

## REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

**April 3, 2024**

The meeting was held Wednesday, April 3, 2024 for the Redevelopment Authority of the County of York, commencing at 8:00 a.m. The meeting was conducted in the Hanover Borough Council Chambers located at 44 Frederick St Hanover, PA 17331.

The following Authority members were in attendance:

Tom Englerth	Heidi Hormel
Joe Mula	Jose Santiago
Phil Briddell	

Guests in attendance include State Senator Kristin Philips-Hill; Sarah Messer, President of Hanover Chamber of Commerce; and the following members of Hanover Borough, Margie Lewis, Borough Manager; Eric Mains, Director of the Department of Planning & Engineering, and Matt Perkins, Director of Parks & Recreation.

Also, in attendance: Ron Hershner, Legal Counsel; and the following members of the York County Economic Alliance Silas Chamberlin, Chief Strategy Officer; and Marlena Schugt, BLOOM Program Manager.

### CALL TO ORDER

Chair Tom Englerth called the meeting to order at 8:04 a.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 were no comments from the public.

### CONSENT AGENDA

Chair Englerth reviewed the consent agenda items: RACY Meeting Minutes for the March 2024 meeting and RACY Financial Statements for February 2024. On a motion by Mr. Jose Santiago, properly seconded by Ms. Heidi Hormel, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

### YORK'S NORTHERN GATEWAY – STATION HOUSE RACP RESOLUTION

Dr. Silas Chamberlin shared the Station House RACP Project is no longer financially feasible. The PA Office of Budget has approved the transfer of RACP funds from Station House to the Colonial Hotel for façade restoration and elevator enhancements. This new project would retain current tenants and attract new tenants to the space in Downtown York. On a motion by Mr. Joe Mula, properly seconded by Mr. Santiago, a vote was conducted by roll call, and the Board approved the reallocation of RACP funds.

### HANOVER UPDATES

Mr. Eric Mains shared the following updates regarding the Borough of Hanover's Planning & Engineering Department:

- The street scaping project has finished master planning and will be presented to the enhancement council for approval.
- Borough will be looking for bids later this year for the RACP-funded-project at 33 Frederick St which will become the new Hanover Borough Building.
- The borough is considering ideas to redevelop North Hanover Mall as many spaces remain vacant.
- Hanover Economic Development Corporation is working with an architect to identify potential uses of the Hanover Theater property.

Mr. Matt Perkins shared the following updates regarding the Borough of Hanover's Parks & Receptions Department:

- The borough is applying for a DCNR Grant to establish a master site plan for the two reservoir properties south of Hanover.
- They are considering ideas to develop and old landfill site.
- The department is increasing awareness on parks in the area and their amenities.

Ms. Sarah Messer shared the Hanover Chamber of Commerce is continuing its apprenticeship programs with local companies and students.

#### LAND BANK, BPRC, IDA UPDATES

Chairman Englerth shared YCLBA has continued to move through projects.

Chairman Englerth shared that BPRC's recommended revisions to LERTA were approved by the commissioners and will be adapted in the near future.

Dr. Chamberlin shared YCIDA has approved the development agreement for Ballpark Commons and entered into a lease agreement to maintain the railroad land next to the proposed project. Additionally, the Yorktowne Hotel received a very high ranking in occupancy compared to other hotels in the Tapestry name.

#### EXECUTIVE SESSION

There was no executive session.

#### OTHER BUSINESS

Dr. Chamberlin shared the YCLBA is working with York County Trail Towns on a Façade Grant Program which is open until May 13. Dr. Chamberlin also shared they are beginning to analyze foot traffic in York using a program called Placer AI. The team will be investigating ways to make this data public and determining a fee schedule.

#### ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 9:04 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Silas Chamberlin". The signature is fluid and cursive, with the first name "Silas" being more prominent than the last name "Chamberlin".

Silas Chamberlin

Executive Director, RACY