

Exhibit B
York County Trail Towns – Blight Removal Grant Program Guidelines

Overview & Background:

The York County Trail towns program was created with the intention of leveraging outdoor recreation to energize and revitalize the “main streets” of the seven York County Trail Towns.

The Blight Removal Grant Program will build upon these efforts by providing matching funding to businesses and homeowners located within the York County Trail Towns to fund eligible demolition of blighted conditions on the properties.

The funds available in this grant program are awarded by the York County Land Bank Authority (YCLBA) from their York County Demolition Fund pursuant to York County Resolution 2018-14 and 42 P.S. § 21502.2

Beyond simple beautification, the program will help to ensure that trail-users have a welcoming experience when they enter a trail town and will help to enhance the sense of place and community in the towns where these improvements occur.

Funding will be made available in amounts not to exceed \$10,000 except by virtue of a dispensation granted by the YCLBA in cases of particular need.

Eligibility:

This program is open to property owners located within specified districts of the seven York County Towns and/or officially designated Trail-Friendly Businesses.

Eligible demolition expenses must meet the definition of blight as defined by DCED as noted in Exhibit A and approved at a duly advertised public meeting of the York County Land Bank Authority.

- New Freedom:
 - Properties within the Borough, facing Front Street, High Street, Franklin Street, North Second Street, Constitution Avenue, and/or Main Street between Boundary Avenue and Freedom Avenue.
- Railroad:
 - Properties within the Borough, facing Main Street, S. Main Street, or North Main Street.
- Glen Rock:
 - Properties within the Borough, facing Main Street, Water Street, Hanover Street, Baltimore Street, Church Street, Manchester Street, and/or Valley Street.
- Seven Valleys:
 - Properties within the Borough, facing Main Street, Church Street, and or Cross Street.
- Wrightsville:

- Properties within the Borough, facing Front Street, Hellam Street, Locust Street, South Alley, and/or any numbered street (2nd-9th) between Locust Street & Garden
- Hanover
 - Properties Located within the [Downtown District](#) as defined by the Hanover Borough Zoning Map (Adopted 10.23.22)
- York
 - Properties Located within the [Central Business District](#) as defined by the YBIDA and available on Downtown York's website.

Eligible Use:

- Improvements to the property by removal of blighted conditions including but not limited to:
 - removal of a blighted building and/or storefront
 - removal of exterior siding/façade materials
 - demolition of unsafe fences or structures
 - Dilapidated or unsafe building interior or exterior building components. (example: porch or stairs)
 - Damaged windows, doors, signage, gutters, downspouts, trench drain covers, or other fixtures.
- The full definition of blight as defined by DCED can be found here (link)

Guidelines:

- Improvements made with funding provided by this program must be consistent with the goals of the program as stated.
- Improvements must comply with relevant building codes, historic preservation requirements, and federal, state, and local laws, regulations, and ordinances applicable to the property.
- The property owner must agree to a building code inspection of the exterior of the structure, before and after construction.
- The property owner is responsible for obtaining all necessary and applicable permits and inspections throughout the entire project.
- All construction-related work must be performed by a licensed professional or by the property owner.
- The grantee is responsible for completing the project before the end of the 2024 calendar year, extension to complete the project may be granted at the discretion of the YCLBA Board.
- Applicants cannot be an employee or board member of YCEA, an affiliate board, or a family member of an employee or board member.
- Applicants cannot be an elected or appointed official.

Funding Terms:

- Funding provided by the Blight Removal Grant Program shall not exceed \$10,000.

- Grant disbursement will be as follows: This is a reimbursement grant program. The approved amount will be reimbursed in accordance with the defined terms in the grant agreement once the project is complete and proof of payment is made.

Grant Program Application & Timeline:

Applications may be completed [electronically](#). The following timeline will apply.

Google Form:

- Pre-Application/Interest: 1st Quarter 2024
 - Period for Building Inspections, Development of Projects, Receipt of Quotes & Estimates.
- Application Window Opens: Monday, April 1, 2024 8:00 am
- Application Deadline: Monday, May 13, 2024 5:00 pm
- Awards announced: no later than Monday, May 24, 2024
- Grant agreements signed: no later than June 24, 2024
- Project Completion: No later than November 15, 2024
- Close out and Reimbursement Completed: December 20, 2024

Prior to applying:

- Schedule an exterior building inspection with an appropriate Code Enforcement Officer for your municipality.
- Develop a project improvement plan to make desired improvements and address exterior code violations.
- Obtain quotes from licensed contractors.