

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
January 19, 2023

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, January 19, 2023 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	Phil Briddell
Shanna Terroso	Felicia Dell
Tim Staub	

The following Authority members were in attendance via Zoom:

Heidi Hormel

Also in attendance were the following: Ron Hershner, Legal Counsel; and the members of the York County Economic Alliance staff, Kim Hogeman, Director of Strategic Development, Nancy Barry, CFO & Vice President of Operations, and Marlena Schugt, BLOOM Program Manager.

Guests: Sarah Malinsky and Dylan Bauer from Royal Square Development Corporation; Kristie Masemer from East Manchester Township; and Kyle Mitzel, property owner in East Manchester Township.

CALL TO ORDER

Chair 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.

OFFICER NOMINATION

A nomination of 2023 YCLBA officers provided by the nominating committee was circulated prior to the meeting. No additional nominations or comments were made. On a motion by Ms. Felicia Dell, properly seconded by Ms. Shanna Terroso, a vote was conducted by roll call, and the nominations closed. On a motion by Ms. Terroso, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved the slate of officers as presented.

LEGAL COUNSEL RESOLUTION

A nomination of 2023 Legal Counsel provided by the nominating committee recommending Stock and Leader with Sarah Doyle as primary representative was circulated prior to the meeting. There were no additional nominations or comments. On a motion by Mr. Phil Briddell, properly seconded by Ms. Terroso a vote was conducted by roll call, the Board approved the resolution as presented.

DEPOSITORY INSTITUTION RESOLUTION

A nomination of 2023 Depository Institution provided by the nominating committee recommending Traditions Bank was circulated prior to the meeting. There were no additional

nominations or comments. On a motion by Ms. Terroso, properly seconded by Ms. Dell, a vote was conducted by roll call, the Board approved the resolution as presented.

AUDITOR RESOLUTION

A nomination of 2023 Auditor provided by the nominating committee recommending SEK CPA & Advisors with William Oyster as CPA representative was circulated prior to the meeting. There were no additional nominations or comments. On a motion by Mr. Briddell, properly seconded by Ms. Dell a vote was conducted by roll call, the Board approved the resolution as presented.

YCEA STAFF SUPPORT CONTRACT

A staff support contract was circulated prior to the meeting for the York County Economic Alliance to provide staffing for the York County Landbank Authority. The contract provided is the same as the 2022 staff support contract. There were no additional nominations or comments. On a motion by Chair Englerth, properly seconded by Mr. Staub, a vote was conducted by roll call, the Board approved the resolution as presented.

DISCUSSION ON INTEREST BEARING ACCOUNTS

Ms. Nancy Barry shared that it is possible to have an interested bearing account for YCLBA, but accounts with authorities must be collateralized and the one that was researched with a high interest rate may not be. Adding an additional account may also make the transfer of funds more difficult.

Ms. Barry and her team are working with the auditors through the rest of the month, but welcome future discussions about interest bearing accounts.

GOOD OF THE ORDER

There was no business for the good of the order.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 3:52 p.m.