

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
November 17, 2022

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, November 17, 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	Frank Countess
Phil Briddell	Tim Staub
Felicia Dell	

The following Authority members were in attendance via Zoom:

Heidi Hormel

Also in attendance at the YCEA Board Room was Sarah Doyle, Legal Counsel and the following members of the York County Economic Alliance: Kim Hogeman, Director of Strategic Development; Marlena Schugt, BLOOM Program Manager; Corey Wolfe, Urban Revitalization Manager; and Brendan Salyards, Economic Initiatives Manager.

Guests: Kristie Masemer of East Manchester Township

CALL TO ORDER

Vice-Chair Michael Black called the meeting to order at 3:35 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 was no comment from the public.

CHAIR COMMENTS

Vice-Chair Black welcomed the Board and guests.

MINUTES

Vice-Chair Black asked if there were any questions or comments on the minutes of the October 2022 meeting, which were circulated prior to the meeting. On a motion by Mr. Tim Staub, properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, and the Board approved the minutes as presented.

FINANCIAL STATEMENTS

The financial statements for the months of October 2022 were distributed to the board prior to the meeting. Mr. Briddell also shared an update on the YCLBA financials. On a motion by Mr. Briddell, 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 information about two new properties

- 775 Willow Spring Lane, East Manchester Twp

- This property was purchased by East Manchester Township and they are requesting funds for the demolition of two structures, a house and garage, for the property to ultimately be used for proposed development of Exit 26 on Interstate 83. On a motion by Mr. Briddell, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved the financial statements as presented.
- 5230 N George St Ext., East Manchester Twp
 - This property was presented to YCLBA by Ms. Masemer on behalf of a private owner. This property became blighted under its previous owner and the new owner is looking to demolish the structure and build new housing. On a motion by Ms. Dell, properly seconded by Mr. Frank Countess, a vote was conducted by roll call, and the Board accepted the property into the program for analysis.

PROJECT UPDATE

Ms. Hogeman shared the follow updates regarding projects in the pipeline

- Foundry Project
 - This property, owned by Royal Square Development & Construction (RSDC), and under contract with Peel Construction, is being reverted back to RSDC. YCLBA is currently under a contract with Peel Construction for up to \$150,000 in demolition funds, but the project has dissolved due to unanticipated costs. On a motion by Mr. Staub, properly seconded by Mr. Briddell, a vote was conducted by roll call, and the board approved terminating the current Foundry Project agreement with Peel Construction.

YCLBA LEGISLATIVE UPDATE

Mr. Brendan Salyards shared information regarding the following legislative changes

- Act 149 – effective immediately
 - Removes the Sunset Clause from Act 152 of 2016 that permits York County Recorder of Deeds to collect the \$15 fee when processing deeds and mortgages which supports the Demolition Fund
- Act 125 – effective January 2, 2023
 - Allows landbanks to establish quorum virtually and in-person
 - Exempts transfer of property to/from a Land bank from state and local realty transfer taxes
 - Amends the legislation which authorizes Land Bank Authorities to permit Land Banks to address homelessness
- Act 126 – effective January 2, 2023
 - Permits Land Banks to act as “an interested party” and file conservatorship lawsuits under Act 135 of 2008: Abandoned and Blighted Property Conservatorship Act
- Act 108 - effective January 2, 2023
 - Increases the maximum transfer from General Fund to the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund Program to \$60 Million

GOOD OF THE ORDER

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 4:06 p.m.