

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
August 18, 2022

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, August 18, 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	Tim Staub
Felicia Dell	Frank Countess
Shanna Terroso	

There were no Authority members in attendance via Zoom.

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 Marlena Schugt, BLOOM Program Manager.

Guests: Royal Square Development, Dylan Bauer and Sarah Malinsky

CALL TO ORDER

Secretary Frank Countess 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

Secretary Countess welcomed the Board and guests.

MINUTES

Secretary Countess asked if there were any questions or comments on the minutes of the July 2022 meeting, which were circulated prior to the meeting. On a motion by Mr. Phil Briddell, properly seconded by Mr. 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 July 2022 were distributed to the board prior to the meeting. On a motion by Mr. Tim Staub, properly seconded by Ms. Felicia Dell, a vote was conducted by roll call, the Board approved the financial statements as presented.

PROJECT DISCUSSION

Ms. Kim Hogeman shared the following updates about projects in the pipeline

- Foundry Project - Asked for an extension on the demolition agreement until August 2023 for this project. On a motion by Mr. Briddell, properly seconded by Ms. Shanna Terroso, a vote was conducted by roll call, the Board approved extending the demolition agreement until August 2023.

- Codorus Homes Project – They have completed demolition and submitted proper documentation. On a motion by Ms. Terroso, properly seconded by Mr. Staub, a vote was conducted by roll call, and the Board approved releasing demolition funds in the amount of \$150,000.
- Hallam Borough Project – They have completed demolition and submitted proper documentation. On a motion by Ms. Terroso, properly seconded by Mr. Staub, a vote was conducted by roll call, and the Board approved releasing demolition funds in the amount of \$20,990.
- 244-252 N George Street Project - Royal Square Development shared their proposed project for the properties at 244-252 N George Street. Due to difficulties with an aboveground utility pole, their original idea of townhouses next to the 1700s building is not feasible. The current proposal includes renovating only the 1700s building and turning the other properties into outdoor dining space for a restaurant tenant.
 - Royal Square Development is requesting \$150,000 in demolition funds for those structures which are not the 1700s building.
 - On a motion by Ms. Dell, properly seconded by Mr. Briddell, a vote was conducted by roll call, and the Board accepted the properties in the program for analysis.

GOOD OF THE ORDER

Ms. Hogeman shared the reassignment of the 225 E King Street property was successful. The property was transferred, with the addition of a one-year extension, from 4 Wild and Crazy Guys to Elite Properties.

Ms. Hogeman shared the Homes Within Reach Conference is December 7th to 9th in Hershey. They will be utilizing a workshop proposal submitted by YCLBA and Chairman Tom Englerth will be a panelist at a session.

ADJOURNMENT

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