

**MEETING MINUTES OF THE
VACANT PROPERTY REINVESTMENT BOARD
THURSDAY, JULY 18, 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, July 18, 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: Ed Fisher, Heather Zink, Rick Martin, and Dan Hess.

Staff members present: Justin Eby, Executive Director; Sean Krumpe, Community Development Program Manager, and Beth Dreyer-DeGoede, Secretary.

Others in attendance: Ralph Hutchinson, Tara Hitchens, Colin Siesholtz, and Susan Peipher, from East Lampeter Township and Shannon Sinopoli from Conoy Township

Mr. Fisher called the meeting to order at 8:04 am.

There were no public comments.

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

There were no Hearings.

Mr. Krumpe noted that there was correspondence from 1198 Iron Bridge Road. We will be completing an appraisal of the property. The homeowner is willing to work with us to remediate the property.

Old Business: None

New Business:

1. Consideration of the Second Determination of Blight Resolution for 2250 Lincoln Highway East in East Lampeter Township. Mr. Krumpe gave background on this property. The First Blight Determination was issued in May. If Second Determination is accepted, the municipal and county planning commissions must certify the blighting process. Ms. Peipher said lein claims have been paid by the property owner but no tax leins or permits have been paid or obtained. The township did an inspection of the property. Work is being done on the property and people are living in the building. They will give a notice of violation to the property owner.

Mr. Siesholtz noted that they saw many violations and obvious work being done without permits. The fire alarm system showed error codes and signs of tampering. Hazardous materials were improperly stored. Mr. Hess asked what the response from the property owner has been. Mr. Siesholtz said they knew they were coming for inspect the property. They have submitted plans for construction but have not pulled permits. Ms. Zink said it looks like they are picking and choosing which rules to follow. She said she was sorry that the township was going through this. Mr. Fisher asked if the owner was present for the inspection and they were not, but they gave verbal consent. Mr. Hess said the board needs to stay focused on the remediation of the property. Mr. Hess made a motion to approve the resolution, Ms. Zink seconded, and it was approved.

2. Consideration of a Property Referral for 191 Falmouth Road in Conoy Township. Mr. Krumpe said we have extensive materials provided from the township. The homeowner lives in a Care Center. The certified mail was returned but the first class mail was received. He reviewed the elements of blight. The property is a public nuisance and has been condemned. Mr. Krumpe shared photos of the exterior and interior of the property submitted by the township. Ms. Sinopoli said that this property has been a problem for many years and the township went to court to have it cleaned out and vacated. Ms. Zink said she was sorry the township had to go through this. Mr. Fisher asked if the property owner was able to understand what was going on and she is, she is unable to rehabilitate it. Mr. Fisher asked if there could be another way to handle this property, maybe with the Land Bank, to get this resolved faster. Mr. Krumpe said they could possibly do this. Additional conversations would need to be held with the township and property owner. Mr. Eby said it can go through both the Vacant Property process and the Land Bank simultaneously. Mr. Hess moved to bring the property into the program, Mr. Martin seconded, and it was approved.

Other Business: None

The next meeting of the Vacant Property Reinvestment Board will be held August 15, 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.

The meeting was adjourned at 8:46 am.



Beth Dreyer-DeGoede, Secretary