

**REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK**

**October 2, 2024**

The meeting was held Wednesday, October 2, 2024 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 boardroom 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:

Tom Englerth

Joe Mula

Heidi Hormel

Jose Santiago

Also, in attendance: Sarah Doyle, Legal Counsel; and the following members of the York County Economic Alliance, Kim Hogeman, Assistant Vice President of Economic & Community Development; Marlina Schugt, BLOOM Program Manager; and Shilvosky Buffaloe, Director of Strategic Development & Finance.

CALL TO ORDER

Chair Tom Englerth called the meeting to order at 8:03 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 August and September 2024 meetings and RACY Financial Statements for July, August 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.

CODORUS PROPERTY OWNERSHIP UPDATE

Ms. Hogeman and Mr. Shilvosky Buffaloe shared a memo that explained the need to reconcile boundary issues as it relates to the Codorus Creek project for parcels that extend under the creek. In order for permits to be approved by PennDOT and Army Corp. of Engineers, fee simple ownership is required for parcels under the creek, despite the easement on the land by the Army Corp. of Engineers. As many of the deeds have been transferred over the years, Ms. Hogeman and Mr. Buffaloe have been researching the parcels, deeds, and property owners to determine what next steps may be.

EPA GRANT UPDATE

Ms. Hogeman shared that staff has been working with a consultant to apply for the EPA Site Readiness Grant. While the YCEA & RACY have applied many times before, this time they will be applying for a

coalition grant with partners City of York Redevelopment Authority, York County Planning Commission, and Glen Rock Borough. Application will be submitted at the end of the month.

#### TRANSFER OF FUNDS

Ms. Kim Hogeman shared that the entity under the YCEA, the Partnership for Economic Development of York County (PEDYC) undergoes its process to become a Community Development Financial Institution, funds that are currently held by PEDYC for redevelopment projects must be moved as they do not relate to PEDYC's small business lending activities. Staff seeks to transfer these funds, for the Ruins Hall Project and US Post Office Project, to RACY and they will appear on the following financial statements. On a motion by Mr. Santiago, properly seconded by Mr. Joe Mula, a vote was conducted by roll call, and the Board approved accepting the transfer of redevelopment project funding from YCEA and PEDYC to RACY.

#### LAND BANK, BPRC, IDA UPDATES

Chair Englerth shared YCLBA has an active demolition grant program for blighted properties and awards funding on a quarterly basis. Much of this funding has been allocated but they are still reviewing projects as presented. YCLBA will also be updating their strategic plan in November.

Chair Englerth shared BPRC continues to meet to evaluate properties to determine if they can go through the legal process of designating blight to allow the municipality to receive control of the property.

Ms. Hogeman shared the following updates regarding YCIDA

- The back portion of the Zion Church must come down in order to stabilize the building.
- Currently seeking funds to renovate and outfit the coffee shop and restaurant space in the Yorktowne Hotel to attract tenants
- Entered into a long-term lease with CSX to beautify a small piece of land near WellSpan park

#### EXECUTIVE SESSION

There was no executive session.

#### OTHER BUSINESS

There was no other business.

#### ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 8:33 a.m.

Respectfully submitted,



Silas Chamberlin  
Executive Director, RACY