

**LOAN COMMITTEE MEETING**  
**February 15, 2018**

**PRESENT:** Jerry Austin, Commercial Industrial Appraisal Services; Fiona Eyster, York Traditions Bank; Amy Hampson, HealthChoices Management Unit; Bill Koons, Presbyterian Senior Living; Jessica Mockabee, York County Human Services; Bruce Rebert, Chairman; Mark Shea, Area Agency on Aging

**ABSENT:** Felicia Dell, York County Board of Commissioners; Heather Kreiger, ROCK Commercial Real Estate; Jessica VanSickle, York County Controller's Office

**STAFF:** Dory Brannon, Housing Chief; Michelle Trout, Development Specialist

**SOLICITOR:** Jeffrey Rehmeier, Esquire

**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 November 2017. The motion was seconded by Bill Koons and carried unanimously.

**Update on 219-227 Baltimore Street**

Dory Brannon reported that the site is cleared, fenced, and ready for construction. However, the County is having difficulty obtaining the final plans and specifications, related contracts, legal information and insurance documents from Debbie Loucks at York Area Development Corp. (YADC). Staff met with Debbie in January to review progress and provide a list of outstanding items. To date, nothing has been provided. The contractor is scheduled to break ground on March 1, 2018, and the Hanover Borough has a pending water line project that must be coordinated with this project to avoid scheduling conflicts on the street work. Dory advised that on February 14, she sent another e-mail request to Debbie along with a reminder that the work may not commence until the County receives and approves the requested documentation.

There was a discussion about the possible reasons for delays and the uncharacteristic lack of responsiveness from YADC and what legal recourse the Loan Committee has if they fail to comply.

Jerry Austin moved to authorize the York County Planning Commission staff to issue, at its discretion, a cease and desist order to York Area Development Corporation if staff is not satisfied with the Corporation's progress in providing needed documentation by March 1, 2018. The motion was seconded by Fiona Eyster and carried unanimously.

Dory also reported that the one-year term for temporary relocation assistance for the previous tenant at 227 Baltimore Street had expired in October. The tenant contacted HUD and under their guidance, the County is working with the developer to provide the required permanent relocation assistance. She no longer wants to wait for one of the new townhomes, and is now seeking down payment and closing cost assistance through the York Homebuyer Assistance Program (YHAP) to purchase another property.

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

Dory Brannon and Jessica Mockabee reported that all but two (2) residents have been (or soon will be) assigned a Section 8 Housing Voucher from the York Housing Authority. One resident was not income-eligible and the other failed to meet the application deadline. To date, there are sixteen (16) remaining residents; a few have a tentative housing plan in place. A few residents have been resistant to our help. The caseworkers continue to work with the others to complete their voucher paperwork and find new housing. The team is now meeting bi-weekly to update progress.

Dory reported that the Pennsylvania Housing Finance Agency (PHFA) approved the request for the Realty Transfer Tax (RTT) grant funds that were previously approved for rehabilitation of the building to instead be used to assist the residents with moving expenses and to cover certain operating expenses as necessary to keep the building open through March 31<sup>st</sup>. Requisitions are being handled by the Planning Commission. The County has contracted with a local moving company to provide moving services to the residents and packing materials were delivered to the building. Scheduling will be coordinated through Jessica Mockabee at the York County Human Services Department.

Dory reported that the Department of Community and Economic Development (DCED) denied the request for the escrowed Brownfields funds recaptured from the Kings Mill project to be used for M'Calister Inn tenant assistance because it is not an eligible use. Dory reminded the committee that these funds were from a failed project that was owned by the same entity that owns the M'Calister Inn. This led to a discussion about the legal status of that entity and what may happen to the building when it closes. Dory advised that the owner may sell it, but any proceeds will be recaptured by the County to repay liens against the property. She advised that the real estate taxes are delinquent, so the property will likely go to tax sale in the fall of 2018.

## **Other Business**

- Bill Koons asked if there were any new applications for development funding in York County. Dory advised that she was only aware of the two pending developments that were given conditional approval by the County and one project in the City that was awarded funding from DCED's Industrial Site Reuse Program. The Pennsylvania Low Income Housing Tax Credit (LIHTC) awards should be announced in the spring, but it is unlikely that all three (3) projects will be awarded. Therefore, the Loan Committee may need to make a decision about whether to extend its conditional commitments.
- Dory Brannon reported that the WODA Group recently requested a telephone conference to review additional County properties. Otherwise, the Planning Commission continues to work on mapping out potential development sites from the tax repository list. More information will be provided in late spring.
- Fiona Eyster asked for an update on the York Homebuyer Assistance Program (YHAP). Michelle advised that there have been six (6) cases submitted for approval by the York Housing Opportunity Center since the program was introduced in September 2017. Three (3) cases have settled, one (1) was withdrawn and two (2) are pending.
- Following a motion by Fiona Eyster, seconded by Bill Koons and a vote, Bruce Rebert was elected Chairman and Fiona Eyster was elected Vice Chairman of the Committee, both for the year 2018, which motion carried with one vote in the negative.

## **Adjournment**

The meeting was adjourned by consensus at 10:55 a.m.