

**MEETING MINUTES OF THE
VACANT PROPERTY REINVESTMENT BOARD
THURSDAY, MAY 16, 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, May 16, 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, and Dan Hess.

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

Rob Hutchinson, East Lampeter Township Manager, Susan Peipher, Township Solicitor, Tara Hitchens, Assistant Township Manager

Mr. Heiserman called the meeting to order at 8:01 am.

There were no public comments.

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

There were no Hearings.

Mr. Krumpe noted that there was correspondence from 1198 Iron Road in Rapho Township. He found a phone number for the property owner and was able to talk to her. She lives in North Carolina and we now have a good address for her. In discussion with a solicitor, we do not need to restart the process, she has a couple of months to submit a rehabilitation plan if she chooses.

2250 Lincoln Highway East notice of violations which was sent to the board for review.

Old Business: None

New Business:

1. Consideration of the First Determination of Blight for 2250 Lincoln Highway East in East Lampeter Township. Mr. Heiserman said it looked like the property owner was

making attempts to rehabilitate the property and wondered if we move forward at this time. Mr. Kaufhold noted that he has not been provided any tangible documentation with remediation, only the words of the property owner. Mr. Hess said there are opportunities for the property owner to fix. Mr. Martin asked if the township had a response. Ms. Peipher noted that the documentation submitted was old and there has been no permitting or inspections for the property. There is over \$103,000 in unpaid municipal liens. Mr. Fisher asked how we gained access in the building. Mr. Kaufhold reached out to the property owner and he let him in. Mr. Kaufhold said that all work being done seems to be cosmetic, he says there are concerns with electric, plumbing and sewer. He does not believe the building is up to code. Mr. Fisher wanted to caution the board, he is concerned about our legal rights to be in the building because from the outside the building does not look too bad. Mr. Kaufhold assured the board that the property owner allowed him access. Mr. Martin asked if not holding a building permit is actually a condition of blight. Mr. Krumpke said that tax delinquency is a condition of blight. Mr. Eby said that under redevelopment authority law, the Redevelopment Authority has the right to enter any premises to do surveys. If we are denied access we can get an administrative search warrant. Mr. Martin made a motion to approve, Mr. Hess second and it was approved.

Other Business: None

The next meeting of the Vacant Property Reinvestment Board will be held June 20, 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.

Ms. Zink made a motion to adjourn the meeting; Mr. Fisher seconded the motion, and all were in favor. The meeting was adjourned at 8:28 am.



Beth Dreyer-DeGoede, Secretary