

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY HOUSING AUTHORITY**

**JANUARY 23, 2024
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Housing Authority met Tuesday, January 23, 2024. The Board meeting was held at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Suite 100, and via Zoom Videoconference.

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

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

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*

Vice-chair, Mr. Jim Williams, called the meeting to order at 4:07 p.m.

Mr. Williams listed the names of the 2023 officers and Mr. Jim Eby moved to continue with the current slate for 2024. Mr. Robinson seconded the motion, and the Board unanimously re-elected Mr. Ed Fisher, Chair; Mr. James Williams, Vice-Chair; Mr. Gerald Robinson, Esq., Treasurer; and reappointed Beth Dreyer-DeGoede as Secretary.

The motion was made by Mr. Williams, second by Mr. Jim Eby and passed unanimously to reappoint the firm of *Stevens & Lee* as Solicitor for the Lancaster County Housing Authority.

Mr. Fisher took control of the meeting.

Public Comment – None

Minutes of the December 19, 2023 meeting were approved. The motion was made by Ms. Kaufman, second by Mr. Williams and unanimously accepted.

Communications – None

Staff Reports: Mr. Justin Eby noted that the lease up rate averaged 94% for the year. This was up from below 90% previously. He commended the work of the staff in improving those numbers. There will be a HUD audit in May.

The Monthly Activity and Status Report is attached hereto and made a part hereof.

The Financial Report for the month of December 2023 was approved on a motion by Mr. Robinson, second by Mr. Jim Eby and unanimously accepted. Mr. Fredo noted the negative amounts in

Emergency Rental Assistance Program payments were later cleaned up by clearing stale dated checks.

Committee Reports – None

New Business - None

Other Business:

Mr. Fisher announced that the next meeting of the Board of the Lancaster County Housing Authority is expected to be held Tuesday, February 27, 2024, after the 4 p.m. meeting of the Lancaster County Land Bank Authority.

The meeting was adjourned at 4:13 p.m.



Beth A. Dreyer-DeGoede, Secretary