

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
December 16, 2021

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, December 16, 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	Heidi Hormel
Tom Englerth	Tim Staub
Frank Countess	

The following Authority members were in attendance virtually:

Felicia Dell

Also in attendance were the following: Sarah Doyle, Legal Counsel; and the members of the York County Economic Alliance staff, Kim Hogeman, Director of Strategic Development, Matthew Sechrist, Project Manager, and Marlena Schugt, Business Solutions Manager.

Guests: Eric Peel, Peel Construction Company; Dave Deitz and Marcus Sheffer, Horn Farm Center for Agricultural Education.

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 November 2021 meeting, which were circulated prior to the meeting. On a motion by Mr. Tim Staub properly seconded by Mr. Michael Black, a vote was conducted by roll call, the Board approved the minutes as presented.

FINANCIAL STATEMENTS

The financial statements for the month of November in 2021 were not available yet and not presented to the board.

PROJECT UPDATE

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

- Foundry Project

- Ms. Hogeman shared the property analysis for the Foundry project located at 145 N Hartley Street in York City. This property had been previously approved by the board to be in the YCLBA program, but the property had been sold to another owner, Mr. Eric Peel.
- Mr. Peel shared that the scope of the project for Peel Construction Company is more intensive than the project presented by Royal Square Development Corporation when the property was initially brought to YCLBA.
- On a motion by Mr. Black, properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, and the motion was carried unanimously to approve Ms. Hogeman to negotiate a demolition reimbursement agreement of up to \$150,000 with Mr. Eric Peel.
- On a motion by Ms. Shanna Terroso, properly seconded by Mr. Briddell, a vote was conducted by roll call, and the motion was carried unanimously to terminate the previous demolition reimbursement contract with the Royal Square Development Corporation for the Foundry Project.
- Horn Farm Center for Agricultural Education Project
 - Ms. Hogeman shared the Horn Farm Center suffered from a fire earlier this year and are requesting funds for demolition for part of the structure. Mr. Marcus Sheffer shared they are anticipating rebuilding from what remains of the structure instead of doing a complete demolition.
 - On a motion by Mr. Briddell, properly seconded by Mr. Frank Countess, a vote was conducted by roll call, and the motion was carried to accept this property into the program.
- Salem Ave
 - Four Square Development has completed the demolition for the 556 and 558 Salem Ave properties
 - On a motion by Mr. Black, properly seconded by Ms. Heidi Hormel, a vote was conducted by roll call, and the motion was carried to release reimbursement funds to Four Square Development for \$49,826 for the 556 Salem Ave.
 - On a motion by Ms. Hormel, properly seconded by Mr. Black, a vote was conducted by roll call, and the motion was carried to release reimbursement funds to Four Square Development for \$49,822 for the 558 Salem Ave.
- Glen Rock
 - Glen Rock Borough has completed the demolition for the property located at 3 Holley Lane in Glen Rock.
 - On a motion by Mr. Countess, properly seconded by Ms. Terroso, a vote was conducted by roll call, and the motion was carried to release reimbursement funds to Glen Rock Borough for \$16,400 for the 3 Holley Lane.

STRATEGIC PLAN

A final draft of the 2021-2026 strategic plan was sent to the board prior to the meeting. On a motion by Mr. Staub, properly seconded by Mr. Black, a vote was conducted by roll call, and the motion was carried to approve the 2021-2026 strategic plan.

Ms. Terroso shared that there is currently a bill in the PA State Legislature that would continue to fund YCLBA past 2026. Dr. Silas Chamberlin will be communicating with the YCEA Director of Economic Initiatives, David Gonzalez, to research the bill and how we can support it.

GOOD OF THE ORDER

Chairman Englerth shared there was an open house in Windsor for the renovated property that YCLBA initially purchased from the Judicial Tax Sale in 2019. The borough was very thankful for the YCLBA's assistance with the property.

Chairman Englerth proposed a case study on some of our most impactful projects to use to apply for grant funding in the future.

Ms. Terroso shared that she presented information regarding YCLBA during a panel at the Homes Within Reach Conference earlier this month. She shared that Dauphin County's Land Bank requires a deposit when a property is purchased on the behalf of a developer or borough. If the pre-agreed upon goals and objectives are not met, the deposit is retained by the Dauphin County Land Bank. Dauphin County's Land Bank seeks to increase affordable housing options and develops properties on their own which makes their mission and operations different from YCLBA.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 4:21 p.m.