

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

MEETING MINUTES

April 6, 2022

The meeting was held Wednesday, April 6, 2022 for the Redevelopment Authority of the County of York, commencing at 8:00 a.m. The meeting was conducted in a hybrid format which included both an in-person option at the YCEA board room and a virtual option on Zoom. Access for the public to hear the meeting was also available by telephone. Notice of the in-person meeting location, Zoom link, and telephone number were provided to the public in advance by notice required by law.

The following Authority members were in attendance at the YCEA Board Room representing a quorum:

Thomas Englerth

Joe Mula

Heidi Hormel

The following Authority members were in attendance via Zoom:

Jose Santiago

Also, in attendance: 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, Nancy Barry, CFO & Vice President of Operations, and Marlena Schugt, BLOOM Program Manager.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:02 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 Meeting Minutes for the March 2022 meeting and RACY Financial Statements for February of 2022. On a motion by Mr. Joe Mula, properly seconded by Ms. Heidi Hormel, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

AUDIT APPROVAL

Ms. Nancy Barry shared that the audit received a clean opinion from the auditors. On a motion by Ms. Hormel, properly seconded by Mr. Mula, a vote was conducted by roll call, and the Board approved the audit as presented.

KEYSTONE KIDSPACE LOAN MODIFICATION

Dr. Silas Chamberlin shared the Keystone Kidspace RACP grant disbursement has been delayed because of delays at the Office of the Budget. Keystone Kidspace's construction loan through PeoplesBank is intended to be their bridge loan until the funding is received and so they are looking to extend their loan term. Because RACY still has title of the property, the bank needs RACY's permission to extend the loan term.

RACY further discussed invoicing Keystone Kidspace for rent expenses incurred since February 1, 2022, as specified in the development agreement. RACY staff will communicate with Keystone Kidspace regarding payment and the timely transfer of title.

On a motion by Ms. Hormel, properly seconded by Mr. Mula, a vote was conducted by roll call, and the Board approved the loan modification as presented. Chairman Englerth abstained as he is on the board for Keystone Kidspace.

LAND BANK, BPRC, IDA UPDATES

Chair Englerth shared projects are continuously coming and has been conducting outreach to interested parties looking to purchase properties at the Judicial Sale.

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 still looking at a September grand opening date.

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

Mr. Ron Hershner shared the following update on the Hanover Theater. The development agreement is almost completed, and the property will be acquired by RACY with funds from YCEA's nonprofit entity, PEDYC. Once HEDC receives the tax-exempt status from the IRS, the title will transfer to HEDC. Mr. Hershner explained HEDC would like to add the indemnification clause.

Dr. Chamberlin shared Hanover Borough Manager Nan Dunford will be resigning in May.

Dr. Chamberlin also shared that the YCEA is looking to discuss with PNC to sell their property in Downtown Hanover to a nonprofit, such as Community Progress Council, for a price lower than what is currently advertised.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 8:49 a.m.

Respectfully submitted,



Silas Chamberlin

Executive Director, RACY