

**YORK COUNTY LAND BANK AUTHORITY**  
**MEETING MINUTES**  
**July 18, 2024**

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, July 18, 2024, 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:

Frank Countess  
Tim Staub  
Felicia Dell

Heidi Hormel  
Phil Briddell

The following Authority members were in attendance via Zoom:

Shanna Terroso

Angelo Mufano, CAM Construction; Blanda Nace, Redevelopment Authority of the City of York; Jason Sabol, Legal Counsel, and the following members of the York County Economic Alliance were also in attendance: Kim Hogeman, Assistant VP of Economic & Community Development; Shilvosky Buffalo, Director of Strategic Development & Finance; Marlena Schugt, BLOOM Program Manager.

**CALL TO ORDER**

Secretary Frank Countess 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 the opportunity to comment at this time. There was no comment from the public.

**CHAIR COMMENTS**

Secretary Countess welcomed the Board and guests.

**MINUTES**

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

**FINANCIAL STATEMENTS**

The financial statements for May and June were distributed to the board prior to the meeting. On a motion by Mr. Briddell, properly seconded by Ms. Hormel, a vote was conducted by roll call, the Board approved the financial statements as presented.

**PROJECT DISCUSSION**

**a. Trail Towns Grant Update**

The York County Façade Grant Program grant recipients supported with demolition funding by YCLBA have been working on their demolition projects since recipients were announced earlier this summer.

**b. Dentsply Project**

The Redevelopment Authority of the City of York, CAM Construction, and Nightstreet Capital have met with YCLBA & staff to submit all documentation for a project analysis of the Dentsply property. The total cost is projected at \$47.5 million with demolition costs of \$1 million due to the severe deterioration of the property in the last 5 years. This project seeks to build at least 240 housing units (studio, one and two bedrooms, and townhomes) with additional space for commercial and small business tenants. On a motion by Ms. Felicia Dell, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved staff negotiating a demolition contract for the Dentsply property up to \$150,000.

**c. Inch Sports Complex Demo Reimbursement**

Inch & Co. submitted all the documentation for the completed demolition at the Inch Sports Complex. On a motion by Ms. Dell, properly seconded by Ms. Hormel, a vote was conducted by roll call, and the Board approved releasing the demolition funds of \$150,000 Inch & Co.

**d. Stephanie Binter, Seven Valleys**

Ms. Stephanie Binter submitted all the documentation for the completed demolition on the 52 Main Street property in Seven Valleys. On a motion by Ms. Hormel, properly seconded by Mr. Briddell, a vote was conducted by roll call, and the Board approved releasing the demolition funds of \$6,500 to Ms. Binter.

**STRATEGIC PLAN SESSION SEPTEMBER**

Ms. Hogeman shared there will be a YCLBA strategic planning session this fall to review progress so far and look to complete initiatives in the future.

**GOOD OF THE ORDER**

Secretary Countess welcomed the YCEA's new Director of Strategic Development & Finance to the team, Mr. Shilvosky Buffaloe and congratulated Ms. Hogeman on her promotion to Assistant VP of Economic & Community Development.

**ADJOURNMENT**

There being no further business to be brought before the Authority the meeting was adjourned at 4:23 p.m.