

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

MEETING MINUTES

March 2, 2022

The meeting was held Wednesday, March 2, 2022 for the Redevelopment Authority of the County of York, commencing at 8:00 a.m. The meeting was held in-person at the Hanover Borough Council Chambers at 44 Frederick Street Hanover, PA 17331. Notice of the in-person meeting location was provided to the public in advance by notice required by law.

The following Authority members were in attendance at the Hanover Borough Council Chambers representing a quorum:

Thomas Englerth	Joe Mula
Philip Briddell	Heidi Hormel
Jose Santiago	

Also, in attendance: Justine Trucksess of Mainstreet Hanover, CJ Weigle, of State Representative Kate Klunk's office, Oliver Hoar of the Hanover Economic Development Corporation, Eric Mains of Hanover Borough, 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, David Gonzalez, Director of Economic Initiatives, and Marlena Schugt, BLOOM Program Manager.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:05 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 February 2022 meeting and RACY Financial Statements for January of 2022. 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. Mr. Briddell amended the motion to include financial statements.

UPDATES FROM HANOVER COMMUNITY PARTNERS

The Director of Planning & Engineering for Hanover borough, Mr. Eric Mains, shared the following updates regarding the borough

- The borough is currently trying to modernize operations to attract more redevelopment opportunities. These operations include tasks such as reviewing zoning ordinances and revising long-term planning docs.

- The borough received a Community Development Block Grant to make the alley next to Plaza 34 into a more welcoming, walkable space. This is a pilot project that could expand to other alleys across Hanover if successful.

Regarding the Hanover Economic Development Corporation (HEDC), Mr. Mains shared the following updates

- They are looking to establish a makerspace in Hanover with additional business incubator spaces.
- They are getting ready to commission a parking & demand study in order to explore a private-public partnership for a new parking garage.
- They are working with RACY and the YCEA on various projects such as the Hanover Theater, YoCo Fiber, and York County Trail Towns to develop the downtown area and engage the public.
- They are looking to launch a survey to evaluate the needs of small business owners who operate outside of the Hanover downtown area.

Ms. Justine Trucksess, Executive Director of Mainstreet Hanover, shared the following updates

- They are currently working on installing historic markers across the borough and connecting a tourism effort with Gettysburg.
- They are a partner for the York County Trail Towns program and are sharing the word about the open Trail Towns BLOOM Grant.
- They are working on holding monthly Merchant Meetings again to find out what exactly businesses need and to help create entrepreneur network in Hanover.

HEDC HANOVER THEATER DRAFT DEVELOPMENT AGREEMENT

Dr. Chamberlin shared that the HEDC approached RACY to be the entity to acquire the Hanover Theater since HEDC is still beginning operations. The draft Development Agreement was circulated to the board prior to the meeting. Mr. Oliver Hoar of HEDC shared they are currently going through due diligence in order to purchase the property.

Mr. Ron Hershner shared RACY will acquire property with funds donated by the Warehime Foundation to PEDYC (YCEA's 501c3 entity) and hold title for up to two years or until HEDC obtains 501c3 status. The development agreement notes that HEDC is responsible for the additional costs of maintenance and insurance. While HEDC does not expect any construction work to be done while RACY owns it, Mr. Hershner will add to the agreement that no construction should be done while RACY holds title to the property.

Mr. Hoar and HEDC are continuing to discuss the next best use for the community and a request for proposals will be shared with the community as soon as possible.

On a motion by Ms. Heidi Hormel, properly seconded by Mr. Joe Mula, a vote was conducted by roll call, and the Board approved the draft Development Agreement with the Hanover Economic Development Corporation for the acquisition of the Hanover Theater, subject to the conditions contained therein Final Agreement to be negotiated and completed by the Chair, Executive Director and Solicitor.

RACP RESOLUTIONS

Dr. Chamberlin shared four RACP resolutions from organizations who approached the YCEA for assistance with their RACP application and for RACY to act as the applicant for the program.

On a motion by Mr. Jose Santiago, properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, and the Board approved the RACP Resolutions for the Crispus Attucks Association of York for \$4 million for the construction of the African American History Museum, the Susan P. Byrnes Health Education Center for \$1 million for the development of classroom and education space at their existing location, the Strand Capitol Performing Arts Center for \$2 million for ongoing renovation and capital improvements, and the Susquehanna Heritage Corporation for \$3 million as they received an additional award for the Susquehanna Discover Center in Wrightsville.

LAND BANK, BPRC, IDA UPDATES

Ms. Hormel and Mr. Briddell shared in regards to YCLBA that the Dover project is almost completed by Habitat for Humanity.

Chairman Englerth shared no updates from BPRC since the last meeting.

Dr. Chamberlin shared the YCIDA continues to move forward with the Yorktowne and they are approaching closing on the Historic Tax Credits. The George Street properties were presented by Ms. Kim Hogeman to the Historical Architectural Review Board (HARB) last month. The demolition request was tabled by the board so the properties will be presented to HARB to seek approval.

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

Mr. Briddell shared in regard to the York Waste Treatment Plant that the judge ruled there were no objections to the sale of the plant. The municipalities and the plan came to an agreement with PA American Water. The commissioners will act on it in April and they're working on the checklist for compiling closing documents.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 8:57 a.m.

Respectfully submitted,



Silas Chamberlin

Executive Director, RACY