

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
June 16, 2022

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, June 16, 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:

| | |
|--------------|----------------|
| Tom Englerth | |
| Felicia Dell | Heidi Hormel |
| Tim Staub | Frank Countess |

There were no Authority members in attendance via Zoom.

Also in attendance were the following: Sarah Doyle, Legal Counsel; Sarah Thompson, Stock & Leader Summer Associate; and the members of the York County Economic Alliance staff: Silas Chamberlin, VP of Economic and Community Development; Matthew Sechrist, Project Manager; and Marlena Schugt, BLOOM Program Manager.

Guests: Lindy Hitzel from Bryn Lavere Development and Alexis Campbell from the Horn Farm Center

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 3:41 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 May 2022 meeting, which were circulated prior to the meeting. On a motion by Ms. Tim Staub, properly seconded by Mr. Frank Countess, a vote was conducted by roll call, and the Board approved the minutes as presented.

FINANCIAL STATEMENTS

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

PROJECT DISCUSSION

Mr. Matthew Sechrist shared the following information regarding the projects currently in the pipeline.

- Horn Farm Center
 - The YCLBA previously approved \$18,000 for demolition costs at the Horn Farm Center following a fire on the property. The demolition was completed and all required documents were submitted to Ms. Kim Hogeman and the YCLBA.
 - On a motion by Ms. Heidi Hormel, properly seconded by Mr. Staub, a vote was conducted by roll call and the Board approved releasing the demolition funds to Horn Farm Center in the amount of \$18,000.
- 325 W Market Street
 - Mr. Sechrist shared a new project proposed by Bryn Lavere Development to redevelop a blighted property into retail and residential space. On a motion by Mr. Countess, properly seconded by Ms. Dell, a vote was conducted by roll call and the Board approved the property to be accepting into the YCLBA process for review and analysis.
- Bascule Gate Dam
 - Dr. Chamberlin requested this agenda item be tabled pending further discussions. On a motion by Ms. Dell, properly seconded by Ms. Hormel, a vote was conducted by roll call and the Board moved to postpone consideration until next month.

PROPERTY TRANSFER – 225 E King Street

Ms. Sarah Doyle shared the developers Four Wild and Crazy Guys approached YCLBA to propose transferring the 225 E King Street property, purchased at last year's judicial sale by YCLBA, to another developer as the time and scope of project has increased. Four Wild and Crazy Guys has found another developer who would like to purchase the property, Elite Properties.

Ms. Doyle prepared an agreement to transfer the property to Elite and extending the timeline on the judicial sale contract by one year while keeping the same redevelopment requirements in place to ensure the YCLBA mission is still incorporated in the redevelopment plan. On a motion by Ms. Hormel, properly seconded by Mr. Staub, a vote was conducted by roll call, and the Board approved the agreement subject to the conveyance of the property to Elite.

GOOD OF THE ORDER

Mr. Sechrist shared a property was purchased from the Judicial Sale for the RDA. The other properties that were proposed for purchase were not available at the sale.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 3:59 p.m.