

**YORK COUNTY LAND BANK AUTHORITY**  
**MEETING MINUTES**  
**October 16, 2025**

A meeting of the York County Land Bank Authority (“YCLBA”) was held on October 16, 2025, 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, via Zoom link, and a 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:

Mr. Thomas Englerth II	Mr. Michael Black
Mr. Michael Pritchard	Ms. Heidi Hormel
Mr. Timothy Staub	Mr. Phillip Briddell

The following Authority members were in attendance in via Zoom:

Ms. Shanna Terroso

Sarah Doyle, Legal Counsel, and the following members of the York County Economic Alliance were also in attendance: Mr. Brendan Salyards, Manager, Economic Initiatives & Analysis; and Ms. Marlena Schugt, BLOOM Program Manager.

The following guests were also in attendance: Mr. Archie Palmore, Rev. Dr. Mark Kearse, Mr. Patrick Ball from the York County Agricultural Society, and Mr. Dylan Bauer from Royal Square Development & Construction (Zoom),

**CALL TO ORDER**

Chairman Englerth called the meeting to order at 3:38 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 September Meeting Minutes, which were circulated prior to this meeting. On a motion by Mr. Michael Black, properly seconded by Mr. Phil Briddell, a vote was conducted by roll call, and the Board approved the September Meeting Minutes as presented.

**FINANCIALS**

The financial statements for August 2025 were distributed to the board prior to the meeting. Discussion ensued concerning cash flow and the rate at which revenue is coming in. On a motion by Mr. Briddell, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved the August Financial Statements as presented.

## **PROJECT DISCUSSION**

Mr. Brendan Salyards shared YCLBA has \$150,000 available to grant in the Fall Grant Round but has received over \$300,000 in requests. A summary of projects was sent to board members to review in advance of this meeting. Mr. Salyards provided a summary of each of the projects, allowing time for the board members to ask questions from the applicants present. Discussion ensued. Upon concluding his summary of the projects received Mr. Salyards shared the following recommendations for funding based on the review by staff:

- RSDC – 1 S. George Street, York City, - \$40,000
- Terra Nova Capital, - 9 S. Main Street, Railroad - \$30,000
- RB Development – 462-462 W Market Street, York City - \$50,000
- Rev. Dr. Mark Kearse – 701-703 E. Prospect - \$30,000

### **i. RSDC – 1 S. George, York City**

Mr. Salyards summarized the project and demolition necessary to stabilize the structure and comfort station adjacent to the property. Mr. Dylan Bauer addressed questions from the board.

On a motion made by Mr. Black, properly seconded by Mr. Michael Pritchard, the board unanimously approved awarding a grant of \$40,000 for Royal Square Development Corporation (RSDC) to complete the proposed project at 1. S. George Street and directed staff to negotiate a demolition agreement with Royal Square Development Corporation.

### **ii. Terra Nova – 9 S. Main, Railroad**

Mr. Salyards summarized the project and shared that the project includes demolition within a townhome in a row of townhomes that became significantly blighted under previous ownership.

On a motion made by Ms. Heidi Hormel, properly seconded by Mr. Staub, the board unanimously approved awarding a grant of \$35,000 for Terra Nova Capital, LLC to complete the proposed project at 9 S. Main, Railroad and directed staff to negotiate a demolition agreement with Terra Nova Capital, LLC.

### **iii. York County Ag Society – 334 Carlisle Ave, York**

Mr. Salyards summarized the project and Mr. Pat Ball addressed questions from the board.

On a motion made by Ms. Hormel, properly seconded by Ms. Shanna Terroso, the board unanimously approved, with an abstention from Mr. Briddell, tabling the project until the next funding meeting in April to further research and discuss if the property can be considered blighted.

### **iv. RB Development - 462-464 W Market, York City**

Mr. Salyards summarized the project and shared that developers seek to remedy the severely blighted property and create housing for low-income seniors.

Mr. Pritchard made a motion, properly seconded by Mr. Tim Staub, to approve a grant of \$50,000 for RB Development to complete the proposed project at 462-464 West Market Street, York City and directed staff to negotiate a demolition agreement with RB Development. Discussion ensued.

Mr. Pritchard amended the motion to approve a grant of \$50,000 for RB Development to complete the proposed project at 462-464 West Market Street, York City and directed staff to negotiate a demolition agreement with RB Development with a 6-month timeline to utilize funding and contingent upon the project remains eligible for ARPA funding. This motion was properly seconded by Mr. Staub, with Chair Englerth, Mr. Pritchard, Mr. Staub, Ms. Hormel, Mr. Black, Ms. Terroso voting yes, and Mr. Briddell voting no. The motion carried.

**v. Mark Kearse - 701-703 E Prospect, York City**

Mr. Salyards summarized the project and shared that developers seek to create attainable housing units. Rev. Dr. Mark Kearse addressed questions from the board.

On a motion made by Mr. Pritchard, properly seconded by Ms. Hormel, the board unanimously approved awarding a grant of \$30,000 for Rev. Dr. Mark Kearse to complete the proposed project at 701-703 E. Prospect Street, York City and directed staff to negotiate a demolition agreement with Rev. Dr. Mark Kearse.

**GOOD OF THE ORDER**

Archie Palmore attended the meeting and will be joining YCLBA in the very near future.

**ADJOURNMENT**

There being no further business to be brought before the Authority, the meeting was adjourned at 5:08 p.m.