YORK COUNTY
LAND BANK AUTHORITY

LAND BANK AUTHORITY
A YORK COUNTY INITIATIVE

Thursday, October 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, Archie Palmore, Joesph Mulá, Sarah Doyle

1.	Call to Order	Thomas Englerth
	Comments or Questions from the Public	
2.	Meeting Minutes – September 2026	Thomas Englerth
3.	Financial Statements – September 2026	Thomas Englerth
4.	Demolition Grant Review	Erin Strine
5.	Action for 2026 Grant Approvals	
6.	York County Municipal Building Grant	Kim Hogeman
7.	Good of the Order	Thomas Englerth
8.	Next Meeting: November 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
September 17, 2026

A meeting of the York County Land Bank Authority ("YCLBA") was held on September 17, 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
Mr. Archie Palmore
Ms. Sarah Doyle
Mr. Michael Black
Ms. Heidi Hormel
Mr. Tim Staub
Mr. Joseph 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. The board was also joined by Nicholas Troutman, a resident of Hallam Borough.

CALL TO ORDER

Chairman Englerth 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. Mr. Nicholas Troutman asked if there were any municipalities in Eastern York County that the York County Land Bank Authority is aware of that have blighted properties and might be able to be remediated. Ms. Hogeman noted that the YCLBA doesn't have an inventory but envisions this for a future effort. Mr. Troutman asked if there might be any vacant properties in the greater Hallam area where he might be able to relocate his auto- garage to. He currently operates in Glen Rock.

CHAIR COMMENTS

Chairman Englerth welcomed the Board.

MINUTES

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

FINANCIALS

The financial statements for August 2026 were distributed to the board prior to the meeting. On a motion made by Mr. Joesph Mulá, properly seconded by Mr. Tim Staub, a vote was conducted by roll call, the Board approved the August Financial Statements as presented.

REIMBURSEMENT REQUEST

- RSDC - Comfort Station

  Ms. Erin Strine shared that the demolition aspects of Royal Square Development & Construction's project to complete demolition and stabilization for the Comfort Station and Mural Arts Hotel is complete. The grant expires on October 16th. A site visit is scheduled at the end of September. Mr. Palmore asked if that was the total cost of the expenses for demolition. Ms. Strine noted that $40,000 was the amount of the grant awarded in October 2025. Mr. Countess asked if the comfort station was permanently sealed. Ms. Hogeman noted that she and Ms. Strine would be visiting on September 29th. Mr. Pritchard asked if the approval would be contingent upon final inspection

  On a motion made by Ms. Doyle, properly seconded by Mr. Pritchard, a vote was conducted by roll call, and the Board unanimously approved releasing, with Mr. Mulá abstaining, demolition funds in the amount of $40,000 to Royal Square Development & Construction, barring an unsatisfactory site visit.

GRANT REVIEW WORKSHOP

- Ms. Hogeman provided an overview of the status of active grants and the inactive pipeline and noted that many of the outstanding grants have been closed out, but that staff anticipate that there will be a significant number of grants once this current round is awarded. Ms. Hogeman noted that staff had reviewed the applications. Ms. Hogeman noted that all grants were reviewed and are eligible. Staff have made recommendations to the Board for the funding levels, based upon the goals of spreading the grants across as many of the Trail Towns as possible, proximity to the trail assets in each community, and project need.

  Mr. Brendan Salyards provided an overview of the Grant applications received for the Trail Towns Façade Grants. Mr. Salyards noted that there were a total of 19 applications submitted, with one application ineligible, and one duplicate application submitted to provide additional documentation. The 17 eligible applications requested funding in excess of $135,000 with only $49,852.74 available to grant.

  Mr. Salyards proceeded to summarize each of the Trail Towns Façade Grant applications received that were proposed for funding.

- 118 Frederick Street, Hanover Borough

  Mr. Salyards shared that Aiello Rentals submitted an application for façade improvements on a redevelopment project, with a total project cost of $2 million. They applied for $10,000. Ms. Hormel asked for clarification regarding the picture shown of the property, which she believed showed only part of the building. Ms. Hogeman noted that applicants submitted a lot of documentation and Mr. Salyards picked one photo. Ms. Hogeman noted that staff would verify which portion of the building the façade grant was supporting.

- 123 Baltimore Street, Hanover Borough

  Mr. Salyards stated that Ameila Symone Bridal requested $900 to install new window signage with a revised logo.

- 58 West Market Street, York City:

  Mr. Salyards summarized that Men in the Kitchen requested $10,000, however, this figure was for the total cost of the project. He noted that the maximum grant award could have been $5,000 but based on staff review of the budget items submitted, portions of the project costs were ineligible. Mr. Michael Pritchard asked about the particulars of the

signage project and if they were changing signage or putting up new signage. Discussion ensued on the possible applicability of HARB requirements.

- 369 N. George Street, York City
  Mr. Salyards offered that Keystone Kidspace had requested $3,750 for beautification of a concrete retaining wall that was installed as part of the realignment of the Heritage Rail Trail over the N. George St. Bridge.

- 117 Main Street, Glen Rock:
  Mr. Salyards explained that Stella Raffensberger had applied for $10,000 for window replacement of a multi-family rental property in Glen Rock.

- 28-30 Water Street, Glen Rock:
  Mr. Salyards stated that the owner of the Laundromat building in Glen Rock had applied for $10,000 for siding improvements. The property is located in close proximity to the Ruins Hall Project.

- 601 S. Front Street, Wrightsville
  Mr. Salyards illustrated that an application had been submitted for $10,000 for the former Wrightsville Inn property, and that an application had also been submitted for a Demolition grant for this project.

- 8 E. Main Street, Railroad
  Mr. Salyards noted that an application was submitted by A Common Wall, LLC. Mr. Salyards noted that this was a Façade grant had previously been awarded for the property.

- 256 West Philadelphia Street, York City
  Mr. Salyards elucidated that Gather 256 had applied for $3,300 for repair of windows based on water intrusion.

- 15 E. Philadelphia Street, York City
  Mr. Salyards stated that the Grotto had applied for $10,000 for the stabilization of their façade. Joseph Mulá explained that this was the last cast iron façade left in the City of York.

- 153-156 N. George Street, York City
  Mr. Salyards stated that Royal Square Development & Construction (RSDC) had applied for funding for awning replacement at the Tassia Building. RSDC had submitted three applications but due to the demand, funding all three would be infeasible.

- 37 Manchester Street, Glen Rock
  Mr. Salyards continued his summary of the Trail Towns Façade Grants by explaining that the final application had been submitted by the new owner of the Glen Theatre. Mr. Michael Black asked about the viability of the project.

  Mr. Michael Pritchard asked staff to verify if partial funding would prevent any of the projects from being completed. Ms. Hormel asked about the guidelines and the applicability of residential properties. Mr. Salyards clarified that staff had followed DCED's Keystone Communities Façade Grant program guidelines and that residential properties were permitted to apply. Mr. Englerth asked staff to consider if there could be more funding provided to the Grotto.

Mr. Salyards proceeded to summarize each of the Blight Demolition Grant applications received that were proposed for funding.

- Water Street, Glen Rock
  Mr. Salyards specified that the first application received was submitted for the garage property within the Ruins Hall complex. The application submitted was for full demolition of the site, which would likely be re-utilized for parking. Ms. Hogeman noted that the Borough is working to acquire the property from the owner and staff is working closely with them assisting in this matter.

- 3100 N. George Street, Manchester Twp.
  Mr. Salyards summarized that Able Services had applied with a small request of $7,500 for demolition funds to remove a pergola type structure over their exterior space. Ms. Hogeman clarified that this is a small nonprofit organization, Ables Services is affiliated with Leg Up Farm and provides services to adults with developmental disabilities.

- 105 Sugar Maple Drive, Newberry Township
  Mr. Salyards shared that this was the first of three applications that had been submitted by a nonprofit developer in affiliation with Elite Properties. The application was for up to $30,000 of interior demolition costs. Mr. Salyards noted that there had been a request for all three applications to waive the recorded covenant to allow Elite to sell the properties as affordable/attainable housing. Ms. Hogeman added that all three applications were in different municipalities: Newberry, Lewisberry, and York Township. Discussion ensured on the nature of the relationship with the nonprofit and the request to exempt the projects from the requirement for a recorded covenant. Staff will communicate with Elite to better understand the relationship.

- 117 Main Street, Glen Rock
  Mr. Salyards noted that since the property does not appear to be blighted this application is ineligible for funding via the Demolition program.

- 30 S. Howard Street, York City
  Mr. Salyards explained that this was the first of two applications submitted by the Redevelopment Authority of the County of York (RDA) and that the RDA had requested $50,000 in demolition funds. Ms. Hogeman noted that the City RDA is working through the eminent domain process to acquire the property and that the plan is to acquire the property before the end of the year. The funds would be utilized for interior demolition to support the redevelopment of housing which would be available at an affordable rate. Ms. Hogeman clarified in response to a question from Ms. Hormel, that the redevelopment into affordable housing is a requirement due to the property being acquired using ARPA funds. Mr. Mike Black noted that the RDA had committed to making a payment in Lieu of Taxes for the property.

- 37-41 Frederick Street, Hanover
  Mr. Salyards summarized that Hanover Economic Development Corporation (HEDC) had applied for $150,000 in demolition funding for the full demolition of the theater. Discussion ensued on the scope of the project and the permits that HEDC would need to begin the project.

- 344 S. Pershing Ave. York
  Ms. Hogeman provided a summary of the project noting that the RDA had applied for $50,000 for demolition, but that a contingency should be made to ensure that proper engineering and relocation of residents of adjacent properties is made. Discussion ensured on the RDA's past demolition projects and the complexities of the project.

- 207 Market Street, Lewisberry
  Mr. Salyards noted that the next project was also submitted by Elite for $25,000 and that they proposed to demolish the front portion of the property to redevelop the home. Ms. Erin Strine noted that the property had been in its current condition for at least a year and a half, but that it had recently changed ownership.

- 47 W. Maple Street, East Prospect
  Ms. Hogeman shared with the Board E. Prospect Borough was applying for this project and is working with the Blighted Property Review Committee (BPRC) to declare as blighted and allow for the Borough to pursue eminent domain. The application was for $100,000 in demolition funding. Discussion ensued on the complexities of demolishing half of a duplex and the possibility of relocation of the tenants in the non-blighted side.

- 601 S. Front Street, Wrightsville
  Ms. Hogeman shared that the next project was the former Wrightsville Inn which has been vacant for some time. Mr. Salyards recalled that the plans included a second floor apartment, with possibly a brewery on the first floor. Mr. Salyards explained that the pictures were attempting to show the wall bowing out of plumb. The application had been submitted for $11,000 in demolition funding.

- 45 Alyce Circle, York Township
  Ms. Hogeman noted that the final application was from Elite for a property in York Township with a request for $26,539 in Demolition funding. Discussion ensued on the location of the property.

Ms. Hogeman offered that staff could share the full application documents with the Board for their review. Discussion ensued on the possibility of granting Elite a waiver for the recorded covenant. Discussion resumed on Able Services grant application and if the property met the legal definition of blight. Discussion moved to the total amount of funds that the board would like to grant. Mr. Englerth suggested taking a straw poll of the board members. Discussion ensued on the various timelines within which the projects could be completed, with Ms. Hogeman suggesting that the East Prospect project would likely take 24 months. Ms. Doyle suggested that staff ask Elite to rank their applications in priority order for funding. Discussions continued on the level of funding that the board could anticipate via Act 152 and if it would be prudent to skip the Spring Grant round again to allow more funds to accumulate for the next grant round.

GOOD OF THE ORDER

No comments were provided for the good of the order.

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting was adjourned at 5:11 PM.

Balance Sheet
As of 9/30/2026

YORK COUNTY LAND BANK AUTHORITY (LBA)

Assets			
Current Assets			
103-000	CASH-YTB:GEN	$ 99,988.63	
104-000	CASH-YTB GRANT:GEN	$ 165.97	
105-000	CASH-YTB MONEY MKT:GEN	$ 932,219.86	
110-000	ACCOUNTS RECEIVABLE:GEN	$ 71,385.00	
	Total Current Assets:		$ 1,103,759.46
	Total Assets:		$ 1,103,759.46
Equity			
320-000	Retained Earnings	$ 884,610.46	
320-000	Retained Earnings-Current Year	$ 219,149.00	
	Total Equity:		$ 1,103,759.46
	Total Liabilities & Equity:		$ 1,103,759.46

Income Statement
For The 9 Periods Ended 9/30/2026

YORK COUNTY LAND BANK AUTHORITY (LBA)

		Period to Date	% of Revenue	Year to Date	% of Revenue
Revenue					
401-000	BLIGHT DEMO FEE INCOME:GEN	$ 35,970.00	95.86%	$ 320,970.00	84.45%
402-000	OTHER FEE INCOME:GEN	$ 400.00	1.07%	$ 400.00	0.11%
404-000	FACADE GRANT INCOME:GEN	$ 0.00	0.00%	$ 49,252.74	12.96%
430-000	INTEREST INCOME:GEN	$ 1,153.93	3.08%	$ 9,470.25	2.49%
Total Revenue:		$ 37,523.93	100.00%	$ 380,092.99	100.00%
Gross Profit:		$ 37,523.93	100.00%	$ 380,092.99	100.00%
Expenses					
510-000	ADMIN-LEGAL:GEN	$ 0.00	0.00%	$ 1,407.00	0.37%
511-000	ADMIN - OTHER:GEN	$ 0.00	0.00%	$ 170.60	0.04%
512-000	ADMIN-AUDIT:GEN	$ 0.00	0.00%	$ 9,046.39	2.38%
513-000	UNRESTRICTED-OTHER:GEN	$ 320.00	0.85%	$ 320.00	0.08%
600-000	DEMOLITION EXPENSE:GEN	$ 150,000.00	399.74%	$ 150,000.00	39.46%
Total Expenses:		$ 150,320.00	400.60%	$ 160,943.99	42.34%
Net Income From Operations:		$-112,796.07	-300.60%	$ 219,149.00	57.66%
Earnings Before Income Tax:		$-112,796.07	-300.60%	$ 219,149.00	57.66%
Net Income (Loss):		$-112,796.07	-300.60%	$ 219,149.00	57.66%

YCLBA Unrestricted Income Tracking - Through 9/30/26

	Fee Income	Contributions	Interest	Expended	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	-	-	896.50	-	896.50
26-Mar	-	-	997.57	-	997.57
26-Apr	-	-	967.23	-	967.23
26-May	-	-	1,002.72	-	1,002.72
26-Jun	-	-	1,086.67	-	1,086.67
26-Jul	-	-	1,183.78	-	1,183.78
26-Aug	-	-	1,193.75	-	1,193.75
26-Sep	400.00	-	1,153.93	(320.00)	1,233.93
26-Oct					-
26-Nov					-
26-Dec					-
Total Rec'd in 2026	$ 400.00	$ -	$ 9,470.25	$ (320.00)	$ 9,550.25
Total	$ 11,473.60	$ 25,900.00	$ 49,431.06	$ (320.00)	$ 86,484.66

Note 1: $320 in unrestricted funds have been expended as of 9/30/26.

Note 2: In addition to unrestricted income, YCLBA has $49,252.74 in funding for façade grants.