

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
September 21, 2023

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, September 21, 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:

Tom Englerth	Heidi Hormel (via zoom)
Mike Black	Felicia Dell
Phil Briddell	Shanna Terroso
Tim Staub (via Zoom)	

Also in attendance at the YCEA Board Room: Sarah Doyle, Legal Counsel and the following members of the York County Economic Alliance: Kim Hogeman, Director of Strategic Development; and Bronley Martin, Urban Revitalization Manager.

CALL TO ORDER

Chair Tom Englerth 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.

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

Chair Englerth welcomed the Board and guests.

MINUTES

Chair Englerth asked if there were any questions or comments on the minutes of the August meeting, which were circulated prior to this meeting. On a motion by Mr. Phil Briddell, properly seconded by Ms. Felicia Dell, a vote was conducted by roll call, and the Board approved the minutes as presented.

FINANCIAL STATEMENTS

The financial statements for August 2023 were distributed to the board prior to the meeting. Mr. Briddell also shared an update on the YCLBA financials. On a motion by Ms. Felicia Dell, properly seconded by Ms. Shanna Terroso, a vote was conducted by roll call, the Board approved the financial statements as presented.

PROJECT UPDATE

Ms. Hogeman shared there has been some activity with the RSDC 244-252 N. George Street project and they would like to attend a meeting in the coming months to provide a detailed update. Their current demolition agreement will expire in October and Ms. Hogeman asked for a motion to approve a 6-month extension. Mr. Phil Briddell made a motion to approve, properly seconded by Ms. Heidi Hormel, the motion approved unanimously.

NEW PROJECT PRESENTATION

Ms. Hogeman opened the ongoing discussion on the North York Borough Sports Complex project. The project has been accepted into the YCLBA pipeline for analysis and the analysis was shared with YCLBA prior to the meeting.

Open discussion ensued. The YCLBA board consensus is that with such a large project, and with the demolition being such a small part of the overall scope, they would like to request that the project team come back in December with a progress report on their fundraising efforts for the overall project before making a funding decision for the demolition portion. Mr. Phil Briddell made a motion to table the discussion until December, properly seconded by Ms. Shanna Terroso, the motion passed unanimously.

GOOD OF THE ORDER

Discussion ensued regarding the definition of demolition and what activities are considered eligible expenses. Solicitor Doyle provided some clarification on the definition as defined by DCED, and how this can be interpreted by the YCLBA. In the past the YCLBA has not included any environmental abatement activities as eligible expenses. This was discussed at length as a possibility, with the consensus that in a lot of cases, the abatement scope is quite large and costly. Solicitor Doyle and staff will work to draft a policy to clarify all eligible demolition-related expenses that can be referenced in our demolition reimbursement contracts.

There was a recent request from the City Redevelopment Authority to potentially purchase some properties from the County Upset Sale and some legislation supporting this request. This has not been done in the past, but like the policy around purchases from the Judicial Sale, staff recommended doing some additional due diligence to see if this is a viable tool for the YCLBA. Solicitor Doyle and staff will investigate this and meet with the County and Tax Office to discuss any mutual benefits.

Due to some scheduling conflicts, the October YCLBA meeting will be cancelled. The next meeting is November 16, 2023.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting adjourned at 4:45 p.m.