

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
MARCH 26, 2024 FOLLOWING THE 4 PM MEETING OF
THE LANCASTER COUNTY LAND BANK 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, March 26, 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, 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. Fisher called the meeting to order at 4:24 p.m. and welcomed Commissioner Yoder to the meeting.

Public Comments - none

Minutes of the February 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 February 2024 was approved on a motion by Mr. Jim Eby, second by Mr. Williams and unanimously accepted. Mr. Fredo noted that the deficits for the Homelessness Coalition will be resolved in the next couple of weeks.

Staff Reports: Ms. Allwine reported the Public Improvements program has started for this year. There are new public facilities applicants. The Whole Home Repair Program is no longer accepting new applications except for emergency repairs. They have enough on the wait list to get them through the program. Mr. Stuhldreher asked how many households they expect to serve. Ms. Allwine didn't have a specific number but that each household receives approximately \$25,000 and they had \$3 million to use. Commissioner Yoder asked if the wait list was typical and how long households typically needed to wait. Ms. Allwine noted that it is a new program, so we don't really have anything to compare it to, but other counties are experiencing the same. Commissioner Yoder asked how people find out about the program. Ms. Allwine said most know through local partners or word of mouth. They did some neighborhood events early on but didn't need to. Mr. Stuhldreher asked if they thought everyone on the wait list could be served. Yes, as long as they qualify for the program, they should be able to be helped.

Mr. Justin Eby reported that Ms. Jones, Director of Human Services and the Office of the Coalition was unable to attend the meeting but noted that they continue to work on the Otterbein shelter and continuing shelter needs. The plan they presented to the City was to increase homelessness outreach

and client financial assistance when the extended shelter ends on March 31, 2024. He reported that the first defendant in the Emergency Rental Assistance Program fraud case plead guilty to charges. Work was set to begin on the turf field replacement at Clipper Magazine Stadium. A request for proposals is open for replacing the stadium roof. Work is continuing on the Annual Action Plan for 2024. Federal funding was approved so the plans can proceed. Mr. Stuhldreher asked what the plan was for the 40 bed existing shelter that was managed by the Lancaster County Food Hub. Mr. Justin Eby said that the contract for both the services and the lease for space will go through June 30, 2024. The Homelessness Coalition is working on plans for after that date.

Communications – None

Committee Reports – Mr. Fisher noted that the Personnel Committee met to discuss policies.

Unfinished Business – None

New Business

Mr. Justin Eby noted that agenda items #1 - resolution authorizing the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Millersville Commons Project and #6 - resolution approving an application to the Business In Our Sites (BIOS) loan program administered by the Commonwealth Financing Authority be removed from the agenda as the first project is not ready to move forward and the second will be handled by EDC and Esh Foods. Mr. Williams made a motion to remove the agenda items, second by Ms. Kaufman, and the items were removed.

- 1) The Board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Marietta Trailhead Center Project. Mr. Justin Eby noted that the project was awarded in 2020 and delayed by the COVID-19 pandemic. They are now ready to move forward. Ms. Kaufman made the motion to approve, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [MAR 24 #8] is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Redevelopment Authority of the County of Lancaster to authorize the appropriate officers, employees and solicitor of the Authority to (1) work with *Front Street Properties, LLC* to prepare an application for \$1,000,000 for the Marietta Trailhead Center Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Front Street Properties, LLC* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 2) The Board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Lancaster Mill Expansion Project. Mr. Justin Eby noted that they were awarded in 2022 and plan to submit that application in September of this year. Mr. Robinson made the motion to approve, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 24 #9] is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Redevelopment Authority of the County of Lancaster to authorize the appropriate officers, employees and solicitor of the Authority to (1) work with *Arconic* to prepare an application for \$4,000,000 for the Lancaster Mill Expansion Project through the Commonwealth of Pennsylvania's Redevelopment Assistance

Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Arconic* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 3) The Board approved a memorandum of understanding with East Earl Township. Mr. Justin Eby said this was an extension to another municipality for the homeowner assistance program. Ms. Kaufman made the motion to approve, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 24 #10] is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the *Board of the Redevelopment Authority of the County of Lancaster* to approve and enter into a Memorandum of Understanding with *East Earl Township* establishing the eligibility requirements and administrative procedures to be followed for the operation of the Homeowner Assistance Program.

BE IT FURTHER RESOLVED to authorize the Director of Housing and Community Development, or other Staff Designee approved by the Executive Director, to approve grant applications submitted by individual homeowners in accordance with the terms of this Memorandum.

- 4) The Board authorized the disposition of 521 Locust Street in the Borough of Columbia. Mr. Krumpe reported that there was a lot of interest in this property. Mr. Jim Eby made the motion to approve, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 24 #11] is attached hereto and made a part hereof.

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

1. The Redevelopment Authority of the County of Lancaster disposed of the Property to Proverb Realty LLC (Purchaser) through a 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.
- 5) The Board approved an application to the Business In Our Sites (BIOS) Grant Program administered by the Commonwealth Financing Authority. Ms. Naples reported that they were submitting a grant for Esh Foods for a project discussed at previous board meetings. Mr. Jim Eby made a motion to approve, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 24 #12] 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 Three million five hundred thirty thousand nine hundred sixty-eight and 00/100 dollars (\$3,530,968.00) 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.
- 6) The Board approved a Memorandum of Understanding with the Lancaster Redevelopment Fund, Inc. Ms. Naples noted this MOU was for administrative support through HOME-ARP funding for the fundraising consultant. Mr. Stuhldreher asked who the consultant was, how much the agreement was for and the timing of the MOU. Ms. Naples said it was for Lindsley Development Consulting, for \$63,000, and was for a 4-6 month planning and feasibility study. Ms. Kaufman made the motion to approve, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 24 #13] is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of Redevelopment Authority of the County of Lancaster that the Executive Director is authorized to execute a Memorandum of Understanding with the Lancaster Redevelopment Fund, Inc. for the expenditure of HOME Investment Partnerships American Rescue Plan Act Program funds, in an amount not to exceed Sixty-three thousand and 00/100 dollars (\$63,000.00), related to professional services for administration and planning.

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, **April 23, 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.

The meeting was adjourned at 4:54 pm.


Beth A. Dreyer-DeGoede, Secretary