

**Blighted Property Review Committee  
MEETING MINUTES  
July 8, 2021**

The meeting was held Thursday, July 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, Dan Shaw Eric Mains, and Cindy Seibel representing a quorum.

Guests: Andrew Shaffer of New Freedom Borough

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

**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 3:05 p.m.

**MINUTES**

Mr. Englerth asked for approval or amendments to the minutes from April 8, 2021, circulated prior to the meeting. On a motion by Ms. Cindy Seibel, properly seconded by Mr. Eric Mains, a vote was conducted by roll call, the committee approved the minutes as submitted with the revision removing Mr. John Lucas' name as he was not present. John McLucas provided an abstention.

**NEW FREEDOM BOROUGH PROPERTY DISCUSSION**

Ms. Kim Hogeman and Mr. Andrew Shaffer shared the following information about the property located at 1 E Franklin Street in New Freedom

- The property has decades of code violations and there are currently two lawsuits against the property owner, James Riffen; one with the borough and one with a developer.
- There is no room for potential growth, the building would need to be demolished as it is condemned, uninhabitable, and structurally deficient.
- Mr. Mains is familiar with the property as he worked as an engineer in New Freedom for some time.

On a motion by Ms. Joianne Galiano, properly seconded by Cindy Seibel, a vote was conducted by roll call, the property was accepted into the BPRC blight designation process.

**BPRC PROJECT UPDATES & DISCUSSION**

Ms. Hogeman shared the following update regarding the property in Red Lion

- Earlier this year the Red Lion property, 215 E Lancaster Street, was legally designated as blighted.
- Ms. Hogeman will be attending the Red Lion Borough Council meeting on Monday, July 12 where the Cooperation Agreement may get officially approved. Once approved, the attorneys will file a condemnation and eminent domain for the property.
- A FAQ sheet regarding the eminent domain process and this property will be sent to the board.
- Mr. Winkler spoke recently with both Ms. Hogeman and Red Lion Borough and he said he would like to try to come to a resolution and avoid any long legal processes.

**GOOD OF THE ORDER**

Ms. Hogeman shared that a group of YCEA and BPRC staff will be meeting later this year to discuss the proposal the County Commissioners had of recommending the BPRC to be a board that reviews properties that are presented to the commissioners and give a sound opinion on the level of blight for the LERTA program.

Mr. Mains shared that Hanover just formed an Economic Development Corporation and is looking to expand their reach and resources for development in Hanover.

**ADJOURNMENT**

There being no further business to be brought before the committee the meeting adjourned at 3:32 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  
October 14, 2021 via Zoom**