REDEVELOPMENT AUTHORITY OF THE COUNTY OF YORK
October 7, 2026

The meeting was held Wednesday, October 7, 2026 for the Redevelopment Authority of the County of York, commencing at 8:00 a.m. The meeting was held in person at the Hanover Borough Council Building (33 Frederick St., Hanover). Notice of the in-person meeting location, Zoom link, and telephone number were provided to the public in advance by notice required by law.

The following Authority members were in attendance representing a quorum:

Tom Englerth	Heidi Hormel
Jose Santiago	Joe Mula

Also, in attendance were the following members of the York County Economic Alliance: Dr. Silas Chamberlin, Chief Strategy Officer; Kim Hogeman, Assistant Vice President, Economic & Community Development; and Erin Strine, Manager, Economic & Community Development.

Guests in attendance: Eric Mains, Hanover Borough; Oliver Hoar, Hanover Economic Development Corporation; Moriah Tyler, Hanover Main Street

CALL TO ORDER

Chair Tom Englerth called the meeting to order at 8:10 a.m., verified each Board member could hear and be heard by all others and noted that 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 were no comments from the public.

CONSENT AGENDA

Chair Englerth reviewed the consent agenda items: RACY Meeting Minutes for the September meeting and RACY Financial Statements for August 2026. On a motion by Mr. Joe Mula, properly seconded by Mr. Jose Santiago, a vote was conducted by roll call, and the Board approved the consent agenda unanimously as presented.

PRESENTATIONS

The Board heard updates from Mr. Eric Mains, Director of Planning & Engineering for the Borough of Hanover; Mr. Oliver Hoar, Chair, Hanover Economic Development Corporation; and Ms. Moriah Tyler, Executive Director, Main Street Hanover.

Mr. Mains provided an update on new and ongoing projects within the Borough. He shared that the renovation of the public safety building remains on schedule, with police relocation expected in early November and completion in July or August. Mr. Mains added that grants and private donations totaling approximately $1.3 million funded the project.

Mr. Mains also shared updates on infrastructure improvements, including sidewalk projects, parking lots and street paving, as well as other development projects in the Borough. Mr. Mains stated that the North Hanover Mall remains under agreement and in the due diligence phase for potential mixed-use redevelopment.

Finally, Mr. Mains shared that the Borough is conducting a Safe Streets comprehensive plan to address redevelopment, downtown priorities, parking, and pedestrian mobility.

Mr. Oliver Hoar, Chair of the Hanover Economic Development Corporation (HEDC), provided an update regarding the redevelopment of the Hanover Theatre. The current concept would retain the front, remove the rear two-thirds, and add about 19 parking spaces. Construction is estimated at approximately $10 million, excluding demolition.

Mr. Hoar also shared that Big D's Pit Barbecue is nearing opening at the food service incubator located by Good Field, pending final inspections.

Ms. Moriah Tyler provided updates from Main Street Hanover's annual report, which included more than 17,000 event visits, 15 business openings, and more than 160 downtown businesses. Volunteers contributed 762 hours and removed 512 gallons of trash. Hanover was selected as one of 25 finalists in a Hallmark Christmas hometown competition.

Ms. Tyler spoke to the ongoing local challenge of homelessness, sharing that Main Street Hanover is being proactive by preparing resources for merchants focusing on safety, with police increasing patrols while maintaining service referrals.

RACP RESOLUTIONS

Ms. Kim Hogeman shared that earlier this year, Governor Shapiro announced RACP awards for applications submitted in 2025. Keystone Kidspace was awarded $1 million for a building addition and is requesting RACY as conduit grantee. On a motion by Mr. Santiago, properly seconded by Ms. Hormel, a vote was conducted by roll call, and the Board approved the RACP resolution as presented.

Additionally, West York Area School District was awarded $1 million for a project to improve and enhance the main campus athletic complex and is requesting RACY as conduit grantee. On a motion by Ms. Hormel, properly seconded by Mr. Santiago, a vote was conducted by roll call, and the Board approved the RACP resolution as presented.

PA SITES GRANT APPLICATION RESOLUTION

Ms. Hogeman presented a resolution that would permit staff to apply for $3,500,000 through the Pennsylvania Strategic Investments to Enhance Sites (PA SITES) Program to be used to acquire and redevelop the former Metso Minerals site at 240 Arch Street, York, PA 17401 on behalf of Precision Components. On a motion by Mr. Santiago, properly seconded by Ms. Hormel, a vote was conducted by roll call, and the Board approved the resolution as presented.

LAND BANK/BPRC/IDA UPDATES

Chair Englerth shared that YCLBA received many funding requests for the current round of demo grants and Trail Towns façade grants, which will be awarded in October. YCLBA expects to fund most demo grant applications and is considering one annual grant round as demand rises.

BPRC continues their involvement for a property in East Prospect. Ms. Hogeman shared that her team had a visit scheduled later in the day to York Haven to inspect a property for future BPRC action.

Ms. Hogeman shared that the IDA continues to fundraise for the restaurant at the Yorktowne Hotel with the hope of going to construction in 2027. Fundraising will also begin shortly for the Zion Church redevelopment, which has $3 million in grants that will require a match.

Ms. Hogeman also stated that a lease agreement has been signed by a tenant for the Duke St. retail space at the Yorktowne Hotel with hopes of opening within the next six months.

Additionally, Ms. Hogeman shared that the levee wall design for the Codorus Greenway are underway and that final approval from the U.S. Army Corps of Engineers is still pending.

EXECUTIVE SESSION

There was no executive session.

OTHER BUSINESS

The RACY meeting scheduled for Wednesday, November 4 will be held at the YCEA office (144 Roosevelt Ave., York)

ADJOURNMENT

There being no further business to be brought before the Authority, the meeting adjourned at 9:46 a.m.

Respectfully submitted,



Silas Chamberlin
Executive Director, RACY