



Blighted Property Review Committee

Thursday, January 9, 2025

<https://us02web.zoom.us/j/366212397>

Zoom Meeting via phone: 301-715-8592

Meeting ID: 366 212 397

Members: Thomas Englerth II, PLS, Joiann Galiano, David Garabedian, P. Eric Mains, Gregory Monskie, John McLucas, Cindy Seibel

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| 1. Call to Order | Tom Englerth |
| 2. Comments or Questions from the Public | Tom Englerth |
| 3. Approval of Minutes – September 2024 – Action | Tom Englerth |
| 4. Nomination and Election of Officers - Action | Tom Englerth |
| 5. Designation of Legal Counsel - Action | Tom Englerth |
| 6. BPRC Staff Support Contract – Action | Kim Hogeman |
| 7. Project Update | Kim Hogeman |
| 8. Good of the Order | |
| 9. Next Meeting – February 13, 2024 | |
| 10. Adjournment | |

**Blighted Property Review Committee
MEETING MINUTES
September 12, 2024**

The meeting was held Thursday, September 12, 2024, for the Blighted Property Review Committee commencing at 3:00 p.m. The meeting was conducted remotely on Zoom.

The following Authority members were in attendance virtually representing a quorum:

Tom Englerth, Joiann Galiano, David Garabedian, John McLucas

Sarah Doyle, Legal Counsel, and the following members of the York County Economic Alliance staff were in attendance: Kim Hogeman, Assistant V.P. of Economic & Community Development; Brendan Salyards, Economic Initiatives Manager; and Shilvosky Buffaloe, Director of Strategic Development & Finance.

CALL TO ORDER

Chair Tom Englerth called the meeting to order at 3:07 p.m. and verified each committee member could hear and be heard by all others.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

APPROVAL OF MINUTES

The minutes from March 2024 were distributed to the board. On a motion by Joiann Galiano properly seconded by David Garabedian, a vote was conducted by roll call, and the committee unanimously approved the minutes as presented.

PROJECT UPDATES

1 E. Franklin Street, New Freedom

- Ms. Kim Hogeman provided an update on the legal status of the property and recounted the history of BPRC's prior involvement with the property. Discussion ensued on the merits of resuming the BPRC's involvement with the property, and the legal considerations involved with doing so. Ms. Kim Hogeman plans to reconnect with New Freedom Borough on the next steps that borough intends to pursue in regard to the property.

333-335 Pleasant Avenue, Dallastown

- Ms. Kim Hogeman provided an update on the status of the properties and the work that the property owner has been doing to address the code violations. The Owner has experienced problems due to vandalism and will be installing additional security measures and provided an update on his intention to focus on the single-family structure to generate rental income to support the renovation of the multi-unit structure on the site. BPRC staff will continue to work with the property owner to ensure blight is remediated.

GOOD OF THE ORDER

There was no business for good of the order.

ADJOURNMENT

There being no further business to be brought before the committee the meeting adjourned at 3:26 p.m.

Respectfully submitted,
Kim Hogeman
Director, Strategic Development

Prepared by:
Brendan Salyards
Economic Initiatives Manager, YCEA

**The next meeting of the Blighted Property Review Committee will be held on
October 10, 2024 via Zoom**



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January 9, 2025

Blighted Property Review Committee
144 Roosevelt Ave
York, PA 17401

The BPRC Nominating Committee Consisting of:

Thomas B. Englerth II, PLS
Joiann Galiano

Places the following names in nomination as officers of the Blighted Property Review Committee for year 2024:

Chairman	Thomas B. Englerth II, PLS
Vice Chair	Joiann Galiano
Secretary	John McLucas

Thomas B. Englerth II, PLS, Nominating Committee Chair
Blighted Property Review Committee



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York, PA 17401

The BPRC Nominating Committee Consisting of:

Thomas B. Englerth II, PLS

Joianne Galiano

Recommend that Stock and Leader, with Sarah Doyle as primary representative, be approved as our legal counsel for year starting January 1, 2025 and ending December 31, 2025.

Thomas B. Englerth II, PLS, Nominating Committee Chair
Blighted Property Review Committee

**York County Economic Alliance
Contract for Staff Support Services**

This Contract for Staff Support Services is dated as of this 9th day of January, 2025 by and between the York County Economic Alliance (the “YCEA”) and the Blighted Property Review Committee (the “Committee”)(collectively the “Parties”).

Recitals

WHEREAS, the Committee is a public instrumentality of the County of York (the “County”) and a public body corporate and politic organized under the Pennsylvania Urban Redevelopment Law; and

WHEREAS, YCEA employs a competent staff to accomplish the mission of the Committee. The Committee does not employ any staff.

NOW THEREFORE, in consideration of the terms and conditions set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. YCEA agrees to provide the Committee with adequate staff support resources to fulfill the Committee’s accounting, administration, marketing and project management requirements, but does not assume any of the Committee’s obligations or liabilities.

2. The Committee acknowledges that the YCEA is York County’s leading resource for facilitating economic and community development. As the Committee is instrumental in the delivery of economic development services in York County and has a mission consistent with or complementary to that of the YCEA.

3. The Committee agrees to include the YCEA’s logo and tag line on the Committee’s letterhead, marketing materials, projects, programs and initiatives as appropriate.

4. The Committee, and its successors and assigns, agrees to indemnify, defend, and hold YCEA and each of its directors, officers, agents, affiliates and subsidiaries, harmless from and against any and all claims, judgments, suits, losses, causes of action, demands, damages or liabilities, of any kind or nature whatsoever whether in law or equity, including reasonable attorney’s costs and attorney’s fees, arising out of or in any way related directly or indirectly to acts, omissions, services or inactions performed or caused by the Committee or its directors, employees, officers or agents which are not related to or performed or caused by the Authority in connection with Committee’s relationship with YCEA as an allied entity of YCEA.

6. YCEA, and its successors and assigns, agrees to indemnify, defend, and hold the Committee and each of its directors, officers, agents, affiliates and subsidiaries, harmless from and against any and all claims, judgments, suits, losses, causes of action, demands, damages or liabilities, of any kind or nature whatsoever whether in law or equity, including reasonable attorney’s costs and attorney’s fees, arising out of or in any way related directly or indirectly to acts, omissions, services

or inactions performed or caused by YCEA or its directors, employees, officers or agents which are not related to or performed or caused by YCEA in connection with YCEA's relationship with the Committee as an allied entity of YCEA.

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the date first set forth above.

Tom Englerth, Chairman
Blighted Property Review Committee

Oliver Hoar, Chair
York County Economic Alliance