

**MEETING MINUTES OF THE
VACANT PROPERTY REINVESTMENT BOARD
THURSDAY, MARCH 21, 2024, AT 8:00 A.M.
AT THE OFFICES OF THE
LANCASTER COUNTY HOUSING AND REDEVELOPMENT AUTHORITIES
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Vacant Property Reinvestment Board met Thursday, March 21, 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: Bob Heiserman, Ed Fisher, Heather Zink and Rick Martin, Dan Hess and Scott Graham.

Staff members present: Justin Eby, Executive Director, Sean Krumpe, Acquisition and Rehabilitation Program Coordinator and Beth Dreyer-DeGoede, Secretary.

Other present: Tara Hitchens, Susan Peipher, and Ralph Hutchinson from East Lampeter Township and Ravi Sheth, property owner

Mr. Heiserman called the meeting to order at 8:02 am.

There were no public comments.

The minutes of the February 2024, meeting were reviewed. Ms. Zink made a motion to approve the minutes and Mr. Martin seconded the motion. The minutes were unanimously approved.

There were no Hearings.

Mr. Krumpe noted that there was correspondence from the new owners of 170 S. 5th St. in Columbia. They will need to submit a rehabilitation plan to the board. Even though the property has been purchased it is still considered a blighted property. Ms. Zink feels that the process is working.

Old Business: None

New Business:

1. Consideration of Property Referral for 2250 Lincoln Highway East in East Lampeter Township. Mr. Krumpe presented information regarding the property and his initial communication and inspections. The property owner, Mr. Sheth said they were trying to rehabilitate the property. They intend to renovate the property and reopen as soon as possible. Ms. Peipher, the solicitor for the township, discussed the lack of

communication and progress on the property since 2019. They have not had a permit since 2021. New owners purchased the building in 2022, they have never had a permit. Police have notified the township of people living in the property. Mr. Sheth said that is only onsite security, they are not living there. Ms. Peipher disputed that statement. Contractors told police that they were staying there while doing work. Ms. Zink noted that back taxes must be paid before submitting a permit application. Mr. Sheth said they are only cleaning up the property, not doing any work that would require a permit. Mr. Fisher said this whole process is taking much too long and made a motion to accept the property into the program. Ms. Zink seconded the motion and it was unanimously accepted. Mr. Sheth can submit a rehabilitation plan or he can ask for a hearing.

Other Business: The next meeting of the Vacant Property Reinvestment Board will be held April 18, 2024, at 8 a.m. at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, 1st Floor, Suite 200, Lancaster, PA and via the Zoom video conferencing platform.

Mr. Eby made a motion to adjourn the meeting; Ms. Zink seconded the motion, and all were in favor. The meeting was adjourned at 8:40 am.



Beth Dreyer-DeGoede, Secretary