

# YORK COUNTY LAND BANK AUTHORITY

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Thursday, February 19, 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, Archie Palmore, Joesph Mulá

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|----------------------------------------------------|-----------------|
| 1. Call to Order                                   | Thomas Englerth |
| Comments or Questions from the Public              |                 |
| 2. Meeting Minutes – Annual Meeting & January 2026 | Thomas Englerth |
| 3. Financial Statements – December 2026            | Thomas Englerth |
| 4. Project Discussion                              | Kim Hogeman     |
| a. Demolition Grant Extension Discus – Action      |                 |
| 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: March 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**  
**ANNUAL MEETING MINUTES**  
**January 15, 2026**

The Annual Meeting of the York County Land Bank Authority (“YCLBA”) was held on Thursday, January 15, 2026, 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, 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:

Mr. Thomas Englerth II	Mr. Michael Black
Ms. Heidi Hormel	Mr. Timothy Staub
Mr. Frank Countess	Ms. Shanna Terroso
Mr. Archie Palmore	

The following Authority members were in attendance virtually via zoom:

Mr. Michael Pritchard	Mr. Joseph Mulá
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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.

**CALL TO ORDER**

Chair Tom Englerth called the meeting to order at 3:35 p.m., verified each Board member could hear and be heard by all others and noted that a quorum was present in-person.

**COMMENTS FROM THE PUBLIC**

Members of the public were invited to submit comments in advance and were offered opportunity to comment at this time. There were no comments from the public.

**OFFICER NOMINATION**

A nomination of 2026 YCLBA officers provided by the nominating committee was circulated prior to the meeting. No additional nominations or comments were made. On a motion by Ms. Shanna Terroso, properly seconded by Mr. Michael Black, a vote was conducted by roll call, the Board approved the slate of officers as presented.

**LEGAL COUNSEL RESOLUTION**

A nomination for 2026 Legal Counsel provided by the nominating committee recommending Stock and Leader with Sarah Doyle as primary representative was circulated prior to the meeting. There were no additional nominations or comments. On a motion by Mr. Thomas Englerth II, properly seconded by Mr. Frank Countess, a vote was conducted by roll call, the Board approved the resolution as presented.

**DEPOSITORY INSTITUTION RESOLUTION**

A nomination of 2026 Depository Institution provided by the nominating committee recommending Traditions Bank, a Division of Adams County National Bank was circulated prior to the meeting. There were no additional nominations or comments. On a motion by Ms. Heidi Hormel, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved the resolution as presented.

### **YCEA STAFF SUPPORT CONTRACT**

A staff support contract was circulated prior to the meeting for the York County Economic Alliance to provide staffing for the York County Landbank Authority. The contract provided is the same as the 2025 staff support contract. There were no additional nominations or comments. On a motion by Mr. Thomas Englerth II, properly seconded by Heidi Hormel, a vote was conducted by roll call, the Board approved the resolution as presented.

### **GOOD OF THE ORDER**

There was no business for the good of the order.

### **ADJOURNMENT**

There being no further business to be brought before the Authority the meeting adjourned at 3:39 p.m.

**YORK COUNTY LAND BANK AUTHORITY**  
**MEETING MINUTES**  
**January 15, 2026**

A meeting of the York County Land Bank Authority (“YCLBA”) was held on January 15, 2026, 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
Ms. Heidi Hormel	Mr. Timothy Staub
Mr. Frank Countess	Ms. Shanna Terroso
Mr. Archie Palmore	

The following Authority members were in attendance virtually via zoom:

Mr. Michael Pritchard	Mr. Joseph Mulá
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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.

**CALL TO ORDER**

Chairman Thomas Englerth, II called the meeting to order at 3:39 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.

**MINUTES**

Chairman Englerth asked if there were any questions or comments on the November Meeting Minutes, which were circulated prior to this meeting. On a motion by Mr. Timothy Staub, properly seconded by Mr. Michael Black, a vote was conducted by roll call, and the Board approved the November Meeting Minutes as presented.

**FINANCIALS**

The financial statements for October 2025 & November 2025 were distributed to the board prior to the meeting. On a motion by Ms. Heidi Hormel, properly seconded by Mr. Michael Black, a vote was conducted by roll call, the Board approved the October and November 2025 Financial Statements as presented.

**PROJECT DISCUSSION**

a. Demolition Grant Extension Discussion

Ms. Kim Hogeman recapitulated that at the last meeting the Board discussed ways to ensure that grant contracts were tracked when they expired. Ms. Hogeman noted that a new column was added to the Pipeline Document and noted that there were no grants

expiring at this time. She further stated that there would be two contracts expiring in the month of April that may need to be extended if the grantees (the County of York, and Servant's respectively) request more time to complete their projects. Ms. Hogeman identified that there are also several inactive projects that have not had any activity recently.

b. Spring 2026 Demolition Grant Round

Ms. Kim Hogeman recalled that at the November Meeting the Board had discussed deferring a decision on the creation of a Reserve Fund to a committee-level conversation. While this conversation has yet to occur, it was time for the Board to consider if they would like to open a Spring Grant Round. Ms. Hogeman explained that there is approximately \$265,000 unencumbered and available for granting. Mr. Michael Black expressed his opinion that there was no harm in forgoing a spring grant round in order to let funds accumulate. Mr. Englerth shared for the benefit of the new members that the Authority has granted a large portion of the funds that it has received and that recent board meetings had resulted in a decision to make grants based on one unencumbered funds held within the York County Land Bank Authority's Bank Account only, as opposed to making grants based on anticipated revenue. Mr. Englerth suggested that the board would need to decide if it preferred to open a grant round, with the current funds which could support a range of small grants or defer the grant round to reserve funds for potentially larger impact projects.

Mr. Michael Black asked Ms. Terroso how many home sales were projected for 2026. Ms. Terroso explained that interest rates were below 6% and that home sales would likely tick up in 2026. She noted that home sales were down 1% in 2025 from 2024, but that lower interest rates which had peaked at around 8% are likely to spur refinancing. Mr. Archie Palmore asked for clarification regarding the definition of unrestricted funds. Ms. Hogeman clarified that these are funds generated from fees, donations, interest income, and other sources. Mr. Englerth made the distinction that unencumbered funds are Demolition Dollars which have been received, are in York County Land Bank Authority's possession but have yet to be pledged to a project. This is in contrast to encumbered funds which have been awarded to a project but have yet to be disbursed pending the completion of the project and necessary reporting. This distinction is relevant because the Demolition Grant operates on a reimbursement basis. Mr. Palmore asked what happens after a grant agreement expires if a project is not completed. Mr. Englerth clarified that this is an ongoing discussion.

Mr. Michael Pritchard asked if there were any pending projects with the Blighted Property Committee Review Committee(BPRC). Ms. Hogeman clarified that there were no projects at the moment and offered that BPRC is working to expand its outreach efforts. Ms. Hogeman noted that there could be an opportunity to delay a grant round in order to build funds for future grant rounds or as a reserve fund. Mr. Englerth elaborated stating that the role of the BPRC as an enforcement tool to assist a Municipality with taking a property via eminent domain if a municipality is unable to encourage a property owner to remediate a property that is blighted. BPRC serves a limited role for these cases.

Mr. Englerth asked Ms. Hogeman to provide an overview regarding the pending Blight Inventory project, and to discuss how it might foster additional projects for both the YCLBA and BPRC.

Ms. Hogeman noted that there are two applications pending via the LSA program, to fund the Blight Inventory Project, which would survey priority areas, identified in cooperation with the York County Planning Commission, using a vehicle equipped with photo-imaging technology (Blight-mobile), and data collected would be analyzed via a proprietary software to identify blighted conditions and clusters of blight.

Mr. Englerth noted that the Land Bank upholds a standard that Demolition Funds could not be used to remediate a property that became blighted during the current property owner's ownership. Ms. Hormel offered that she liked the idea of postponing the spring grant round in order to provide additional time for strategic planning projects to be completed.

### **UPDATE ON IMPLEMENTATION OF ACT 48**

Ms. Kim Hogeman offered that progress is being made to Implement Act 48 and asked Mr. Salyards to talk a little bit more about the program. Mr. Salyards briefly reiterated the legislative history of the Act, noting that the Law was signed in 2024 and that it provides the ability for the County of York to institute a fee of up to \$250 on the sale of property at the Sheriff's Sale and Tax Sale. Mr. Salyards noted it had been the intent of staff to advocate for the enactment of this fee in Quarter 1, but that County Officials had reached out prior to the Holidays to get the process started. Solicitor Doyle and the County's Solicitor were finalized language for the ordinance. Mr. Salyards noted that after passage of the ordinance, a 90-day waiting period would begin before the collection of the fees would begin. Mr. Salyards estimated that fee would generate something on the order of tens of thousands of dollars per year, but that these funds could be used for rehabilitation or demolition. Discussion ensued about the possibility of the use of the funds.

Ms. Doyle clarified that she has been working to ensure that these funds operate similarly to the way that the Demolition Funds are conveyed to the York County Bank Authority and that legally the funds could be granted to private partnerships, if approved by the Authority Board.

Ms. Hormel suggested that it may be almost a year until the Board actually grants the funds to allow time for funds to accumulate. Mr. Englerth suggested that a policy conversation be conducted at the committee level to further define the use of the funds and the manner in which the funds will be granted. Ms. Doyle noted that Act 48 uses the Urban Redevelopment Law definition of blight, which is not nearly as strict as the definition of blight used in Act 152 of 2016 which governs the use of the Demolition Funds.

Mr. Englerth asked about the status of the memorandum of understanding with the County of York for the transfer of the Act 152 recording fee revenue to the Authority. Ms. Hogeman noted that renewal is an action item for Q1. Mr. Englerth asked if the Act 152 fee had increased. Mr. Salyards provided a recap of the legislative history and offered that there is still discussion about raising the fee, possibility of an automatic increase for inflation, but that this has not happened, yet.

### **TRAIL TOWNS FAÇADE GRANT – ROUND 2 DISCUSSION**

Ms. Kim Hogeman noted that the Authority may be receiving funds to facilitate another round of the York County Trail Towns Façade Grant Program but asked to table this discussion until the next meeting since funds have yet to be received. Ms. Hogeman asked Mr. Salyards to provide an overview for the new members on the York County Trail Towns Program generally and on the Last Façade Grant Round. Mr. Salyards shared an overview of the Trail Towns Program and noted that in the Spring of 2024 the Trail Towns Program awarded \$83,000 in grants to 16 grantees to improve the facades of their building, the York County Land Bank Authority matched

three of the grants with roughly \$20,000 in Demolition funds to complete eligible demolition aspects of the projects.

Discussion ensued on the last time that York County Land Bank Authority had worked to support the York County Trail Towns Façade Grant.

### **GOOD OF THE ORDER**

Mr. Englerth shared a reminder regarding the need to complete an annual State of Financial Interest. Ms. Sarah Doyle clarified that either the County or the Authority likely needs to collect Statements of Financial Interest, but that she would seek further clarification on that. Authority Members are required to complete a disclosure for the 2025 calendar year, no later than May 1<sup>st</sup>.

Mr. Englerth asked Ms. Hogeman about the announcement that the YCEA building had sold. Ms. Hogeman shared that the YCEA executed a sales agreement with Community Progress Council (CPC) in December 2025 and that YCEA would be relocating. CPC bought the building to house their services which will include Head Start and other function and that its location suits their need. CPC will be embarking on major renovation of the property to retrofit the facility, which has not seen major improvements since the 1990s. YCEA will be relocating somewhere else in the City of York, but the location is not confirmed as of yet.

Mr. Frank Countess congratulated Ms. Heidi Hormel for being elected and sworn-in as the Mayor of Hanover Borough. Mr. Archie Palmore offered that he is honored to serve on the Board and looks forward to working with the Board. Ms. Hormel stated that she is very happy to be Mayor and shared that she has already broken two tied votes of the Council. Mr. Englerth offered congratulations to Mr. Staub on his nine years of service to the Springettsbury Township Planning Commission, from which he retired at the end of 2025.

### **ADJOURNMENT**

There being no further business to be brought before the Authority, the meeting was adjourned at 4:30 p.m.

**Balance Sheet**  
**As of 12/31/2025**

**YORK COUNTY LAND BANK AUTHORITY (LBA)**

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<b>Assets</b>			
<b>Current Assets</b>			
103-000	CASH-YTB:GEN	\$ 22,715.32	
104-000	CASH-YTB GRANT:GEN	\$ 155.97	
105-000	CASH-YTB MONEY MKT:GEN	\$ 777,844.13	
110-000	ACCOUNTS RECEIVABLE:GEN	\$ 111,195.00	
	<b>Total Current Assets:</b>		\$ 911,910.42
	<b>Total Assets:</b>		\$ 911,910.42
<b>Liabilities</b>			
<b>Current Liabilities</b>			
200-000	ACCOUNTS PAYABLE:GEN	\$ 27,299.96	
	<b>Total Current Liabilities:</b>		\$ 27,299.96
	<b>Total Liabilities:</b>		\$ 27,299.96
<b>Equity</b>			
320-000	Retained Earnings	\$ 891,595.93	
320-000	Retained Earnings-Current Year	\$-6,985.47	
	<b>Total Equity:</b>		\$ 884,610.46
	<b>Total Liabilities &amp; Equity:</b>		\$ 911,910.42

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**Income Statement  
For The 12 Periods Ended 12/31/2025**

**YORK COUNTY LAND BANK AUTHORITY (LBA)**

		Period to Date	% of Revenue	Year to Date	% of Revenue
<b>Revenue</b>					
401-000	BLIGHT DEMO FEE INCOME:GEN	\$ 39,615.00	96.84%	\$ 395,115.00	96.95%
402-000	OTHER FEE INCOME:GEN	\$ 300.00	0.73%	\$ 600.00	0.15%
430-000	INTEREST INCOME:GEN	\$ 991.18	2.42%	\$ 11,811.03	2.90%
<b>Total Revenue:</b>		\$ 40,906.18	100.00%	\$ 407,526.03	100.00%
<b>Gross Profit:</b>		\$ 40,906.18	100.00%	\$ 407,526.03	100.00%
<b>Expenses</b>					
500-000	ADMIN - YCEA:GEN	\$ 25,644.90	62.69%	\$ 25,644.90	6.29%
510-000	ADMIN-LEGAL:GEN	\$ 798.00	1.95%	\$ 6,300.00	1.55%
511-000	ADMIN - OTHER:GEN	\$ 337.06	0.82%	\$ 796.60	0.20%
512-000	ADMIN-AUDIT:GEN	\$ 520.00	1.27%	\$ 6,770.00	1.66%
600-000	DEMOLITION EXPENSE:GEN	\$ 150,000.00	366.69%	\$ 375,000.00	92.02%
<b>Total Expenses:</b>		\$ 177,299.96	433.43%	\$ 414,511.50	101.71%
<b>Net Income From Operations:</b>		\$-136,393.78	-333.43%	\$-6,985.47	-1.71%
<b>Earnings Before Income Tax:</b>		\$-136,393.78	-333.43%	\$-6,985.47	-1.71%
<b>Net Income (Loss):</b>		\$-136,393.78	-333.43%	\$-6,985.47	-1.71%

YCLBA Unrestricted Income Tracking - Through 12/31/25

	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	300.00	-	991.18	1,291.18
Total Rec'd in 2025	\$ 600.00	\$ -	\$ 11,811.03	\$ 12,411.03
Total	\$ 11,073.60	\$ 25,900.00	\$ 39,960.81	\$ 76,934.41

Note: No unrestricted funds have been expended as of 12/31/25.

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU), reached this \_\_\_\_ day of \_\_\_\_\_, 2026 by and between the County of York (County) and the York County Land Bank Authority (YCLBA), shall be effective \_\_\_\_\_, 2026, , and shall continue until this MOU is terminated in accordance with the provisions herein (the period between the Effective Date and the date of expiration or termination, shall be referred to as the “Term” of this MOU).

### WITNESSETH:

**WHEREAS**, Act 152 of 2016, which amended the Recorder of Deeds Fees Law, requires that any fee collected pursuant to Act 152 shall be deposited into a Demolition Fund to be used exclusively for the demolition of blighted properties; and

**WHEREAS**, pursuant to Act 152, the County enacted the Recording Fee Ordinance on April 4, 2018 for the Recorder of Deeds to collect a fee of fifteen dollars (\$15.00) for each deed or mortgage recorded effective May 1, 2018; and

**WHEREAS**, Act 48 of 2024, which amended the Real Estate Tax Sale Law, allows a tax claim bureau conducting a sale of property or a sheriff in a mortgage foreclosure to collect a fee set by ordinance of no greater than \$250 from the buyer as condition of conveying title to the property; and

**WHEREAS**, fees generated under Act 48 shall be used exclusively for the demolition or rehabilitation of blighted property located in the county; and

**WHEREAS**, the County enacted Ordinance 2026-1 on January 21, 2026 for the York County Tax Claim Bureau to collect a fee of two hundred and fifty dollars (\$250.00) for each sale pursuant to the Real Estate Tax Sale Law in mortgage foreclosure actions beginning on April 21, 2026; and

**WHEREAS**, the County has designated the YCLBA as the entity 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 County of York and the City of York; and

**WHEREAS**, the County and the YCLBA jointly desire to enter into a MOU for the purpose of funding a Demolition Fund pursuant to Act 152 and Demolition and Rehabilitation Fund pursuant to Act 48 to be used to fund programs managed by the YCLBA (the “Blight Remediation Programs”); and

**NOW THEREFORE**, with the above-referenced matters incorporated herein, the parties hereby agree as follows:

1. The Treasurer’s Office for the County and the Tax Claim Bureau for the County shall collect the fees in accordance with Act 152 and Act 48;
2. The Treasurer’s Office for the County and the Tax Claim Bureau for the County shall disburse the proceeds to the YCLBA within sixty (60) days after the end of each calendar month;
3. Such funds shall be utilized by the YCLBA for the following purposes:
  - a. Demolition of blighted properties in the County of York and the City of York
  - b. Demolition and Rehabilitation of blighted properties in the County of York and City of York

- c. Administration of the Blight Remediation Programs;
4. Annually, the YCLBA will provide the County a detailed performance report including all of the details outlined in the Land Bank Authority Ordinance;
  5. .. This MOU shall continue into perpetuity unless otherwise terminated by a Party providing at least six month's written notice of termination to the non-terminating Party. Upon notice of termination, the Parties shall cooperate to appropriately effectuate the termination.
  6. The YCLBA shall file an annual report pursuant to Act 152-2016 which shall be filed with the Department of Community and Economic Development (DCED), along with all other necessary documents required to be filed pursuant to the Act 152 or Act 48 and all amendments. Such report(s) shall also be provided to the County.

**SIGNATURE LINE TO IMMEDIATELY FOLLOW**

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties approved the execution and delivery of this MOU on the date first above written.

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York County, PA

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YCLBA, Chairman