

Blighted Property Review Committee
MEETING MINUTES
July 13, 2023

The meeting was held Thursday, July 13, 2023 for the Blighted Property Review Committee commencing at 3:00 p.m. The meeting was conducted remotely on Zoom.

The following Authority members were in attendance virtually representing a quorum:

Tom Englerth, Joiann Galiano, Eric Mains, Greg Monskie, John McLucas, David Garbedian

Jason Sabol, Legal Counsel, and the following members of the York County Economic Alliance staff were also in attendance: Kim Hogeman, Director of Strategic Development, Marlena Schugt, BLOOM Program Manager, and Bronley Martin, Urban Initiatives Manager.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 3:03 p.m. and verified each committee member could hear and be heard by all others.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

APPROVAL OF MINUTES

The minutes from the April 2023 were distributed to the board. On a motion by Ms. Joiann Galiano and Mr. David Garbedian, a vote was conducted by roll call, and the committee approved the minutes as presented.

PROJECT UPDATE

Ms. Hogeman shared the following update regarding the following properties:

333 N Pleasant Dallastown

- Dallastown Borough has been sending the property owner violation notices regarding the severely blighted state of the property. The owner has 30 days to remediate the blight, but if it is not remediated, BPRC will send the Blight Designation Notice to the property owner.

30 E Pennsylvania, Yoe Borough

- There was an individual with special needs who was recently residing in this blighted property, the mother of the individual had passed away and left the property to him through an estate. Yoe Borough connected the individual with resources available through the County, including resources for adequate housing and care. The borough listed the property on the tax sale, but it did not sell.

LERTA PROGRAM UPDATE

Ms. Hogeman shared the following information regarding two proposals

- Inch Sports Complex
 - Inch & Co. is pursuing LERTA from the school district and county, not North York Borough. The school district has already approved the blight designation. Bronley Martin provided a detailed analysis of the project and property. This project would

be a total economic investment of \$50 million into the community. On a motion by Mr. Garbedian and Mr. Greg Monskie, a vote was conducted by roll call, and the committee unanimously agreed that the property meets the definition for a deteriorated property.

- Manchester Commons opted to remove their request from BPRC.

GOOD OF THE ORDER

Chair Englerth shared there will be a subcommittee meeting in the future to review the various LERTA ordinances with Ms. Galiano, Ms. Cindy Seibel, and Mr. Monskie. More details will be shared as they are confirmed.

Ms. Hogeman shared BPRC and YCLBA's Annual Report is completed and was shared with the board prior to the meeting.

ADJOURNMENT

There being no further business to be brought before the committee the meeting adjourned at 3:43 p.m.

Respectfully submitted,
Kim Hogeman
Director, Strategic Development

Prepared by:
Marlena Schugt
BLOOM Program Manager, YCEA

**The next meeting of the Blighted Property Review Committee will be held on
August 10, 2023 via Zoom**