Dauphin County Land Bank in the COVID Era
Impacts of the Pandemic on Land Bank Activities

George H. Connor, Executive Director
Dauphin County Land Bank Authority
The Dauphin County Land Bank Authority

• Formed in 2013.

• First Act 152 Demolition Fund in Pennsylvania serves Harrisburg and 39 municipalities.

• Projects range from single family residential to industrial/commercial developments.

• Examples of Current Projects:
  • Londonderry Township – Old Saturday’s Market to Warehousing Development
  • Lykens Borough – Old Elementary School to Residential Development
  • Steelton Borough – Downtown Steel Works Mixed Use Development
  • Penbrook Borough – Industrial Site to New Industrial Development
  • Harrisburg City – Blighted Buildings to New Residential/Commercial
Example Project:

Tuscarora Street Town Homes
COVID-19 Impact on Demolition Fund

- Demolition fund supported by $15 recording fee for each Recorder of Deed Transaction
- COVID real estate market resulting in record number of transactions.
- Increased Recorder of Deed transactions = record Demolition Fund revenue.

<table>
<thead>
<tr>
<th>Year</th>
<th>Annual Transactions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>16,795</td>
</tr>
<tr>
<td>2019</td>
<td>17,418</td>
</tr>
<tr>
<td>2020</td>
<td>19,599</td>
</tr>
<tr>
<td>2021</td>
<td>23,198</td>
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</tbody>
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### Annual Demo Fund Revenue

- 2018: $235,000
- 2019: $255,000
- 2020: $275,000
- 2021: $347,974

### Closings vs. Demo Fund Trend
Current Strategy:

• Focus on demolition over rehabilitation.

• Drivers of strategy include:
  • Significant number of demolition opportunities in county.
  • Interest from multiple developers to deliver larger scale, impactful projects leveraging other public and private investments (e.g. higher return on investment compared to unilaterally rehabbing single properties).
  • Record high material costs related to construction/rehabilitation of properties prohibitive to project timeliness and costs.
  • Record delays in construction/rehab projects due to global supply chain issues and labor shortages.
  • In short: leverage developer interest and funding with Demolition Funds to deliver projects in a market adverse to individual construction/rehab projects.
Examples of Current Demolition Projects:
The Steel Works – Steelton, PA

- Steel Works Development – Demolished 6 structures on 6-acre site resulting in mixed use development (101,000 square feet of retail, healthcare, apartments, park/amphitheater)

- Leveraged $219,500 in Demo Funds with over $3.1 million in federal, state and local grants to deliver $40 million project.

- Funds leveraged include:
  - $1.5 million RACP Grant.
  - $308,000 Local Share Grant.
  - $631,000 EPA Brownfields Grants

- Partnership:
  - Dauphin County DCLBA
  - Dauphin County RDA
  - Steelton Borough
  - Integrated Development Partners
The Steel Works

NEW DEVELOPMENT PROJECT
STEELTON, DAUPHIN CO.

YOUR LOCAL NEWS SOURCE
EVERY MAN HELPED SAVE ONE OF THE VICTIMS BY DRIVING HIM TO THE HOSPITAL.
Examples of Current Demolition Projects: Lykens Elementary School – Lykens, PA

• Demolished using $184,200 in Local Share Municipal Gaming Grant Funds.

• Leveraged EPA Brownfields Grant dollars for Phase I, Phase II and Remediation activities.

• Partnering with developer to build residential development.
Example of New Homes at Lykens Elementary School Site
Additional Project

• Londonderry Township – Old Saturday’s Market

• Steelton Borough - 101 Locust Street

• Sandhill and Governor Roads – Hershey – Linlo Development

• 1000 North 6th Street – Harrisburg - HBI
Questions?

Dauphin County Land Bank Authority

George Connor, Executive Director

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York County
Quick Facts

+ Population 449,000
+ Median Household income $66,400
+ 2006 Fastest growing metro area in the northeast
+ 72 municipalities
York County Real Estate

- Median Home Sale Price: $224,900
- 13% increase in prices in one year, 21% increase in 2 years.
- 6,700 homes sold in 2020
- Days on Market 7
- .94 Months Supply of inventory
How We Started

The York County Land Bank Authority was created through a partnership of the Redevelopment Authority of the County of York, the Redevelopment Authority of the City of York, and the York County Economic Alliance. While this is a tool for the entire County, it is particularly significant for smaller municipalities that lack the funding or staff support to deal with problem properties.
Timeline of Events

+ Act 152-2016 amends Act 87-1982, the Recorder of Deeds Fee Law
+ Established on May 1, 2018 by York County Ordinance 2018-02
+ In addition, York County Ordinance 2018-14 was adopted initiating a Recording Fee for demolition funding of $15 for every deed and mortgage recorded. This fee began recording May 1, 2018. No dollars were spent in 2018.
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.
Our Process

+ Focus on putting the demolition funds to use.
+ Focus on projects being submitted to the land bank for consideration of funding.
+ Scoring System.
+ Developed draft documents such as demolition agreements and contracts, purchase contracts, demolition bidding documents.
+ Worked with the York County Tax Assessment Office to outline internal best practices and to purchase a vacant and blighted property off of the County’s Judicial Sale list.
Putting our dollars to best use

- **Tier 1** - Small municipal demolition projects and/or private developers. **Tier 1 Maximum $50,000.**
- **Tier 2** - Mid-sized projects (commercial and/or industrial with mid-sized economic impact). **Tier 2 maximum award $150,000**
- **Tier 3** - Larger projects with a County wide or regional economic impact. **Tier 3 maximum award $250,000**
Act 152 Demo
Funding Collections

- Collected in 2019 - $429,210
- Spent in 2019 - $14,000
- Collected in 2020 - $517,905
- Spent in 2020 - $203,000
- Collected in 2021 (to-date) $465,795
- Spent in 2021 (to-date) $275,207
- Approved projects in-progress $1,023,250
- In pipeline, under analysis $412,000
- 10% of the fees collected is paid to YCEA for admin and legal expenses
Judicial Sale Purchases

2019
1 property for a municipality

2020
5 properties for the RDA, 3 for private developer

2021
3 properties for a private developer
Completion Totals

12 completed projects

12 projects in-progress

3 projects in pipeline for approval
Regional Impact

+ 14 projects in York City
+ 7 Boroughs
+ 2 Townships
13 Church Street Felton Borough

Before

During

After
229 Carlisle Street Hanover
York College Knowledge Park
2021 Major Milestones

+ Adopting our 5-year strategic plan.
+ Development of our tiered scoring matrix to identify and rank ROI for all projects.