

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
May 19, 2022

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, May 19, 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:

Phil Briddell	Felicia Dell
Tom Englerth	Shanna Terroso
Tim Staub	Mike Black

The following Authority members were in attendance via Zoom:

Frank Countess	Heidi Hormel
Michael Black	

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, Silas Chamberlin, VP, Economic and Community Development, and Matthew Sechrist, Project Manager.

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. Kim Hogeman announced that Elite Properties gave a donation of \$2,500 for each property that the YCLBA helped acquire for them off of the judicial sale.

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 April 2022 meeting, which were circulated prior to the meeting. A correction was noted that the minutes show Ms. Felicia Dell as making the motion and seconding the minutes. On a motion by Ms. Shanna Terroso, properly seconded by Mr. Felicia Dell, a vote was conducted by roll call, and the Board approved the minutes subject to correction under the public comment policy.

FINANCIAL STATEMENTS

The financial statements for the month of April 2022 were distributed to the board prior to the meeting. On a motion by Mr. Phil Briddell, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved the financial statements as presented.

Mr. Phil Briddell presented the project pipeline spreadsheet laying out the current projects in the YCLBA pipeline along with the revenue schedule spreadsheet, showing the revenue and

expenditures of the YCLBA for the 2022 calendar year which also includes estimates for expected revenue and potential demolition reimbursements.

Since requests for funding have increased significantly, the decision was made that the board will now approve of projects on a quarterly basis in order to better control spending and ensure that the money is allocated to the most impactful projects possible.

PROJECT DISCUSSION

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

- Habitat Project, 3550 Partridge
 - Habitat is currently doing the demolition work but the demolition agreement will expire in July. Ms. Hogeman requested extending the reimbursement agreement by one year. On a motion by Ms. Felicia Dell, properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, and the Board approved to extend the agreement to May of 2023.
- Four Squares Development, 554 Salem Ave
 - Demolition for this project has been completed and all necessary documentation has been submitted. The total reimbursement came out to \$49,155. On a motion by Ms. Shanna Terroso, properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, and the Board approved disbursement for the demolition.
- Hanover Theater
 - Mr. Silas Chamberlin brought a new project to the board. He asked that the board accept the project into the program for analysis. This would then be used to make a future RFP more attractive for any future redeveloper. On a motion by Ms. Shanna Terroso, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved accepting the Hanover Theater into the program for analysis and documenting this for a future redeveloper.

GOOD OF THE ORDER

Ms. Hogeman shared the following information

- The North George Street Project, led by the YCIDA, which was accepted into the program and has an agreement, finally got approval from city council to start demolition. Once an RFP is sent out and a developer identified, the YCIDA will be looking to get demo funds reimbursed once the work is completed.
- The judicial sale is June 9th. YCLBA is looking to potentially buy 3 properties on behalf of Elite and the RDA. Elite will be paying the back taxes in accordance with the YCLBA's new policy

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 4:44 p.m.