

**YORK COUNTY LAND BANK AUTHORITY**  
**MEETING MINUTES**  
**November 18, 2021**

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, November 18, 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	Phil Briddell
Shanna Terroso	Felicia Dell
Tom Englerth	Tim Staub

The following Authority members were in attendance virtually:

Frank Countess	Heidi Hormel
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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, and Matthew Sechrist, Project Manager.

Guests: Eric Peel, Peel Construction Company; Connie Stokes and David Garbedian, Dallastown Borough

**CALL TO ORDER**

Chairman 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 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 October 2021 meeting, which were circulated prior to the meeting. On a motion by Mr. Tim Staub properly seconded by Ms. Shanna Terroso, a vote was conducted by roll call, the Board approved the minutes as presented.

**FINANCIAL STATEMENTS**

The financial statements for the months of October in 2021 were presented to the board. On a motion by Mr. Mike Black, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, and the Board approved the October 2021 financial statements as presented.

**PROJECT UPDATE**

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

- Dallastown Borough Property Presentation

- A project analysis was sent to the board electronically prior to the meeting. As presented in October, salt had eroded the building and they are looking to demolish the structure to construct public offices and record storage. The demo would occur in the spring of 2022. The Borough's new salt storage facility is located across the street.
- On a motion by Mr. Briddell, properly seconded by Ms. Shanna Terroso, a vote was conducted by roll call, and the Board approved staff to negotiate a demolition reimbursement agreement up to \$11,000.00. The motion carried. Mr. Tim Staub abstained.
- Foundry Project
  - Ms. Hogeman reviewed the project which was previously presented by Royal Square Development Company. The property is under settlement with Peel Construction Company who has requested demolition expense assistance. Mr. Peel presented the current plans of 92-98 family apartments with a large meeting area and common space. HARB approval has been received.
  - A motion was made to accept the project into the program for analysis. On a motion by Ms. Dell, properly seconded by Ms. Terroso a vote was conducted by roll call, the motion carried unanimously.

### **GOOD OF THE ORDER**

Ms. Shanna Terroso will be presenting at the Homes within Reach Conference December 1<sup>st</sup> through 3<sup>rd</sup>. She will be participating in a panel discussion and will be representing the YCLBA.

Mr. Briddell provided a brief update on the financial projections for the demolition funds.

### **ADJOURNMENT**

There being no further business to be brought before the Authority the meeting adjourned at 4:12 p.m.