

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY LAND BANK AUTHORITY
OCTOBER 24, 2023
AT 4:00 P.M.
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Land Bank Authority met Tuesday, October 24, 2023. The Board meeting was held at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Lancaster, and via Zoom Videoconference.

Members of the Board in attendance: Christopher Boyd, Mike Callahan, Jim Eby, Ed Fisher, Melinda Kaufman, Jim Williams, and Gerald Robinson.

Staff members present were: Justin Eby, Executive Director; Deb Jones, Director of Human Services and the Office for the Coalition; Scott Fredo, Director of Finance and Administration; Audrey Steinmetz, Director Tenant & Landlord Services; Sean Krumpe, Acquisition & Rehabilitation Program Coordinator; Jocelynn (Ritchey) Naples, Manager Planning & Resource Development; and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*; Lauren Reilly, *Community Basics Inc.*; and Marissa Price, *GMS Funding Solutions*

Mr. Jim Eby called the meeting to order at 4:02 p.m.

Public Comments – None

Minutes of the September 26, 2023 meeting were approved. The motion was made by Mr. Williams, second by Mr. Robinson, and unanimously accepted.

Communications – None

Staff Reports: Mr. Krumpe reported that all of the Land Bank projects are making progress. The Ephrata project is fully approved. The Denver project demolition was approved amidst many public comments and concerns from neighbors. Mr. Jim Eby would like to be included in meetings regarding the properties. Mr. Justin Eby thanked Mr. Krumpe for all of his work.

The Financial Report for September 2023 was approved on a motion by Mr. Fisher, second by Mr. Robinson, and unanimously accepted. Mr. Fredo noted that there was very little activity in September, but he has secured a better interest rate. The PHARE grants have not been received yet.

Committee Reports – None, but Mr. Jim Eby will update the project review committee.

Unfinished Business – None

New Business:

- 1) The Board approved an application to the Local Share Account Statewide Program administered by the Commonwealth Financing Authority for the South 5th Street New Affordable Housing Project. Ms. Naples noted that the Local Share Account is a new funding source from state gaming revenues for construction. They can request up to \$1,000,000. The site has been cleared. Mr. Stuhldreher asked for more details about the project. They plan on having 4 single family homes with a budget of \$1.9-2.4 million for construction. They are working with Tippetts-Weaver architects and hope to have them completed by the summer of 2025. Mr. Stuhldreher asked if the homes would be rentals or owner occupied and that is still being determined, but they will be for low-income families. The motion to approve was made by Mr. Williams, second by Ms. Kaufman, and unanimously carried. (A copy of said Resolution [OCT 23 #9] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED:

1. That the Lancaster County Land Bank Authority hereby requests a Statewide Local Share Account grant of **One Million Dollars (\$1,000,000)** from the Commonwealth Financing Authority to be used for **South 5th Street New Affordable Housing**.
 2. That the Lancaster County Land Bank Authority does hereby designate Justin Eby, Executive Director as the official to execute all documents and agreements between the Land Bank Authority and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.
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- 2) The Board approved an intergovernmental agreement with East Lampeter Township and the Conestoga Valley School District. Mr. Krumpe noted that they needed a formal approval and already have a number of properties to consider. The motion to approve was made by Mr. Robinson, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [OCT 23 #10] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Lancaster County Land Bank Authority to authorize the Chairman of the Board to execute the *Inter-Governmental Cooperation Agreement* between the Lancaster County Land Bank Authority, and East Lampeter Township, and the Conestoga Valley School District.

Other Business: Mr. Jim Eby announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **November 28, 2023** at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, Suite 100, at **4:00 p.m.**

The meeting was adjourned at 4:16 p.m.


Beth A. Dreyer-DeGoede, Secretary