

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
JULY 23, 2024 AT 4 PM**

**28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, July 23, 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; Scott Fredo, Director of Finance and Administration; Deb Jones, Director of Human Services and the Office of the Coalition; Sean Krumpe, Community Development Program Manager; and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*; Alice Yoder, *Lancaster County Commissioner* and Jessica Smith, *Millersville University Intern with the Homelessness Coalition*

Mr. Fisher called the meeting to order at 4:01 p.m.

Public Comments - none

Minutes of the June 2024 Board Meeting were approved. The motion was made by Ms. Kaufman, second by Mr. Robinson, and unanimously accepted.

The Treasurer's Report for the month of June 2024 was approved on a motion by Mr. Williams, second by Mr. Robinson and unanimously accepted. Mr. Fredo noted that rent for Clipper Magazine Stadium was received and payment for the turf field was paid.

Staff Reports: Ms. Jones gave a shout out to Ms. Jessica Smith, who was joining the meeting virtually and will be an intern with her department from Millersville University starting in August. The Homelessness Coalition's fiscal year ended June 30 and previous year contracts are closing out and new contracts are beginning. They received a \$990,000 grant for Youth Homelessness Initiatives. The Permanent Supportive Housing Request for Proposals was released on Monday, July 22 and she will be giving a Human Services Block Grant presentation on Thursday, July 25. The Reentry Coalition is working on role and responsibilities and updating their charter.

Mr. Justin Eby noted that we are in the process of hiring a Housing and Community Development Director and a third Construction Project Manager. He commended Mr. Krumpe for connecting with municipalities and seeing an uptick in properties for the Vacant Property Reinvestment Board and the Land Bank. The Pennsylvania Housing Finance Agency (PHFA) has awarded low-income housing tax credits to the Stiegel School Apartments and the New Holland Apartments projects. They have closed on the Milburn Apartments which has 6 efficiency and 2 2-bedroom units for homeless individuals. Mr. Stuhldreher asked about the status of the Manor Youth House project, Mr. Justin Eby noted that they are still fundraising. Mr. Justin Eby also noted that the Annual Action Plan was endorsed by the

Lancaster County Commissioners. The Clipper Magazine Stadium roof replacement project is scheduled to start at the end of August or beginning of September.

Communications – None

Committee Reports – None

Unfinished Business – None

New Business

- 1) The board approved the Continuum of Care Standards and Procedures. Ms. Jones noted that this Housing and Urban Development (HUD) mandated document must be reviewed and approved annually. There were a few updates from last year. Mr. Stuhldreher asked if this will be posted publicly, it will be on the LCHRA website in the Homelessness Coalition's CoC Resources page. The motion to approve was made by Ms. Kaufman, second by Mr. Robinson, and unanimously accepted. (A copy of said Resolution [JUL 24 #36] 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 the Lancaster County Continuum of Care Standards and Procedures.

- 2) The board approved the Continuum of Care Homeless Management Information System Policies and Procedures. Ms. Jones noted that this document also needs to be reviewed and approved annually. The motion to approve was made by Ms. Kaufman, second by Mr. Robinson, and unanimously accepted. (A copy of said Resolution [JUL 24 #37] 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 the Lancaster County Continuum of Care Homeless Management Information System Policies and Procedures.

Resolutions 3 through 6 are all for Public Improvement projects and therefore taken together under a motion by Mr. Robinson, second by Ms. Kaufman. The motion was unanimously approved with Mr. Williams recusing himself from Resolution 5 because of his position with the Manheim Borough. Mr. Krumpe noted that the total funding for these projects is less than the total available and more projects will be brought to the board in August.

- 3) The board approved a contract for Public Improvements with Ephrata Area Social Services. Mr. Krumpe said this was for building repairs and ADA accessibility. (A copy of said Resolution [JUL 24 #38] 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 the execution of a contract with Ephrata Area Social Services for the EASS Building Improvement Project in an amount not to exceed ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00) of Fiscal Year 2024 Community Development Block Grant funds.

- 4) The board approved a contract for Public Improvements with Mt. Zion AME Church. Mr. Krumpe said this was for the initial rehabilitation of a blighted structure in Columbia Borough. These funds will do some external work to keep the building structurally sound. Mr. Fisher wanted to have some assurance that the work will continue after these improvements are made. Mr. Krumpe noted that the Redevelopment Fund owns the adjacent properties and has a vested interest in this project.

Mr. Fisher asked the age of the structure and Mr. Justin Eby noted it was originally built in 1817. (A copy of said Resolution [JUL 24 #39] 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 the execution of a contract with Mt. Zion AME Church for the Stephen Smith Improvement Project in an amount not to exceed TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) of Fiscal Year 2024 Community Development Block Grant funds.

- 5) The board approved a contract for Public Improvements with Manheim Borough. Mr. Krumpke noted that this was for sidewalk repair. (A copy of said Resolution [JUL 24 #40] 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 the execution of a contract with Manheim Borough for the W. High Street Drainage Improvement, Phase 1 Project in an amount not to exceed TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) of Fiscal Year 2024 Community Development Block Grant funds.

- 6) The board approved a contract for Public Improvements with Elizabethtown Borough. Mr. Krumpke noted that this was for stormwater replacement. (A copy of said Resolution [JUL 24 #41] 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 the execution of a contract with Elizabethtown Borough for the S. Poplar Street Sanitary Sewer and Storm Sewer Replacement Project in an amount not to exceed TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) of Fiscal Year 2024 Community Development Block Grant funds.

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, **August 27, 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 4:29 pm.


Beth A. Dreyer-DeGoede, Secretary