

YORK COUNTY LAND BANK AUTHORITY



Thursday, January 15, 2026
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, Heidi Hormel, Frank Countess, Shanna Terroso, Timothy Staub, Michael Pritchard, Archibald Palmore, Joesph Mulá

- | | |
|---|-----------------|
| 1. Call to Order | Thomas Englerth |
| Comments or Questions from the Public | |
| 2. Meeting Minutes – November 2025 | Thomas Englerth |
| 3. Financial Statements – October 2025, November 2025 | Thomas Englerth |
| 4. Project Discussion | Kim Hogeman |
| a. Demolition Grant Extension Discus – None | |
| b. Spring 2026 Demolition Grant Round | |
| 5. Update on Implementation of Act 48 | Kim Hogeman |
| 6. Trail Towns Façade Grant – Round 2 Discussion | |
| 7. Good of the Order | Thomas Englerth |
| 8. Next Meeting: February 19, 2026 | |
| 9. Adjournment | Thomas Englerth |

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
MEETING MINUTES
November 20, 2025

A meeting of the York County Land Bank Authority (“YCLBA”) was held on November 20, 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 Pritchard
Mr. Timothy Staub

Mr. Michael Black
Ms. Heidi Hormel

Sarah Doyle, Legal Counsel, and the following members of the York County Economic Alliance were also in attendance: Ms. Kim Hogeman, AVP, Economic & Community Development Mr. Brendan Salyards, Manager, Economic Initiatives & Analysis.

The following guests were also in attendance: Mr. Dylan Bauer and Mr. Nate Englar, Royal Square Development Company; and Mr. Angelo Munafo, York Realty Partners.

CALL TO ORDER

Chairman Thomas Englerth, II called the meeting to order at 3:34 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 October Meeting Minutes, which were circulated prior to this meeting. On a motion by Mr. Timothy Staub, properly seconded by Michael Pritchard, a vote was conducted by roll call, and the Board approved the October Meeting Minutes as presented.

FINANCIALS

The financial statements for September 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. Michael Black , properly seconded by Ms. Heidi Hormel, a vote was conducted by roll call, the Board approved the September Financial Statements as presented.

PROJECT DISCUSSION

Demolition Grant Extension Discussion

Ms. Kim Hogeman shared that there were two grant contracts that were authorized that recently expired. Ms. Hogeman advised that she would like to facilitate a conversation at the committee level to discuss policies for how to define the procedures for when a contract expires without a

project being completed. The results of this discussion will be shared with the full board for further review. Ms. Hogeman requested six month extensions for both grant agreements and offered time for both grantees to share updates on their projects.

i. RSDC – 244-252 N. George Street (Cupids), York City

Mr. Nate Englar provided an update on property noting that Royal Square Development Company (RSDC) would be requesting an extension on their agreement for \$150,000 to complete the project. Mr. Englar noted that there were a variety of delays due to the intractability of coordinating with the power utility and railroad to move utility poles but clarified that York City Council had approved the Demolition of the property. Mr. Englar shared that problems specifically arose due to difficulties with Met-Ed, which subsequently involved York Rail Company, owned by Genesee & Wyoming, due to proximity of the utility pole to the rail-line. Securing the necessary permission from the rail-line is the primary obstacle preventing the project from moving forward. Ms. Heidi Hormel asked about the scoring of the property and if funding had been contingent upon its reuse as a restaurant. Ms. Sarah Doyle clarified that the project had been granted an extension under its current plans with redevelopment left temporarily open-ended pending. Ms. Hormel asked if six months would be sufficient to complete the project. Mr. Nate Englerth believed that six months will be sufficient and shared that RSDC is requesting updates weekly.

Ms. Sarah Doyle suggested that an addendum should be added to the agreement to ensure that the details are recorded.

On a motion by Mr. Timothy Staub, properly seconded by Mr. Michael Pritchard, a vote was conducted by roll call, and the Board unanimously approved, with the abstention of Mr. Thomas Englerth, II, a 6-month extension to RSDC's contract for \$150,000 for demolition at 244-252 N. George Street.

ii. York Realty Partners – 450-570 W. College (Dentsply), York City.

Mr. Angelo Munafo shared that the York City Council has provided conditional approval for the Townes at York Creek but noted that the Lofts at York Creek have been fully approved. Mr. Munafo shared that the project had participated in the Streamlining Permits for Economic Expansion Development (SPEED) program to receive accelerated review from DEP for their permitting. Mr. Munafo shared that the demolition project was approximately 80% complete and that the remaining portion of the demolition will be completed once the project receives building permits which are currently delayed due to the necessity to comply with historic preservation requirements in order to receive Historic Tax Credits. Demolition costs thus far were in excess of \$300,000.

Mr. Munafo shared that there were also issues with negotiating pricing with PA American Water for the number of EDU's that would service the site. Mr. Munafo shared a presentation which described the progress that has been made on the project to date and noted that there has been significant work to complete demolition across the project. Ms. Heidi Hormel asked for clarification regarding the status of the demolition phase of the project to ascertain whether or not the grant could be closed out and paid. Ms. Hogeman shared that she received all the necessary documentation and would be able process reimbursement upon a vote to extend the grant contract and a vote to disburse the demolition dollars.

On motion made by Ms. Heidi Hormel, properly seconded by Mr. Michael Pritchard, a vote was conducted by roll call, and the board unanimously approved an extension of

York Realty Partners' contract for \$150,000 for demolition at 450-570 W. College, York City through November 20, 2025.

On motion made by Mr. Mike Pritchard, properly seconded by Mr. Timothy Staub, a vote was conducted by roll call, and the board unanimously approved releasing \$150,000 to York Realty Partners to reimburse them for Demolition Costs incurred in the project at 450-570 W. College Avenue, York City.

CREATION OF A RESERVE FUND

Mr. Tom Englerth opened discussion on the creation of a reserve fund by noting that when the Land Bank was formed, the original discussion was to create individual buckets of funding to direct to various types of projects according to their size and impact. This did not occur due to the board's desire to approve projects that were submitted for review. Mr. Englerth noted that periodically there are major projects that are undertaken in York, such as the Ballpark and Yorktowne Hotel, that are extremely impactful but very expensive. He asked the board members for their thoughts on if a reserve fund should be created, how it would be funded, and under what circumstances it could be used. Mr. Englerth suggested that he would like to hear from everyone and that a decision would be deferred pending committee discussion. Ms. Kim Hogeman stated that Ms. Shanna Terroso was in favor of discussing the creation of a reserve fund at the committee level.

Ms. Doyle clarified that there is a difference between enabling legislation for land banks, and the legal requirements for the demolition funds created under Act 152 of 2016. Ms. Hogeman noted that the YCLBA's unrestricted funds could be used for a variety of purposes. Ms. Heidi Hormel recalled that private parties would now be asked to repay the funds for demolitions in the future upon sale of the properties.

Mr. Englerth proceeded to ask each of the board members for their opinions regarding the creation of a reserve fund. Mr. Michael Black stated that he would be in favor of establishing a reserve for demolition and unrestricted funds and noted that he would be in favor of the Land Bank acting as its own developer. Mr. Black suggested that the board would likely need to curtail the amount of money that it grants in order to create the reserve fund. Mr. Englerth outlined a variety of methods by which the board could establish a reserve fund. Ms. Heidi Hormel asked if there were any projects in the pipeline that could benefit from a larger amount of demolition funds. Ms. Hogeman noted that Community Progress Council, the Hanover Theatre, the Grotto in York City, and the Lamont Building in New Freedom were notable projects that would soon be asking for funding. Ms. Heidi Hormel suggested that if there was a project coming down the line, that for example needed \$250,000 in demolition funding, that the board could set that aside sufficient funding to facilitate that need.

Mr. Mike Pritchard supported continuing the discussion at the committee level and noted his belief that demolition funds are particularly needed for smaller projects. He articulated that larger projects have additional opportunities to access public funding, but that there are quite a number of small projects that could benefit from the infusion of demolition dollars from the York County Land Bank Authority. Mr. Englerth agreed stating that he was particularly supportive of projects such as those completed by Servants, Inc. Mr. Englerth shared that he was conscious that he didn't want the perception of sitting on the Act 152 funds collected by the county. Mr. Mike Pritchard shared that he was generally opposed to delaying funding for small projects for the prospect that the Land Bank might eventually be able to fund a larger project. Mr. Staub agreed with the proposition that the Land Bank should not delay utilizing the funds received in order to put aside funding if those funds are to be used simply to permit the YCLBA to say that it took part in a large project. Mr. Black stated that the reserve fund could be used for smaller projects such as those undertaken by Servants or Trail Towns projects. Discussion ensued on the merits of creating a reserve fund.

Ms. Doyle noted that it would be preferable to be able to marry two funds in the future unrestricted and demolition. Ms. Hogeman noted that she would be reaching out to schedule a committee meeting to discuss the creation of a reserve fund in more detail.

LSA GRANT RESOLUTION

Ms. Kim Hogeman stated that she intends to submit the same grant application from the Category 4 program to the LSA Statewide Program and requested that the board sign to sign a resolution authorizing this grant application. Staff believes that this will increase the likelihood of receiving funding.

On a motion made by Ms. Heidi Hormell, properly seconded by Mr. Mike Pritchard, a vote was conducted by roll call, and the board unanimously approved a motion to adopt the resolution as presented.

GOOD OF THE ORDER

Ms. Kim Hogeman shared that Mr. Philip Briddell's term would be expiring for the Redevelopment Authority of the County of York's Board and because he was a RACY designee on the York County Land Bank Authority Board, his term on the YCLBA would also be expiring. Mr. Tom Englerth shared that the Land Bank and RACY would be organizing a social for Mr. Briddell in place of the York County Land Bank Authority. The social will be at Collusion Tap Works at 4:00 PM on December 18th. The official meeting will be cancelled.

Ms. Hogeman noted that it was the nominating committee's recommendation to appoint Joe Mulá to appointment.

On a motion made by Mr. Michael Black, properly seconded by Mr. Michael Pritcahrd, a vote was conducted by roll call, and the board unanimously approved a motion to recommend that the York County Commissioners appoint Mr. Joesph Mulá to the York County Land Bank Authority.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting was adjourned at 4:31 p.m.

Balance Sheet
As of 10/31/2025

YORK COUNTY LAND BANK AUTHORITY (LBA)

Assets			
Current Assets			
103-000	CASH-YTB:GEN	\$ 125,253.50	
104-000	CASH-YTB GRANT:GEN	\$ 155.97	
105-000	CASH-YTB MONEY MKT:GEN	\$ 775,910.80	
110-000	ACCOUNTS RECEIVABLE:GEN	\$ 84,195.00	
	Total Current Assets:		\$ 985,515.27
	Total Assets:		\$ 985,515.27
Liabilities			
Current Liabilities			
200-000	ACCOUNTS PAYABLE:GEN	\$ 693.00	
	Total Current Liabilities:		\$ 693.00
	Total Liabilities:		\$ 693.00
Equity			
320-000	Retained Earnings	\$ 891,595.93	
320-000	Retained Earnings-Current Year	\$ 93,226.34	
	Total Equity:		\$ 984,822.27
	Total Liabilities & Equity:		\$ 985,515.27

**Income Statement
For The 10 Periods Ended 10/31/2025**

YORK COUNTY LAND BANK AUTHORITY (LBA)

		Period to Date	% of Revenue	Year to Date	% of Revenue
Revenue					
401-000	BLIGHT DEMO FEE INCOME:GEN	\$ 36,360.00	97.09%	\$ 320,280.00	96.93%
402-000	OTHER FEE INCOME:GEN	\$ 100.00	0.27%	\$ 300.00	0.09%
430-000	INTEREST INCOME:GEN	\$ 991.43	2.65%	\$ 9,857.88	2.98%
Total Revenue:		\$ 37,451.43	100.00%	\$ 330,437.88	100.00%
Gross Profit:		\$ 37,451.43	100.00%	\$ 330,437.88	100.00%
Expenses					
510-000	ADMIN-LEGAL:GEN	\$ 693.00	1.85%	\$ 5,502.00	1.67%
511-000	ADMIN - OTHER:GEN	\$ 100.00	0.27%	\$ 459.54	0.14%
512-000	ADMIN-AUDIT:GEN	\$ 0.00	0.00%	\$ 6,250.00	1.89%
600-000	DEMOLITION EXPENSE:GEN	\$ 50,000.00	133.51%	\$ 225,000.00	68.09%
Total Expenses:		\$ 50,793.00	135.62%	\$ 237,211.54	71.79%
Net Income From Operations:		\$-13,341.57	-35.62%	\$ 93,226.34	28.21%
Earnings Before Income Tax:		\$-13,341.57	-35.62%	\$ 93,226.34	28.21%
Net Income (Loss):		\$-13,341.57	-35.62%	\$ 93,226.34	28.21%

Balance Sheet
As of 11/30/2025

YORK COUNTY LAND BANK AUTHORITY (LBA)

Assets			
Current Assets			
103-000	CASH-YTB:GEN	\$ 172,407.24	
104-000	CASH-YTB GRANT:GEN	\$ 155.97	
105-000	CASH-YTB MONEY MKT:GEN	\$ 776,861.03	
110-000	ACCOUNTS RECEIVABLE:GEN	\$ 71,580.00	
	Total Current Assets:		\$ 1,021,004.24
	Total Assets:		\$ 1,021,004.24
Equity			
320-000	Retained Earnings	\$ 891,595.93	
320-000	Retained Earnings-Current Year	\$ 129,408.31	
	Total Equity:		\$ 1,021,004.24
	Total Liabilities & Equity:		\$ 1,021,004.24

Income Statement
For The 11 Periods Ended 11/30/2025

YORK COUNTY LAND BANK AUTHORITY (LBA)

		Period to Date	% of Revenue	Year to Date	% of Revenue
Revenue					
401-000	BLIGHT DEMO FEE INCOME:GEN	\$ 35,220.00	97.34%	\$ 355,500.00	96.97%
402-000	OTHER FEE INCOME:GEN	\$ 0.00	0.00%	\$ 300.00	0.08%
430-000	INTEREST INCOME:GEN	\$ 961.97	2.66%	\$ 10,819.85	2.95%
Total Revenue:		\$ 36,181.97	100.00%	\$ 366,619.85	100.00%
Gross Profit:		\$ 36,181.97	100.00%	\$ 366,619.85	100.00%
Expenses					
510-000	ADMIN-LEGAL:GEN	\$ 0.00	0.00%	\$ 5,502.00	1.50%
511-000	ADMIN - OTHER:GEN	\$ 0.00	0.00%	\$ 459.54	0.13%
512-000	ADMIN-AUDIT:GEN	\$ 0.00	0.00%	\$ 6,250.00	1.70%
600-000	DEMOLITION EXPENSE:GEN	\$ 0.00	0.00%	\$ 225,000.00	61.37%
Total Expenses:		\$ 0.00	0.00%	\$ 237,211.54	64.70%
Net Income From Operations:		\$ 36,181.97	100.00%	\$ 129,408.31	35.30%
Earnings Before Income Tax:		\$ 36,181.97	100.00%	\$ 129,408.31	35.30%
Net Income (Loss):		\$ 36,181.97	100.00%	\$ 129,408.31	35.30%

YCLBA Unrestricted Income Tracking - Through 11/30/25

	Fee Income	Contributions	Interest	All Unrestricted
2018	-	-	-	-
2019	-	-	735.29	735.29
2020	4,012.50	-	2,707.48	6,719.98
2021	1,796.10	1,000.00	832.50	3,628.60
2022	500.00	8,500.00	3,117.59	12,117.59
2023	4,165.00	-	10,995.38	15,160.38
2024	-	16,400.00	9,761.54	26,161.54
Total - Prior Years	\$ 10,473.60	\$ 25,900.00	\$ 28,149.78	\$ 64,523.38
25-Jan	-	-	1,035.12	1,035.12
25-Feb	-	-	936.91	936.91
25-Mar	-	-	1,039.54	1,039.54
25-Apr	-	-	997.36	997.36
25-May	-	-	980.96	980.96
25-Jun	-	-	949.07	949.07
25-Jul	-	-	983.22	983.22
25-Aug	-	-	985.29	985.29
25-Sep	200.00	-	958.98	1,158.98
25-Oct	100.00	-	991.43	1,091.43
25-Nov	-	-	961.97	961.97
25-Dec	-	-	-	-
Total Rec'd in 2025	\$ 300.00	\$ -	\$ 10,819.85	\$ 11,119.85
Total	\$ 10,773.60	\$ 25,900.00	\$ 38,969.63	\$ 75,643.23

Note: No unrestricted funds have been expended as of 11/30/25.