

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
October 21, 2021

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, October 21, 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 in the YCEA Board Room:

Michael Black
Shanna Terroso
Tom Englerth

Phil Briddell
Felicia Dell

The following Authority members were in attendance virtually:

Frank Countess
Tim Staub

Heidi Hormel

Also in attendance were the following: Sarah Doyle, Legal Counsel; and the members of the York County Economic Alliance staff Silas Chamberlin, Vice President, Economic & Community Development, 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.

CALL TO ORDER

Chairman Englerth called the meeting to order at 3:41 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

Chairman Englerth welcomed the Board and guests.

MINUTES

Chairman Englerth asked if there were any questions or comments on the minutes of the September 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

The financial statements for the months of August and September in 2021 were presented to the board. On a motion by Mr. Briddell, properly seconded by Ms. Felicia Dell, a vote was conducted by roll call, and the Board approved the August and September 2021 financial statements as presented.

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

PROJECT UPDATE

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

- Four Square Development Analyses Review
 - The analyses for the three Salem Ave properties (554, 556, 558) was presented to the board.
 - Four Square Development has active plans to acquire the additional 552 and 550 properties which will be brought to the YCLBA during a future meeting.
 - On a motion by Ms. Dell, properly seconded by Mr. Michael Black, a vote was conducted by roll call, and the Board approved Ms. Hogeman to negotiate a demolition contract up to \$50,000 for each of the 554, 556, and 558 properties on Salem Ave.
- Gay & Todd Kaltreider Property Update
 - Since the previous YCLBA meeting, Ms. Hogeman met with North Hopewell township, and they said they are in favor of demolishing the structure to create a grass lot since children are getting into the unsafe building. The blighted property is located on agricultural preservation land and does not allow for any future development.
 - Mr. Tim Staub made a motion, properly seconded by Mr. Briddell to accept the property in the program. Discussion ensued amongst the board, and Mr. Staub rescinded his motion. No further action was taken on the property as the board discussed the property did not align enough with the YCLBA's mission.
- Eastern Blvd Development Update
 - Ms. Hogeman shared this project is being dismissed from consideration as the developers have not provided further information on the property after several attempts to reach them.
- Dallastown Borough Property Presentation
 - Ms. Hogeman shared a new project shared in Dallastown Borough about a structure which has previously held salt. The salt had eroded the building and they are looking to demolish the structure in favor of public offices. The quote for the demolition of the structure is approximately \$11,000.
 - On a motion by Mr. Briddell, properly seconded by Mr. Black, a vote was conducted by roll call, and the Board approved accepting the property into the program for analysis.
- Logos Academy
 - Logos Academy is done with their demolition and the necessary reporting documents have been received by YCLBA. Ms. Hogeman is requesting a motion to release the funds. Demolition dollars came in under budget at \$11,150.
 - On a motion by Ms. Dell, properly seconded by Ms. Terroso a vote was conducted by roll call, from which Chairman Englerth abstained as his firm provided the land development plan for the property, and the Board approved releasing the funds to Logos Academy.

GOOD OF THE ORDER

Chairman Englerth shared there is a Strategic Planning Retreat next Wednesday on October 27th from 10:00am-1:00pm in the YCEA Board Room.

ADJOURNMENT

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