

# YORK COUNTY LAND BANK AUTHORITY

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Thursday, January 16, 2025  
Hybrid Zoom/In-person Meeting  
144 Roosevelt Avenue York, PA 17401  
Join Zoom Meeting  
<https://us02web.zoom.us/j/538759070>

Members: Thomas Englerth II, Michael Black, Phillip Briddell, Heidi Hormel, Frank Countess, Shanna Terroso, Michael Pritchard, Timothy Staub

1. Call to Order Thomas Englerth II
2. Comments or Questions from the Public
3. Annual Meeting Action Items Kim Hogeman
  - a. Officer Nomination
  - b. Legal Counsel Resolution
  - c. Bank Resolution
  - d. YCEA Staff Support Contract
4. Adjournment to regular meeting

*The Mission of YCLBA is to deter blight and to return vacant property to productive status using a unified, predictable, and transparent process, thereby revitalizing neighborhoods and strengthening the tax base of the entire County of York including the City of York and all of its boroughs and townships*

# YORK COUNTY LAND BANK AUTHORITY



**144 ROOSEVELT AVENUE • YORK, PA 17401**  
**717.848.4000**  
**FAX: 717.843.8837**

January 19, 2025

York County Land Bank Authority  
144 Roosevelt Ave  
York, PA 17401

The YCLBA Nominating Committee Consisting of:

Thomas Englerth II  
Kim Hogeman  
Phillip Briddell  
Frank Countess

Places the following names in nomination as officers of the York County Land Bank Authority for year 2024:

Chairman	Thomas Englerth II
Vice Chairman	Michael Black
Treasurer	Heidi Hormel
Assistant Treasurer	Phillip Briddell
Secretary	Frank Countess

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Thomas Englerth II, Chairman  
Nominating Committee / York County Land Bank Authority

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January 16, 2025

York County Land Bank Authority  
144 Roosevelt Ave  
York, PA 17401

The York County Land Bank Authority (YCLBA) Nominating Committee, consisting of:

Thomas Englerth, II  
Kim Hogeman  
Phillip Briddell  
Frank Countess

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.

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Thomas Englerth II, Chairman  
Nominating Committee / York County Land Bank Authority

# YORK COUNTY LAND BANK AUTHORITY

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It is hereby RESOLVED that the Board of Directors of the York County Land Bank Authority acknowledges Traditions Bank/Adams County National Bank as the Depository for the Authority for 2025.

WITNESS my hand and seal of the Authority on this 16<sup>th</sup> day of January 2025.

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Thomas Englerth II, Chairman  
York County Land Bank Authority

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

This Contract for Staff Support Services is dated as of this 16<sup>th</sup> day of January, 2025 by and between the York County Economic Alliance (the “YCEA”) and the York County Land Bank Authority (the “Authority”) (collectively the “Parties”).

Recitals

WHEREAS, the Authority is a public instrumentality of the Commonwealth of Pennsylvania (the “Commonwealth”) and a public body corporate and politic organized under 68 Pa.C.S. Section 2101 et seq.; and

WHEREAS, YCEA employs a competent staff to accomplish the mission of the Authority. The Authority 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 Authority with adequate staff support resources to fulfill the Authority’s accounting, administration, marketing and project management requirements, but does not assume any of the Authority’s obligations or liabilities.
2. The Authority acknowledges that the YCEA is York County’s leading resource for facilitating economic and community development. As the Authority 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 Authority agrees to include the YCEA’s logo and tag line on the Authority letterhead, marketing materials, projects, programs and initiatives as appropriate.
4. The County of York (“County”) by Resolution 2018-14 has established a County Demolition Fund through a \$15.00 fee collected by the Recorder of Deeds on each Deed and Mortgage recorded on or after May 1, 2018. By Memorandum of Understanding between the County and Authority, the County has designated Authority as its designee to receive the proceeds of the County Demolition Fund to be devoted to carrying out the purposes of demolition of blighted properties, including associated costs of administering the identification of properties, demolition of properties and related administrative and management costs. Authority has determined that YCEA possesses the resources, personnel, skills and expertise to provide the required staffing and administrative support services. Authority has determined that an administration fee of ten (10%) per cent of the County Demolition Fund fees as collected and disbursed to the Authority is fair and adequate compensation for YCEA’s staff support services under this Agreement.
5. The Authority, 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 Authority or its directors, employees, officers or agents which are not related to or performed or caused by the Authority in connection with Authority's relationship with YCEA as an allied entity of YCEA.

6. YCEA, and its successors and assigns, agrees to indemnify, defend, and hold the Authority 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 Authority as an allied entity of YCEA.

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

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Tom Englerth II, Chairman  
York County Land Bank Authority

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Oliver Hoar, Chairman  
York County Economic Alliance