

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY LAND BANK AUTHORITY
FEBRUARY 27, 2024
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, February 27, 2024. 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: Mike Callahan, Jim Eby, Ed Fisher, Melinda Kaufman, 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 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*

Mr. Jim Eby called the meeting to order at 4:03 p.m.

Public Comments – None

Minutes of the January 2024 meeting were approved. The motion was made by Mr. Williams, second by Mr. Fisher, and unanimously accepted.

Communications – None

Staff Reports: Mr. Krumpe presented updates on the Land Bank projects. They anticipate an April 20, 2024 site dedication for the Lancaster Lebanon Habitat for Humanity home in Columbia. The project at 318 Poplar St. has ongoing construction with a May 1st expected completion date. There are Request For Proposals out for 521 Locust St. and 612 Franklin St. properties. A feasibility study is underway for 154-156 S. 5th St.

Mr. Krumpe demonstrated a data dashboard for properties in Columbia. Mr. Jim Eby was pleased by the information that this tool showed.

Mr. Krumpe noted they are getting referrals from the 2 new member municipalities – Ephrata Borough and E. Lampeter Township. Mr. Jim Eby noted that the 2 municipalities were submitting very different properties to the Land Bank.

Demolition has started at the Denver project, asbestos abatement was needed, and they plan to settle on the property after the demolition is completed. The Manheim Fire Station property work is slowly

moving forward. Mr. Jim Eby asked if they will be completed in 2024. Mr. Krumpe noted that realistically it will be early 2025.

The Financial Report for January 2024 was approved on a motion by Mr. Fisher, second by Mr. Williams, and unanimously accepted. Mr. Fredo noted that they are tracking the interest rate as the fund continues to grow.

Committee Reports: Mr. Jim Eby noted that the Project Review Committee met to look at the Request for Proposals. He also noted that they may need to add members to their committee.

Unfinished Business – None

New Business: The item that was on the agenda, Resolution authorizing transfer of funding to Lancaster Redevelopment Fund, Inc for the acquisition of the properties at 236 and 238 South Fifth Street in Columbia Borough was removed on a motion by Mr. Williams, second by Mr. Callahan and approved. It was not necessary.

Other Business: Mr. Fisher announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **March 26, 2024** 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 4:19 p.m.


Beth A. Dreyer-DeGoede, Secretary