YORK COUNTY LAND BANK AUTHORITY
MEETING MINUTES
August 20, 2026

A meeting of the York County Land Bank Authority ("YCLBA") was held on August 20, 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. Tom Englerth
Ms. Frank Countess
Mr. Michael Pritchard
Ms. Sarah Doyle
Mr. Michael Black
Ms. Shanna Terroso
Mr. Joeseph Mulá

The following members of the York County Economic Alliance were also in attendance: Ms. Kim Hogeman, AVP, Economic & Community Development; Ms. Erin Strine, Manager, Economic & Community Development; and Mr. Brendan Salyards, Manager, Economic Initiatives & Analysis.

CALL TO ORDER
Chairman Englerth called the meeting to order at 3:32 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. No comments were offered.

CHAIR COMMENTS
Chairman Englerth welcomed the Board.

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

FINANCIALS
The financial statements for March, April, May, June, and July 2026 were distributed to the board prior to the meeting. On a motion made by Ms. Shanna Terroso, properly seconded by Mr. Frank Countess, a vote was conducted by roll call, the Board approved the March, April, May, June, and July Financial Statements as presented.

MARKETING MATERIALS
Ms. Erin Strine provided an update on several new marketing materials that were developed by staff. Ms. Strine described her work redesigning the BPRC Flow Chart and that the document includes a link to the new BPRC property submission form. Staff also developed a new BPRC informational flyer, which provides additional information on the BPRC process. Ms. Strine also developed a new flyer to replace the old YCLBA tri-fold brochure, which summarized the purpose of both organizations. Ms. Strine stated that this flyer will be used as collateral to leave behind after meetings. Mr. Frank Countess asked about sharing the documents with contractors and

construction firms for their awareness. Mr. Countess suggested that Associated Builders and Contractors (ABC) might be a good place to start.

Mr. Englerth expressed his hope that these marketing materials are easier for municipalities to understand, and asked Ms. Strine to provide an overview of the outreach that staff have been conducting. Ms. Strine briefly recapitulated the outreach efforts that staff had undertaken, sharing that she and Mr. Salyards had presented to Hanover Borough and debuted the new marketing materials at the York County Borough's Association meeting in June.

Ms. Strine noted that she would be presenting to the York County Planning Commission, later in the year. Mr. Pritchard suggested attending the Second-Class Township's Commission and the Zoning Officers Group. Ms. Doyle agreed, noting that the Zoning officers would be worth given that many of the code enforcement officials attend those meetings as well.

GRANT PROGRAM UPDATE

Ms. Erin Strine shared that staff have yet to receive any applications for the York County Land Bank Authority's Blight Demolition Grant, but that staff anticipated the applications to be submitted near the deadline to apply. Ms. Strine provided a summary of the anticipated grant applications and noted that staff estimated that there will be approximately $500,000 available to grant. Ms. Strine stated that she planned to send a reminder email out to the organizations and individuals that had expressed an interest in applying.

REIMBURSEMENT REQUEST

- RSDC Gloria's/Northern Gateway

  Ms. Strine shared that the demolition aspects of the Northern Gateway project have been completed by RSDC and that they submitted the required documentation for reimbursement. She added that that the appearance of the site is much improved. On a motion made by Ms. Shanna Terroso, properly seconded by Ms. Sarah Doyle, a vote was conducted by roll call. Mr. Michael Black, Ms. Frank Countess, Ms. Shanna Terroso, Mr. Michael Pritchard, and Ms. Sarah Doyle voting in the affirmative, and Mr. Tom Englerth, and Mr. Joseph Mulá abstaining due to having provided contractual services to Royal Square Development & Construction, the Board approved releasing $150,000 in Demolition Funding to Royal Square Development & Construction.

GRANT CONTRACT TERMINATIONS

- Servants, Inc.

  Ms. Kim Hogeman stated that staff had met with Servants and that they had not submitted any documentation to close out their grant. Ms. Hogeman suggested that administrative capacity may be a barrier. Mr. Frank Countess asked which members of the Servants team staff had been working with. Ms. Hogeman answered that she had been working with Trent Davis.

  Ms. Hogeman noted that with additional staff support, it would be worthwhile trying to coordinate with Servants again. On a motion made by Mr. Michael Pritchard, properly seconded by Mr. Frank Countess, a vote was conducted by roll call, the Board approved terminating the contract which had been for up to $10,000 in Demolition funding pending submission of documentation.

- BFW Group – Doctor's Row

  Ms. Kim Hogeman noted that the project is no longer moving forward due to the loss of ARPA funds which had been previously awarded by the City. This funding was reallocated due to the imminent deadline to expend dollars provided via ARPA. Ms. Hogeman had shared that she extended an opportunity for BFW to apply in the future. On a motion made

by Ms. Sarah Doyle, properly seconded by Mr. Michael Pritchard, a vote was conducted by roll call, the Board approved terminating $50,000 Demolition contract.

ANNUAL REPORT

Ms. Kim Hogeman shared that a copy of the annual report was appended to the end of the board packet. Mr. Englerth noted that he would like to see staff determine a way to track the increase to the tax rolls for the projects that have been completed. Ms. Hogeman noted that based on the grants provided YCLBA has leveraged $152 million in economic development projects.

Mr. Pritchard offered to assist with determining the increased to assessed valued for projects completed using YCLBA funding. In response to a question from Mr. Countess, Ms. Hogeman answered that grant impact is tracked based on municipality and grantee entity type.

GOOD OF THE ORDER

Ms. Hogeman told that Board that that staff have been very involved with the formation of the PA Land Bank Network and that several of YCLBA's documents have been shared as best practices with the network members. She also noted that she is serving on the steering committee for the PALBN.

Mr. Tom Englerth shared that he had received two calls from residents of Elk County asking for information regarding the York County Land Bank. Ms. Hogeman offered to reach out via the PALBN network to determine if Elk County has a Land Bank.

Mr. Englerth asked if there were any additional comments for the good of the order. Ms. Terroso asked about the expiration of RSDC's Gloria's/Northern Gateway project and the other grants expiring in October. Ms. Hogeman noted that the RSDC grant period had been extended and that she would coordinate with the grantees who have upcoming deadlines to complete their demolition projects.

Mr. Frank Countess asked if there had been RACP grant awarded for the Hanover Theatre. Discussion ensued concerning the status of the Hanover Theatre with Mr. Englerth recalling that the Borough had secured several quotes, but that a partial demolition of the building was more expensive than a total demolition of the project. The condition of the structure and the limited functionality of the space make it a difficult project. Mr. Englerth noted that the full demolition of the structure is an option that is being considered. He also offered his opinion that fire protection was one of the most interesting features of the building, and if there were a fire in the projection room, metal grates would drop from the ceiling, sealing off the room.

Mr. Englerth presented Ms. Doyle with a resolution, thanking Ms. Doyle for service as the inaugural solicitor for the York County Land Bank Authority. Ms. Doyle stated that she was glad that she would be able to continue to participate as a board member.

Mr. Englerth asked if East Prospect was ready for a YCLBA grant. Ms. Hogeman noted that they would be within the year and that the Borough Council would feel more comfortable initiating eminent domain proceedings with a grant for demolition secured.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting was adjourned at 4:10 PM.