

**REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK**

**MEETING MINUTES**

**November 3, 2021**

The meeting was held Wednesday, November 3, 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	Joe Mula
Philip Briddell	Jose Santiago

The following Authority members were in attendance remotely via Zoom:

Heidi Hormel

Also, in attendance: Ron Hershner, Legal Counsel; the following members of the York County Economic Alliance staff were also in attendance: Silas Chamberlin, Vice President of Economic & Community Development, and Marlena Schugt, Business Solutions Coordinator.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:11 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 October meeting and RACY Financial Statements for September of 2021. On a motion by Mr. Phil Briddell, properly seconded by Mr. Jose Santiago, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

HEDC HANOVER THEATER DEVELOPMENT AGREEMENT

Dr. Chamberlin shared that Mr. Oliver Hoar of the Hanover Economic Development Corporation (HEDC) requested RACY to take action on the Hanover Theater Development Agreement during the December meeting instead of today's meeting. A draft of the agreement was sent to RACY board members before the meeting.

Mr. Ron Hershner shared the following information in regard to the Hanover Theater Development Agreement.

- HEDC is requesting that RACY hold title to the Hanover Theater property until they are ready for the transfer. The agreement states that the purchase of the Hanover Theater is contingent on the Warehime Foundation committing funds to the project as HEDC does not currently have any assets. Additionally, HEDC doesn't have its tax determination letter yet to show it is a charitable organization. It could take up to a year or more due to the pandemic.
- The agreement includes an exit period for RACY to transfer title to HEDC, as well as the opportunity to provide extensions if RACY is requested to hold title longer than anticipated.

Ms. Heidi Hormel inquired about who would be responsible for maintenance of the property. Dr. Chamberlin shared that HEDC does have operating funds, but property maintenance will have to be added to the agreement to make it clarify who is responsible for it.

The board requested a copy of the fee schedule to be sent to review what HEDC will have to pay for RACY to hold title of the property. Discussions will also take place with Ms. Nancy Barry of the YCEA to improve language regarding insurance for the property.

Dr. Chamberlin requested that RACY members send additional comments, questions, or suggested revisions in advance of the December meeting, so a final agreement can be presented for consideration at that time.

#### LAND BANK, BPRC, IDA UPDATES

Chairman Englerth shared the YCLBA met and finalized the strategic plan last week.

Chairman Englerth shared the BPRC is currently working on a property in Red Lion and a property New Freedom.

Dr. Chamberlin shared that the YCIDA is moving forward on the project, Ball Park Commons, and has acquired all 9 of the properties on George Street needed for the project. They are currently going through due diligence on the properties and so far have found that 8 out of the 9 properties are structurally unsound. YCLBA permitted three of the properties into their program to negotiate a demolition agreement up to \$250,000.

#### EXECUTIVE SESSION

There was no executive session.

#### OTHER BUSINESS

Mr. Briddell shared an update regarding the York Wastewater Treatment Plant. The PUC did approve PA American Water's application for the sale. There will be a public advertisement towards the end of November and from there the 6-month review process will start. The municipalities have filed arbitration against the agreement and stated that the city does not have the right to sell it.

#### 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', written in a cursive style.

Silas Chamberlin

Executive Director, RACY

Prepared by: Marlena Schugt

Business Solutions Coordinator