

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
October 17, 2024

A meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, October 17, 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:

Michael Black
Frank Countess
Heidi Hormel

Philip Briddell
Felicia Dell

The following Authority members were in attendance via Zoom:

Tom Englerth

Shanna Terroso

Brian Grimm of the United Way of York County, Rev. Dr. Mark Kearse representing Cornerstone Properties of York; Sarah Doyle, Legal Counsel, and the following members of the York County Economic Alliance were also in attendance: Shilvosky Buffaloe, Director of Strategic Development & Finance; Brendan Salyards, Economic Initiatives Manager.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 3:31 p.m., verified each Board member could hear and be heard by all others, and 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

Chairman Englerth welcomed the Board and guests.

MINUTES

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

FINANCIAL STATEMENTS

The financial statements for August & September were distributed to the board prior to the meeting. Discussion ensued on the prospects of future revenue generated by recorder of deeds fees and the impact of the housing market in regard to the revenue of the York County Land Bank Authority. On a motion by Mr. Frank Countess, properly seconded by Mr. Philip Briddell, a vote was conducted by roll call, the Board approved the financial statements as presented.

PROJECT DISCUSSION

- a. 138 East Market Street – United Way
 - i. Mr. Shilvosky Buffaloe welcomed Mr. Brian Grimm of the United Way of York County (UWYC) to provide an overview of the project at 138 East Market Street,

York, PA. Mr. Grimm thanked the Board for previously supporting a project at the York Day Early Learning Center. Mr. Grimm shared that the proposed project will include interior demolition for the second and third floors which will be renovated for use by other non-profit entities as tenants. UWYC is seeking a demolition contract with YCLBA for up to \$50,000. Discussion ensued among the board members. On a motion by Ms. Felicia Dell, properly seconded by Mr. Frank Countess, a vote was conducted by a roll call, and the Board approved a motion, with three abstentions from Mr. Philip Briddell, Mr. Michael Black, and Ms. Shanna Terroso, to accept the project into the program and negotiate a demolition agreement in the amount up to \$50,000.

b. 701-703 Prospect Street – Cornerstone Properties of York

- i. Mr. Shilvosky Buffaloe welcomed Rev. Dr. Mark Kearse, representing Cornerstone Properties of York, to provide an update on his project at 701-703 Prospect Street, York, PA, formerly the formerly “Gaslight Tavern”. Dr. Kearse shared his intention to return this long blighted building to the Tax Roll as mixed-use property including four apartments above, and commercial or residential on the first floor. Cornerstone Properties of York is seeking a demolition contract with YCLBA for up to \$25,000. On a motion by Ms. Felicia Dell, properly seconded by Ms. Heidi Hormel, a vote was conducted by roll call, and the Board approved a motion to negotiate a demolition contract for funding in the amount up to \$25,000.

c. 164-166 West Market Street – A.K. Beatz – Reimbursement Request

- i. Mr. Shilvosky Buffaloe shared that Lee King, via his company A.K. Beatz had submitted all the documentation for the completed demolition at the former Junior League Building located at c. 164-166 West Market Street, York, PA. On a motion by Ms. Heidi Hormell, properly seconded by Mr. Philip Briddell, a vote was conducted by roll call, and the Board approved releasing the demolition funds of \$10,000 to A.K. Beatz.

STRATEGIC PLAN SESSION NOVEMBER

Mr. Buffaloe shared a reminder that the Strategic Planning Session will be held on Thursday, November 21st, beginning at 2:00 PM in place of the regularly scheduled York County Land Bank Authority Meeting. The meeting will be held in-person, tentatively at Collusions Tap Works.

GOOD OF THE ORDER

Mr. Brendan Salyards shared an update regarding implementation of Act 48 of 2024 by other counties in the Commonwealth of Pennsylvania.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting was adjourned at 4:20 p.m.