

Blighted Property Review Committee
MEETING MINUTES
April 8, 2021

The meeting was held Thursday, April 8, 2021 for the Blighted Property Review Committee commencing at 3:00 p.m. The meeting was conducted remotely on Zoom.

The following Authority members were in attendance: Tom Englerth, Joianne Galiano, John McLucas, Dianne Price, Eric Mains, Mark Derr, Connie Stokes, and Cindy Seibel representing a quorum.

Guests: David Garbedian, Zoning Officer for Dallastown Borough; Dan Shaw, Zoning Officer for Red Lion Borough

The following members of the York County Economic Alliance staff were also in attendance: Kim Hogeman, Director, Strategic Development; and Marlena Schugt, Business Solutions Coordinator.

WELCOME

Mr. Englerth welcomed the committee members at 3:00 p.m. and verified each committee member could hear and be heard by all others and noted that a quorum was present.

COMMENTS FROM THE PUBLIC

There were no comments or questions from the public.

CALL TO ORDER

Mr. Englerth officially called the meeting to order at 3:02 p.m.

MINUTES

Mr. Englerth asked for approval or amendments to the minutes from January 14, 2021, circulated prior to the meeting. On a motion by Ms. Joianne Galiano, properly seconded by Mr. Eric Mains, a vote was conducted by roll call, the committee approved the minutes as submitted with the revision of a typo in Ms. Cindy Seibel's name.

BPRC PROJECT UPDATES & DISCUSSION

Ms. Kim Hogeman presented the following information regarding the 215 E. Lancaster St. property in Red Lion.

- At the last meeting, BPRC approved the second Blight Determination Resolution for the property.
- Regular conversations have been held with the previous deed holder Legally, both Mr. Winkler and the current owner Ms. Sonja Breidenstein have received official notice from the BPRC of the blight determination process. The blight has not been remediated in any fashion.
- The next step in the process is for BPRC to present to the Red Lion Planning Commission and ask them to adopt a resolution certifying the property as blighted. The same will be done with the YCPC.
- Ms. Hogeman is currently working on a presentation for each group.
- Once resolutions are adopted by each planning commission, all the resolutions will be presented to the Redevelopment Authority of the County of York (RACY) during their May 5 meeting. RACY will not have to adopt a resolution, they will just accept the designation.
- After the May meeting, RACY and Red Lion Borough will meet and discuss the next steps in the eminent domain process.
 - Chairman Englerth suggests having a discussion with the County Commissioners prior to the eminent domain process.
- There is currently more than one sale deal in process on the property, but this does not impact our process. Chairman Englerth proposed the question of what should happen if someone buys the property, and the owner does not disclose the blight designation process.
 - Ms. Hogeman shared that BPRC does not have anything that triggers a legal filing at this stage in the process that would notify the buyer, but BPRC will discuss with Ms. Sarah Doyle about what is required once the blight designation is official, or if there is something we can do to notify potential buyers as an additional step in the process.

BLIGHT DETERMINATION PROCESS DISCUSSION

Ms. Hogeman shared that she was approached by New Freedom borough about a property similar to the Red Lion property. She will be following up with the borough and providing more information at an upcoming BPRC meeting.

Ms. Hogeman also shared something Commissioner Doug Hoke suggested at a previous presentation. He recommended that the BPRC could be a board that reviews properties that are presented to the Commissioners and give a sound opinion on the level of blight. Mr. Derr stated that the blight determination would allow them the properties to be eligible for Local Economic Revitalization Tax Assistance Law (LERTA). More discussions will need to take place to determine the parameters of what the BPRC can do and what the provided opinion means.

GOOD OF THE ORDER

Ms. Seibel suggested presenting to the municipalities so they have a better understanding of what the BPRC and so we can attract more projects around the county. Ms. Hogeman is working on materials to share information about the BPRC and is aiming to present to the Borough's Association towards the end of this year

ADJOURNMENT

There being no further business to be brought before the committee the meeting adjourned at 3:50 p.m.

Respectfully submitted,
Tom Englerth
Chair, BPRC

Prepared by:
Marlena Schugt
Business Solutions Coordinator, YCEA

**The next meeting of the Blighted Property Review Committee will be held on
July 8, 2021 via Zoom**