

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
February 16, 2023

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, February 16 2023, 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:

Frank Countess
Tim Staub

Phil Briddell

The following Authority members were in attendance via Zoom:

Heidi Hormel

Shanna Terroso

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; and Corey Wolfe, Urban Revitalization Manager.

Guests: Aaron Buffington of Buffington Development Company

CALL TO ORDER

Secretary Frank Countess called the meeting to order at 3:31 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

Secretary Countess welcomed the Board and guests.

MINUTES

Secretary Countess asked if there were any questions or comments on the minutes of the Annual meeting and the January 2023 meeting, which were circulated prior to the meeting. On a motion by Mr. Phil Briddell, properly seconded by Ms. Heidi Hormel, a vote was conducted by roll call, and the Board approved the minutes with the edit of adding Kristie Masemer’s name to the annual minutes as a present guest.

NEW PROJECT PRESENTATIONS

- Mr. Corey Wolfe welcomed Aaron Buffington and described the two properties, one of which was the old Simon Photo Property. Ms. Kim Hogeman shared the project came through from the owners of the property, who recently purchased from City of York Redevelopment Authority. Buffington Development Company is the developer of the properties. There are technically two separate properties which are next to each other, and which will have two separate end uses. One property is at 600-630 S. Pine and the other at 245 E. Cottage.

- 600-630 S. Pine
 - On a motion by Mr. Tim Staub, properly seconded by Mr. Briddell, the board approved unanimously with one abstention from Secretary Countess to accept the property into the program for analysis.
- 245 E. Cottage Pl
 - On a motion by Ms. Heidi Hormel properly seconded by Ms. Shanna Terroso, the board approved through a unanimous vote to accept the property into the program for analysis.

GOOD OF THE ORDER

Ms. Hogeman shared the judicial sale is coming up in June and she has received a couple inquiries regarding the purchase of properties on behalf of developers. More details will be shared at upcoming meetings.

Secretary Countess asked if we had been approached by the Friends of Lebanon Cemetery or the Lebanon Cemetery Company, the operating entity of the organization, because at their previous board meeting, they had discussed the future of a structure on their property. Mr. Countess shared they may be interested in becoming involved with YCLBA to demolish the structure.

Secretary Countess shared the YCLBA Solicitor, Ms. Sarah Doyle, is now a partner and shareholder at Stock & Leader.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 3:58 p.m.