

REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK

August 2, 2023

The meeting was held Wednesday, August 2, 2023 for the Redevelopment Authority of the County of York, commencing at 8:00 a.m. The meeting was conducted in a hybrid format which included both an in-person option at the YCEA board room and a virtual option on Zoom. Access for the public to hear the meeting was also available by telephone. Notice of the in-person meeting location, Zoom link, and telephone number were provided to the public in advance by notice required by law.

The following Authority members were in attendance at the YCEA board room representing a quorum:

Thomas Englerth

Joe Mula

Heidi Hormel

Phil Briddell

The following Authority members were in attendance via Zoom:

Jose Santiago

Also, in attendance: Jason Sabol, Legal Counsel; the following members of the York County Economic Alliance staff were also in attendance: Silas Chamberlin, Chief Strategy Officer, Nancy Barry, CFO & Vice President of Operations; and Marlena Schugt, BLOOM Program Manager.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 8:01 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

Chairman Englerth reviewed the consent agenda items: RACY Meeting Minutes for the June 2023 meeting and RACY Financial Statements for June 2023. On a motion by Mr. Joe Mula properly seconded by Mr. Phil Briddell a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

2022 AUDIT

The draft 2022 audit for RACY was circulated to the board prior to the meeting. Ms. Nancy Barry shared the independent auditor reported a clean opinion. On a motion by Mr. Briddell properly seconded by Mr. Mula a vote was conducted by roll call, and the Board unanimously approved the audit as presented.

CD MATURITY DISCUSSION

Ms. Barry shared that RACY has a few CDs that have reached maturity rate. On a motion by Ms. Heidi Hormel properly seconded by Mr. Jose Santiago a vote was conducted by roll call, and the Board

unanimously approved Chairman Englerth to reinvest the funds in the best interest of RACY. During the discussion of the motion, RACY agreed to reinvest the funds in local banks. If local money markets are more than 4%, they would like to invest 50% of funds in those money markets and 50% in CDs for a minimum of 10 months. If local money markets are less than 4%, they would like to invest the funds in CDs for a minimum of 10 months.

LAND BANK, BPRC, IDA UPDATES

Chairman Englerth shared YCLBA has continued to move through projects.

Chairman Englerth shared an update that the BPRC has begun recommending blighted properties to the County Commissioners in regard to the LERTA process.

Dr. Silas Chamberlin shared an update that the YCIDA and staff are working to close out the RACP for the Yorktowne Hotel. Additionally, requests for proposals are open for the Ballpark Commons site on N George St.

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

Dr. Chamberlin shared the following information:

- S George St Post Office Property
 - PCAD has conducted a market study and is discussing with their board if they would like to move forward with developing the property
- Hanover Theater RFP Update
 - The Hanover Economic Development Corporation has extended the deadline to the end of October for proposals for their Hanover Theater property.
- Potential Redevelopment Webinar
 - Rebecca Shanaman of CGA Law Firm, Angela Price of Juniper Environmental, and Jesse Harlan of Enders Insurance proposed a partnership with the YCEA and RACY to co-host a Leadership Luncheon focused on environmental concerns during redevelopment, covering the legal, environmental, and insurance considerations. This webinar would be open to YCEA members, partners, and the public. More details will be shared with RACY as they are confirmed.
- Wolf Codorus Greenway Project
 - The full permit package for phase 1 will be submitted by Buchart Horn by the end of August. The demolition of the bascule gate dam is currently out to bid.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 8:49 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