

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
January 18, 2024

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, January 18, 2024, commencing at 3:45 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	Tim Staub
Frank Countess	

The following Authority members were in attendance via Zoom:

Heidi Hormel	Felicia Dell
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In attendance in the YCEA Board Room were guests Joe Eisenhower and Matt Marshall of Inch & Co.

Sarah Doyle, Legal Counsel and the following members of the York County Economic Alliance: Kim Hogeman, Director of Strategic Development; Bronley Martin, Urban Revitalization Manager; and Marlena Schugt, BLOOM Program Manager.

CALL TO ORDER

Chair Tom Englerth called the meeting to order at 3:45 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 November meeting, which were circulated prior to this 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 November and December 2023 were distributed to the board prior to the meeting. Mr. Briddell and Ms. Kim Hogeman also shared an update on the YCLBA financials. On a motion by Mr. Heidi Hormel, properly seconded by Mr. Briddell, a vote was conducted by roll call, the Board approved the financial statements as presented.

PROJECT DISCUSSION

- Inch Sports Complex, North York Borough
 - Mr. Joe Eisenhower gave a general project update and shared they are halfway to their fundraising goal and in the past few months, they have submitted a

- RACP application, connected with the Governor's Action Team to explore additional opportunities, and are seeking a LERTA through the County of York.
- Inch stated that ideally, the demolition work would happen 1st to remove the blight and prepare the site for the larger project.
 - On a motion by Mr. Frank Countess, properly seconded by Ms. Shanna Terroso, a vote was conducted by roll call, and the Board unanimously approved staff to negotiate a demolition reimbursement agreement of up to \$150,000.
 - 462-464 W Market St
 - The Hunter Group is working to get cost estimates and plans to attend the YCLBA quarterly decision meeting in July.
 - 245 E Cottage
 - Buffington has completed demolition and staff has received all documentation required. On a motion by Mr. Briddell, properly seconded by Ms. Felicia Dell, a vote was conducted by roll call, and the Board unanimously approved staff to release demolition funds in the amount of \$11,300.
 - York Day Learning Center
 - Ms. Hogeman shared York Day Learning Center completed the demolition and received all documentation. On a motion by Mr. Tim Staub, properly seconded by Mr. Briddell, a vote was conducted by roll call, and the Board unanimously approved staff to release demolition funds in the amount of \$15,000.

NEW PROJECT PRESENTATION

Ms. Hogeman shared staff has met with The Grotto regarding the property at 15 E. Philadelphia St. The Grotto seeks to expand into this space that would include several amenities including an expanded coworking space, dark room for photography, and more for artists and the creative community. On a motion by Mr. Briddell, properly seconded by Ms. Terroso, the project was unanimously accepted into the program for analysis.

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 4:26 p.m.