

YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
November 21, 2024

A meeting of the York County Land Bank Authority (“YCLBA”) was held on November 21, 2024, commencing at 2:00 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:

Tom Englerth	Shanna Terroso
Michael Black	Philip Briddell
Frank Countess	Felicia Dell
Heidi Hormel (via zoom)	Timothy Staub

Michael Pritchard, Assistant Director of the York County Planning Commission, Sarah Doyle, Legal Counsel, and the following members of the York County Economic Alliance were also in attendance: Kim Hogeman, Assistant Vice President for Community and Economic Development; Shilvosky Buffaloe, Director of Strategic Development & Finance; Brendan Salyards, Economic Initiatives Manager; Marlena Schugt, BLOOM Program Manager.

CALL TO ORDER

Chairman Tom Englerth called the meeting to order at 2:03 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.

CONSENT AGENDA

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

Reimbursement Request

- a. 48 West Philadelphia Street
 - i. Mr. Shilvosky Buffaloe shared Amanda Axe has completed the project for which she had applied for funding and submitted the necessary documentation to process reimbursement. On a motion made by Mr. Phillip Briddell, properly seconded by Ms. Felicia Dell, a vote was conducted by roll call, and the Board approved a motion, releasing demolition funds in the amount of \$2,400.00 to Lilybird & Co.

STRATEGIC PLANNING SESSION

A Strategic Planning Session was conducted that evaluated the Broadview and Current Status of the York County Land Bank authority, reviewed the mission statement, and discussed

opportunities for additional funding. Additional matters discussed include methods to cultivate communication and educational opportunities, foster project development opportunities, grow operational capacity and refine administrative processes. Discussion ensued. Staff will follow up with information regarding the current implementation of Act 48 Funding to allow further consideration by the board. Staff will also develop additional policies and procedures to increase the fee for judicial sale purchases made on behalf of developers, including potentially, transitioning from flat fee to percentage of the total judicial sale price. Staff will review the possibility of creating contractual stipulations for reimbursement/claw backs to the YCLBA, should a developer sell a property within a short-time frame after redeveloping a property.

Discussion was had on the possibility of the YCLBA acting as its own developer to create pad ready economic development sites or to rehabilitate housing. A committee will be formed consisting of Phillip Briddell, Mike Black, Frank Countess, and Tom Englerth to explore this further.

Future grant cycles will be held on a biennial basis and processes will be reviewed as part of policy and procedures manual. Staff will develop a plan and reconvene for additional discussion with the board at a future meeting. Potential changes include the creation of an application fee, revisions to the scoring system, and the creation of an application for YCLBA funding.

Staff will develop next steps and will coordinate additional planning session(s) as part of future board meetings.

ADJOURNMENT

There being no further business to be brought before the Authority the meeting was adjourned at 4:47 p.m.