducted by roll call, and the board approved releasing the \$50,0000 in reimbursement demolition funds to Stewartstown Borough.

GOOD OF THE ORDER

Ms. Hogeman shared there is a Strategic Planning Retreat Wednesday, October 27th 10:00am-1:00pm.

The Board continued the discussion on the Kaltreider property and discussed it may be worthwhile to fund the demolition on this property because historically the YCLBA does not conduct many projects in this area and the property could potentially provide future development space.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 4:09 p.m.