

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY LAND BANK AUTHORITY  
MARCH 26, 2024  
AT 4:00 P.M.  
28 PENN SQUARE, SUITE 100  
LANCASTER, PA 17603**

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The members of the Board of the Lancaster County Land Bank Authority met Tuesday, March 26, 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: Jim Eby, Ed Fisher, Melinda Kaufman, Gerald Robinson, and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Michaela Allwine, Director Housing and Community Development; 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* and Commissioner Alice Yoder, *Lancaster County Commissioner*.

Mr. Jim Eby called the meeting to order at 4:00 p.m.

Public Comments – None

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

Communications – None

Staff Reports: Mr. Krumpe reported that the update presented last month was still on track. Demolition has started at the Denver project but is slow going. He will be meeting with Elizabethtown Borough and Conoy Township regarding their membership with the Land Bank.

The Financial Report for February 2024 was approved on a motion by Ms. Kaufman, second by Mr. Robinson, and unanimously accepted.

Committee Reports - None

Unfinished Business – None

New Business:

- 1) The board moved to table the resolution to approve a contract with Tippetts Weaver Architects. Mr. Krumpe reported that the proposed contract with for the project at 154-156 S. 5<sup>th</sup> St. and 461 Avenue K in Columbia Borough. They plan to build 4, 3-4 bedroom homes on the property. The full cost of the project is expected to be over \$2 million. Mr. Jim Eby asked if the Land

Bank had that much money available. Mr. Krumpke and Ms. Naples said they were actively fundraising but did not have it yet. The project is expected to be completed in 2026 and the homes will then be rental properties. Mr. Stuhldreher asked if prevailing wage was needed for construction and yes, state prevailing wage will be necessary because of some of the funding sources. He asked if a mortgage would be obtained, and no, that is not the plan. Mr. Stuhldreher also asked if the fundraising was private or public funds, and Ms. Naples noted it was both. Mr. Fisher noted that he had concerns approving a contract that we did not have the funds for. He asked if the cost was the full price, and Mr. Krumpke said it was. Mr. Fisher asked if a phase approach could be an option. Ms. Allwine noted that our solicitor thought this was a good approach, but that it is new to the Land Bank. She suggested that they could discuss this more and come back to the board with a map of possible funding sources and investigate a phased approach.

Mr. Robinson made a motion to table the resolution, Ms. Kaufman second, and all agreed to table the resolution.

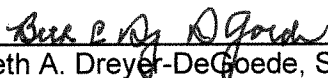
- 2) The board authorized the disposition of 612 Franklin Street in the Borough of Columbia. Mr. Krumpke noted that they created a request for proposals and Millers Investment Properties was selected. Mr. Jim Eby noted that he was impressed with the work done. The motion to approve was made by Mr. Fisher, second by Mr. Robinson and unanimously accepted. (A copy of said Resolution [MAR 24 #1] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Lancaster County Land Bank Authority that:

1. The Lancaster County Land Bank Authority disposed of the Property to Miller's Investment Properties, LLC (Purchaser) through negotiated sale;
2. The Executive Director of the Authority is hereby authorized and directed to execute all documents on behalf of the Authority which may be necessary or desirable to further the intent of this Resolution.
3. Purchaser shall enter into a Purchase and Development agreement as to allow the Authority to monitor the redevelopment of the property in order to ensure work goes according to the submitted proposal.

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, **April 23, 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 4:24 p.m.

  
Beth A. Dreyer-DeGoede, Secretary