

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
April 21, 2022

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, April 21, 2022 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	Heidi Hormel
Tom Englerth	Shanna Terroso
Phil Briddell	Felicia Dell

The following Authority members were in attendance via Zoom:

Frank Countess

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, and Matthew Sechrist, Project Manager.

Guests: Seth Gropp from Elite Properties

CALL TO ORDER

Chairman Tom 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 March 2022 meeting, which were circulated prior to the meeting. On a motion by Ms. Shanna Terroso, properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, the Board approved the minutes as presented.

FINANCIAL STATEMENTS

The financial statements for the month of March 2022 were distributed to the board prior to the meeting. On a motion by Mr. Michael Black, properly seconded by Ms. Felicia Dell, a vote was conducted by roll call, the Board approved the financial statements as presented.

PROJECT DISCUSSION

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

- 450, 452, 454 Wallace
 - The project analyses were completed for these properties and shared with the board prior to the meeting. All three are owned by the RDA and demolition funds were requested for up to \$50,000 per parcel.
 - On a motion by Ms. Dell, properly seconded by Mr. Briddell, a vote was conducted by roll call, and the motion was carried to approve Ms. Hogeman to negotiate a demolition contract of up to \$50,000 per parcel.
- 725 and 727 South Court
 - The project analyses were completed for these properties and shared with the board prior to the meeting. Both properties are owned by the RDA and demolition funds were requested for up to \$50,000 per parcel.
 - On a motion by Mr. Black, properly seconded by Mr. Frank Countess, a vote was conducted by roll call, and the motion was carried to approve Ms. Hogeman to negotiate a demolition contract of up to \$50,000 per parcel.
- Zion Elementary, Fairview Township
 - The project analysis was completed for this property and shared with the board prior to the meeting.
 - Fairview Township would like to demolish the structure and create a park and small municipal building. They have acquired funds for abatement and were requesting \$198,000 for demolition.
 - A motion was made by Mr. Briddell to negotiate a demolition contract of up to \$150,000 and was properly seconded by Ms. Terroso. Discussion ensued and the motion was withdrawn by Mr. Briddell.
 - Ms. Dell proposed a motion to negotiate a demolition contract of up to \$99,000, which was properly seconded by Ms. Terroso, a vote was conducted by roll call, and the motion was carried to approve Ms. Hogeman to negotiate a demolition contract of up to \$99,000.

JUDICIAL SALE 2022

- Elite Properties
 - Mr. Seth Gropp from Elite Properties shared they are interested in YCLBA purchasing two properties from the 2022 Judicial Sale to transfer to Elite for redevelopment. YCLBA purchased two properties from the 2021 Judicial Sale for Elite which have since been redeveloped and sold.
 - On a motion by Ms. Heidi Hormel, properly seconded by Mr. Black, a vote was conducted by roll call, the Board approved Ms. Hogeman to negotiate a purchase and redevelopment agreement with Elite for the 409 Lindberg Avenue, York, and 206 York Street, Hanover, properties.

PUBLIC COMMENT POLICY DRAFT

Ms. Hogeman shared the public comment policy was circulated to the board prior to the meeting. On a motion by Ms. Dell, properly seconded by Ms. Dell, a vote was conducted by roll call, the Board approved the public comment policy.

GOOD OF THE ORDER

Ms. Hogeman shared the following information

- YCLBA received a donation from Four Wild & Crazy Guys after the sale of their second redeveloped property
- Elite Properties recently hosted YCLBA to tour their redeveloped properties that YCLBA purchased off the Judicial Tax Sale in 2021
- As part of the strategic plan to conduct outreach to areas of the county that may not have heard about the YCEA and its available resources, Ms. Hogeman and other YCEA

staff have presented to Carroll and Washington township about resources including YCLBA. There is another presentation scheduled in Warrington township.

- The Stock & Leader reception is the following week at 4:30pm at the Sara Ellen Event Venue.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 4:17 p.m.