

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
FEBRUARY 27, 2024 FOLLOWING THE 4 PM MEETINGS OF
THE LANCASTER COUNTY LAND BANK AUTHORITY AND
THE LANCASTER COUNTY HOUSING AUTHORITY
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, February 27, 2024. The Board meeting was held at the office of the Redevelopment Authority of the County of Lancaster, 28 Penn Square, Suite 100.

Members of the Board in attendance: 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. Fisher called the meeting to order at 4:28 p.m.

Public Comments - none

Minutes of the January 2024 Board Meeting were approved. The motion was made by Mr. Jim Eby, second by Mr. Williams, and unanimously accepted.

The Treasurer's Report for the month of January 2024 was approved on a motion by Mr. Jim Eby, second by Ms. Kaufman and unanimously accepted. Mr. Fredo noted that the deficits have been received since the report was created.

Staff Reports: Ms. Allwine reported that the Whole Home Repair Program is still closed as they work through the wait list. She noted that Mr. Krumpe will be reopening the request for public improvements projects in April.

Ms. Jones reported that a new staff member in the Office of the Coalition is onboarding. Josiah Huyard is the new Outreach and Emergency Shelter Coordinator. He has 5 years of experience working with Water Street Mission. Joint Funding and Emergency Food and Shelter Program applications are being reviewed. She noted that the homelessness coalition has been providing monthly training in competencies for homelessness service providers for 1 year now.

Ms. Jones also reported that she would be presenting to the Lancaster City Council that evening regarding the extended shelter. They have been unable to find a provider to continue offering the additional 40 beds after April 1, 2024. The plan is to focus on getting something ready for December 1, 2024. The Lancaster County Food Hub has been hosting 80 beds (40 beds in addition to their contracted 40 beds) since mid-December 2023. They will resume their contracted 40 beds only in

April. Mr. Jim Eby asked if the plan is for Otterbein Methodist Church to replace the 232 N. Prince St. temporary facility for shelter, and yes, that is the plan.

Mr. Justin Eby reported that he met with the US Housing and Urban Development (HUD) regional representative to discuss housing and the Prince Street Community Hub plans. He noted we continue to monitor the HUD budget for 2024 as it has not been approved yet. He was pleased to note that we were awarded \$1 million in American Rescue Plan Act (ARPA) funds for the Prince Street project. There are multiple projects ongoing at Clipper Magazine Stadium.

Mr. Jim Eby noted that it was difficult to follow projects because we have so many of them. He asked for a chart or spreadsheet to outline them. We will work on that.

Communications – None

Committee Reports: None

Unfinished Business – None

New Business

These two items were handled as one since they both refer to the same project. Ms. Naples noted that they were a continuance of the Local Share Account (LSA) application that we previously approved for Esh Foods in conjunction with Economic Development Company of Lancaster County (EDC). Mr. Stuhldreher asked if this was the same request as the LSA and if these were competitive application projects, it is related but not identical and it is competitive. The motion to approve was made by Mr. Jim Eby, second by Mr. Williams and unanimously approved.

- 1) The Board approved an application to the Business In Our Sites (BIOS) Loan Program administered by the Commonwealth Financing Authority. (A copy of said Resolution [FEB 24 #6] is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Redevelopment Authority of the County of Lancaster hereby request a Business in Our Sites Loan of **\$ 4,142,286** (Four million, one hundred forty-two thousand, two hundred eighty-six and 00/100 dollars) from the Commonwealth Financing Authority through the Department of Community and Economic Development of the Commonwealth of Pennsylvania to be used for **Esh Foods Site Improvements**.
 2. That the Redevelopment Authority of the County of Lancaster does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority, and Ed Fisher, Chair of the Board of the Lancaster County Redevelopment Authority**, as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority through the Pennsylvania Department of Community and Economic Development to facilitate and assist in obtaining the requested loan.
- 2) The Board approved an application to the Business In Our Sites (BIOS) Grant Program administered by the Commonwealth Financing Authority. (A copy of said Resolution [FEB 24 #7] is attached hereto and made a part hereof.


NOW, THEREFORE, BE IT RESOLVED:

1. That the Redevelopment Authority of the County of Lancaster hereby request a Business in Our Sites Grant of **\$ 2,761,524** (Two million, seven hundred sixty-one thousand, five hundred twenty-four and 00/100 dollars) from the Commonwealth Financing Authority through the Department of Community and Economic Development of the Commonwealth of Pennsylvania to be used for **Esh Foods Site Improvements**.
2. That the Redevelopment Authority of the County of Lancaster does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority, and Ed Fisher, Chair of the Board of the Lancaster County Redevelopment Authority**, as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority through the Pennsylvania Department of Community and Economic Development to facilitate and assist in obtaining the requested grant.

Other Business: Mr. Fisher noted that the next regular meeting of the Board of the Redevelopment Authority of the County of Lancaster 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, immediately following the 4:00 p.m. meeting of the Lancaster County Land Bank Authority, and the Lancaster County Housing Authority thereafter.

Mr. Fisher paused the Board meeting of the Redevelopment Authority of the County of Lancaster at 4:45 pm as they needed to go into Executive Session, but wanted to hold the Redevelopment Fund, Inc. board meeting first. The Board went into Executive Session at 5 pm for a possible legal matter.

The meeting was adjourned at 5:14 pm.


Beth A. Dreyer-DeGoede, Secretary