

**LOAN COMMITTEE MEETING**  
**April 20, 2017**

- PRESENT:** Jerry Austin, Commercial Industrial Appraisal Services; Amy Hampson, HealthChoices Management Unit; Tom Hoover, York County Controller's Office; Bill Koons, Presbyterian Senior Living; Bruce Rebert, Chairman; Mark Shea, Area Agency on Aging
- ABSENT:** Felicia Dell, York County Board of Commissioners; Fiona Eyster, York Traditions Bank; Heather Kreiger, ROCK Commercial Real Estate; Jessica Mockabee, York County Human Services
- STAFF:** Dory Brannon, Housing Chief; Michelle Trout, Development Specialist; Wade Gobrecht, Information Systems Chief; Joe Simora, Senior GIS Analyst
- SOLICITOR:** Kurt Blake, Esquire
- GUESTS:** Jessica VanSickle, York County Controller's Office; Debbie Loucks, York Area Development Corp.; Brandon Johnson, Monarch Development Group; Michael Kearney, Monarch Development Group

**Call to Order**

Bruce Rebert called the meeting to order at 10:00 a.m.

**Approval of Minutes**

Mark Shea made a motion to approve the meeting minutes for January 2017. The motion was seconded by Tom Hoover and carried unanimously.

**Introduction of new Loan Committee member**

Tom Hoover introduced Jessica VanSickle as his replacement as the representative from the County Controller's office on the Loan Committee.

**Presentation by Monarch Development Group**

Debbie Loucks from the York Area Development Corp. (YADC) gave a summary of how YADC is involved as the Community Housing Development Organization (CHDO) for the proposed development and introduced Michael Kearney as President of Monarch Development Group and Brandon Johnson as their Development Director. They distributed a handout and began their presentation.

Mr. Johnson described the 4.79-acre site in Dover Township that is under contract for this Low Income Housing Tax Credit (LIHTC) rental project. The project consists of twenty-three (23) two and three-bedroom townhouses for general occupancy located in a residential zone off Rt. 74 near public transportation and retail amenities. The plan includes a conversion to homeownership after 15 years.

Mr. Johnson explained that the project scores very well under the PA Housing Finance Agency (PHFA) qualified allocation plan. PHFA applications are due September 8, 2017, with awards being announced in April 2018. They would like to apply for a second mortgage from York County to fill the gap in funding not met by the tax credit equity and the first mortgage. This will improve PHFA scoring by leveraging soft money. The low interest loan could be structured for partial release of the second mortgage lien upon the sale of each townhome at the end of the 15-year compliance period.

After a brief question and answer session about the timing of applications and commitment deadlines, the Chairman thanked Monarch for their presentation and invited them to submit an application. Monarch thanked the Loan Committee for their time and exited the meeting.

Dory Brannon advised the loan committee that the Manager of Dover Township told her that there is a consent waiver process in place and there are no EDU's available for new developments in the township. In fact, another developer was recently denied EDU's for a 40-unit project in the same area. Kurt Blake commented that there have been quite a few system failures in Dover Township.

#### **Update on pending sale of Shelter properties**

Dory Brannon reported that Enterprise Homes is purchasing the entire Shelter Group portfolio. There are no proposed changes to the loan structure for the York County properties. Enterprise is assuming all the debt and affordability restrictions. The only significant change is the replacement of the general and limited partners. Dory provided Bill Koons with a copy of the proposed partnership structure for review and comment, but it appears that all that will be necessary is to have them sign reaffirmation agreements.

#### **Update on 219-227 Baltimore Street**

Dory Brannon reported that the demolition contract was awarded to SDL Construction. Work is scheduled to start in May. In the meantime, the attorneys for Hanover Borough and YADC are working on an agreement for YADC to acquire the property after demolition is complete.

#### **Update on M'Calister Inn**

Dory Brannon reported that two elevator companies bid on the modernization project, Otis and Port. The Owner, County staff, and the engineer should be making their choice this week. She also reported that the elevator would be down for several months and the architect advised that a chair lift is not an option in this building. Therefore, we will have to temporarily relocate nine (9) residents who are unable to navigate stairs.

Dory also reported that the Housing Authority is still interested in acquiring the building, but the current board lacks experience with this type of project. Therefore, they are going to announce a Request for Proposals for a Fee Developer to prepare applications, secure funding, and oversee the rehabilitation project.

#### **HOME funding strategy presentation**

Wade Gobrecht and Joe Simora presented an updated repository map showing parcels that could be targeted for acquisition and development. Sites were filtered by size, adequate zoning, proximity to recreation and amenities, located within ½ mile of a transit stop, and low-moderate area income levels. City properties and single mobile homes were eliminated. Preliminary screening resulted in 14 potential sites. Unfortunately, most either had no right of way or very limited road access, or were too small or too steep to build on.

Kurt Blake advised that the repository list changes often and the next Judicial or Free and Clear tax sale is scheduled for the end of May. Properties that do not sell will be placed on the repository list and picked up in this new mapping tool. In the meantime, Wade will add single mobile homes on owned land back to the list.

Dory advised that Joiann Galiano was contacted by Hanover Borough about a potential site, and the Redevelopment Authority is working with the County Commissioners to establish a blighted vacant property review committee that will work directly with local municipalities to identify potential development projects.

#### **Other Business**

None.

#### **Adjournment**

Mark Shea made a motion to adjourn the meeting at 11:15 a.m. The motion was seconded by Bill Koons and carried unanimously.