

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

MEETING MINUTES

October 6, 2021

The meeting was held Wednesday, October 6, 2021 for the Redevelopment Authority of the County of York, commencing at 8:00 a.m. The meeting was conducted in a hybrid format which included both an in-person option at the YCEA board room and a virtual option on Zoom. Access for the public to hear the meeting was also available by telephone. Notice of the in-person meeting location, Zoom link, telephone number were provided to the public in advance by notice required by law.

The following Authority members were in attendance at the YCEA office representing a quorum:

Thomas Englerth

Philip Briddell

Jose Santiago

Joe Mula

The following Authority members were in attendance remotely via Zoom:

Heidi Hormel

Also, in attendance: Oliver Hoar, Hanover Economic Development Corporation, and Ron Hershner, Legal Counsel; the following members of the York County Economic Alliance staff were also in attendance: Silas Chamberlin, and Sully Pinos, Director of Business Solutions & Innovation.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:04 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 the July meeting and RACY Financial Statements for June, July, and August of 2021. On a motion by Mr. Jose Santiago, properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

HANOVER STATE THEATER ACQUISITION

Mr. Oliver Hoar of the Hanover Economic Development Corporation, shared the following information regarding the Hanover State Theater:

- The recently formed Hanover EDC would like to ask RACY to acquire the property which has been vacant the past 30 years and could potentially be a strong redevelopment project for Hanover with a lot of historic value.

- The HEDC would provide RACY with the funds to purchase the property on their behalf.
- This item was brought to the attention of the board this month to share information regarding the property in hopes of taking action on a purchase agreement during the next RACY meeting.

UNITED FIBER & DATA UPDATE/RIGHT TO CURE PERIOD

Dr. Chamberlin shared the following information regarding United Fiber & Data's Think Loud building at 210 York Street:

- RACY has been managing a \$5 million RACP grant that was awarded to United Fiber & Data in 2014 for the redevelopment of the building.
- UFD did complete the first phase of redeveloping the building and it is now occupied with tenants, but because UFD has been navigating some recent legal issues, they have been unable to continue the work on the building as planned.
- A letter from the Secretary of the PA Governor's Office of the Budget was received by RACY that said although the office had approved previous extensions to the grant, they were no longer going to do so. The Governor's Office of the Budget issued a 30-day Right to Cure Period, beginning September 1st, for UFD and Think Loud to demonstrate enough forward momentum to use the rest of the funds or they would not be permitted to request reimbursement for the remainder of the funds, which totals just over \$1.6 million.
- With Mr. Ron Hershner's assistance, a letter was crafted to the Office of the Budget stating that RACY understands that there will be no more extensions without proving progress during the time period.
- UFD and Think Loud did not send a reply to the Office of the Budget so no further action needs to be taken by RACY except for closing out the portion of the RACP grant which was already used in redevelopment. RACY's staff will work towards closing the grant by submitting the final reports.

LAND BANK, BPRC, IDA UPDATES

Chairman Englerth shared the YCLBA has new projects that are still coming in regularly. Ms. Heidi Hormel shared there was recently a ribbon cutting and groundbreaking ceremony for a property managed by Habitat for Humanity in Dover where YCLBA provided demolition funds.

Chairman Englerth shared the BPRC that is waiting to hear back from Red Lion borough to condemn the property. At this point they are working with the owner to purchase the property instead of taking it through the eminent domain process. BPRC is meeting next week to discuss a property in New Freedom that may be going through the BPRC process.

Dr. Chamberlin shared that regarding the IDA, the Yorktowne Hotel is currently in the 12-month schedule to open.

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 8:54 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 a long, sweeping underline.

Silas Chamberlin

Executive Director, RACY

Prepared by: Marlena Schugt

Business Solutions Coordinator