

YORK COUNTY LAND BANK AUTHORITY



Thursday, March 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

- | | |
|--|-----------------|
| 1. Call to Order | Thomas Englerth |
| Comments or Questions from the Public | |
| 2. Meeting Minutes – February 2026 | Thomas Englerth |
| 3. Financial Statements – January 2026 | Thomas Englerth |
| 4. Project Discussion | Kim Hogeman |
| a. Demolition Grant 745-747 W Mason – Action | |
| b. Servants – Reimbursement Action | |
| 5. Funding MOU – Action | Kim Hogeman |
| 6. Trail Towns Façade Grant – Update | |
| 7. Good of the Order | Thomas Englerth |
| 8. Resolutions of Appreciation | |
| 9. Next Meeting: April 16, 2026 | |
| 10. 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
February 19, 2026

A meeting of the York County Land Bank Authority (“YCLBA”) was held on February 19, 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:

Ms. Heidi Hormel
Mr. Frank Countess
Mr. Joseph Mulá

Mr. Michael Pritchard
Mr. Archie Palmore

The following Authority members were in attendance virtually via zoom:

Ms. Shanna Terroso

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 in attendance: Ms. Nadia Farooq, a Penn State York Student, shadowing Ms. Hogeman.

CALL TO ORDER

In the absence of Mr. Englerth and Mr. Black, Mr. Frank Countess, Secretary, called the meeting to order at 3:30 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. Ms. Kim Hogeman introduced Ms. Nadia Farooq, a student at Penn State York, majoring in Finance, who was shadowing Ms. Kim Hogeman for the day. Ms. Hogeman noted that Ms. Farooq has an interest in project management.

CHAIR COMMENTS

Mr. Countess welcomed the Board.

MINUTES

Mr. Countess asked if there were any questions or comments on the Annual and January Meeting Minutes, which were circulated prior to this meeting. On a motion by Mr. Archie Palmore, properly seconded by Mr. Joseph Mulá, a vote was conducted by roll call, and the Board approved the Annual and January Meeting Minutes as presented.

FINANCIALS

The financial statements for December 2025 were distributed to the board prior to the meeting. Ms. Kim Hogeman shared that the receipts of the Demolition Fee were higher than average at roughly \$39,000. Mr. Countess verified that the balance of the Land Banks Funds, less unrestricted funds, and administrative costs, \$155,000, was available for grants. Ms. Hogeman noted that the Board discussed forgoing a spring grant round this year. On a motion made by Mr.

Mike Pritchard, properly seconded by Mr. Archie Palmore, a vote was conducted by roll call, the Board approved the December Financial Statements as presented.

PROJECT DISCUSSION

Demolition Grant Extension Discussion

Ms. Kim Hogeman shared that based on recent discussions, the expiration dates for grant agreements are now tracked on the pipeline document for the review of the board and staff tracking. Ms. Hogeman noted that there were three grants that would expire in the coming months, two in April and one in May.

a. 745 West Mason Avenue

Ms. Hogeman noted that the first grant was for 745 West Mason Avenue (District Magistrate's Office). Ms. Hogeman noted that this is a County Project. The County Commissioners received a request from Toys for Tots to store items there for 6-9 months, which resulted in a delay for the demolition. Ms. Hogeman noted that the County feels that they can complete the Demolition project within 6 months. Ms. Hogeman recommended extending the Demolition contract for another year.

On a motion made by Mr. Joseph Mula properly seconded by Mr. Mike Pritchard the Board approved staff extending the grant agreements for the County of York with for a period of 12 months, expiring on April 29, 2027.

b. Servant's Inc.

Ms. Hogeman noted that this was the first time that this type of grant had been given. Ms. Hogeman noted that she was not asking for an extension, under the assumption that the work had likely been completed and that staff would follow up with Servants to determine if the work has been completed and if the grant can be closed.

c. Zion Lutheran Church

Ms. Hogeman noted that the Zion Lutheran Church project currently has a funding gap for matching funds for one of the grants that is in the capital stack. While the performance period for the grant extends through May 2027, the York County Land Bank Authority Demolition Grant for the project expires in May 2026. Ms. Hogeman noted that the Board could consider an extension for demolition grant or defer the decision to a later date. Mr. Countess recapitulated the details of the project, recalling that the church is located next to the Yorktowne Hotel, and will require significant work in order to enable its use as a part of the Yorktowne Campus, but once completed will provide a significant economic benefit for the community – in addition to preserving a historic landmark in the City of York.

Ms. Hormel asked for clarification regarding the timeline of the project. Ms. Hogeman noted that returning the grant would be a last resort and the YCIDA continues to seek other funding streams for the project. Ms. Doyle clarified that there would be an option for the York County Land Bank Authority to rescind the grant if the project is no longer viable.

Mr. Countess explained that financing may be available to ensure that the grant can be completed within the time allotted.

On a motion made by Ms. Heidi Hormel properly seconded by Mr. Archie Palmore the Board approved staff entering negotiations to extend the grant agreements for the YCIDA with for a period of 12 months, expiring on May 15, 2027.

Ms. Hogeman shared an update on the other ongoing projects listed on the pipeline tracker document. Ms. Hogeman shared that the 11 Main Street, Railroad and 1 S. George Street, York projects were still moving forward, but that the 462-464 W. Market Street, York project may be

jeopardy of losing its ARPA funding, at which point the project will no longer be viable. The 701-703 Prospect Street, York project is making progress and should be wrapped up soon. Mr. Pritchard asked about the status of the 244-252 N. George Street project. Ms. Hogeman shared that she had not received any updates but noted that RSDC is working diligently toward a solution.

Ms. Hormel shared that current plans for the Hanover Theatre would demolish the auditorium space to create parking spaces and that the lobby section would be repurposed for the office of the Hanover Chamber, Main Street Hanover, and a business incubator space. Ms. Hormel offered to gather some more information and share an update at a future meeting. Discussion ensued on proposed plans for the Hanover Theatre.

Ms. Hogeman concluded by stating that the 1 E. Franklin, New Freedom building has not moved at this point, but would be a priority in the future.

UPDATE ON IMPLEMENTATION OF ACT 48

Ms. Hogeman shared that the Act 48 Ordinance has passed and will be effective in April 2026. Ms. Hogeman and Solicitor Doyle are working to negotiate a MOU with the County to include the distribution of the Act 152 and Act 48 funds, which will have three distinct sources the Recorder of Deeds (Act 152 of 2016), and the Sheriffs Office and Tax Claim Officer (Act 48 of 2024). Staff will review with Ms. Sarah Doyle to verify. Solicitor Doyle noted that it may be efficient to review and update the bylaws at the same time. Staff will provide updates as information becomes available. Ms. Shanna Terroso noted that there 536 foreclosure filings in 2025, but that there could be filings on the same property.

TRAIL TOWNS FAÇADE GRANT – ROUND 2 DISCUSSION

Mr. Salyards provided an update for the Board regarding the York County Trail Towns Façade Grant Program, noting that as the YCEA team is working to close out the grant which initially funded the Trail Towns program, \$32,000 has been set aside to be distributed to the York County Land Bank Authority to facilitate a second round of the Trail Towns Façade Grant which was initially offered in 2024. The grant was open to designated Trail-Friendly Businesses and property owners in designated main street areas (as identified in the guidelines) within the York County Trail Towns. Mr. Salyards noted that the YCLBA Board could decide to provide demolition funding for eligible activities to match the Trail Towns funding. Ms. Hogeman noted that the program would likely be run using the same guidelines and procedure which had previously been developed.

Mr. Pritchard asked if the program might be able to benefit property owners in Spring Grove, where a segment of the Hanover Trolley Trail is located. Mr. Salyards stated that Spring Grove is not currently a York County Trail Town but would certainly be included if the Trail Towns Program were to expand. Mr. Salyards also noted that designated Trail-friendly businesses regardless of location would be eligible to benefit from the program.

GOOD OF THE ORDER

Nadia Farooq shared that her favorite part of the day was meeting with small developers and investors and Ms. Hogeman noted that they had a busy day.

Ms. Shanna Terroso stated that she would share an email with the Board containing RAYAC's annual report with a 10-year look back.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting was adjourned at 4:18 p.m.

Balance Sheet
As of 1/31/2026

YORK COUNTY LAND BANK AUTHORITY (LBA)

| Assets | | | |
|----------------------------|--|---------------|---------------|
| Current Assets | | | |
| 103-000 | CASH-YTB:GEN | \$ 66,999.11 | |
| 104-000 | CASH-YTB GRANT:GEN | \$ 155.97 | |
| 105-000 | CASH-YTB MONEY MKT:GEN | \$ 778,828.48 | |
| 110-000 | ACCOUNTS RECEIVABLE:GEN | \$ 75,660.00 | |
| | Total Current Assets: | | \$ 921,643.56 |
| | Total Assets: | | \$ 921,643.56 |
| Liabilities | | | |
| Current Liabilities | | | |
| 200-000 | ACCOUNTS PAYABLE:GEN | \$ 1,768.00 | |
| | Total Current Liabilities: | | \$ 1,768.00 |
| | Total Liabilities: | | \$ 1,768.00 |
| Equity | | | |
| 320-000 | Retained Earnings | \$ 884,610.46 | |
| 320-000 | Retained Earnings-Current Year | \$ 35,265.10 | |
| | Total Equity: | | \$ 919,875.56 |
| | Total Liabilities & Equity: | | \$ 921,643.56 |

**Income Statement
For The 1 Periods Ended 1/31/2026**

YORK COUNTY LAND BANK AUTHORITY (LBA)

| | | Period to Date | % of Revenue | Year to Date | % of Revenue |
|------------------------------------|----------------------------|----------------|--------------|--------------|--------------|
| Revenue | | | | | |
| 401-000 | BLIGHT DEMO FEE INCOME:GEN | \$ 36,045.00 | 97.33% | \$ 36,045.00 | 97.33% |
| 430-000 | INTEREST INCOME:GEN | \$ 988.10 | 2.67% | \$ 988.10 | 2.67% |
| Total Revenue: | | \$ 37,033.10 | 100.00% | \$ 37,033.10 | 100.00% |
| Gross Profit: | | \$ 37,033.10 | 100.00% | \$ 37,033.10 | 100.00% |
| Expenses | | | | | |
| 512-000 | ADMIN-AUDIT:GEN | \$ 1,768.00 | 4.77% | \$ 1,768.00 | 4.77% |
| Total Expenses: | | \$ 1,768.00 | 4.77% | \$ 1,768.00 | 4.77% |
| Net Income From Operations: | | \$ 35,265.10 | 95.23% | \$ 35,265.10 | 95.23% |
| Earnings Before Income Tax: | | \$ 35,265.10 | 95.23% | \$ 35,265.10 | 95.23% |
| Net Income (Loss): | | \$ 35,265.10 | 95.23% | \$ 35,265.10 | 95.23% |

YCLBA Unrestricted Income Tracking - Through 1/31/26

| | 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 |
| 2025 | 600.00 | - | 11,811.03 | 12,411.03 |
| Total - Prior Years | \$ 11,073.60 | \$ 25,900.00 | \$ 39,960.81 | \$ 76,934.41 |
| 26-Jan | - | - | 988.10 | 988.10 |
| 26-Feb | | | | - |
| 26-Mar | | | | - |
| 26-Apr | | | | - |
| 26-May | | | | - |
| 26-Jun | | | | - |
| 26-Jul | | | | - |
| 26-Aug | | | | - |
| 26-Sep | | | | - |
| 26-Oct | | | | - |
| 26-Nov | | | | - |
| 26-Dec | | | | - |
| Total Rec'd in 2026 | \$ - | \$ - | \$ 988.10 | \$ 988.10 |
| Total | \$ 11,073.60 | \$ 25,900.00 | \$ 40,948.91 | \$ 77,922.51 |

Note: No unrestricted funds have been expended as of 1/31/26.

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.

York County, PA

YCLBA, Chairman