

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER  
OCTOBER 22, 2024 AT 4 PM**

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

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The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, October 22, 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: Justin Eby, Executive Director; Scott Fredo, Director of Finance and Administration; Deb Jones, Director of Human Services; Marisol Maldonado, Director of Housing and Community Development; Sean Krumpe, Community Development Program Manager; Jody Heinrich, Grants Manager; Rachel Valmonte, Compliance Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*.

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

Public Comments - none

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

The Treasurer's Report for the month of September 2024 was approved on a motion by Mr. Jim Eby, second by Ms. Kaufman and unanimously accepted. Mr. Fredo noted that program income from Community Development Block Grant funding was up. Expenses were paid for the Whole Home Repair program and for turf at the Clipper Magazine Stadium.

Staff Reports: Ms. Jones reported that there was a Neighborhood Forum taking place that evening at the Otterbein United Methodist Church regarding the Low Barrier Emergency Shelter that will be housed there later this year.

Mr. Justin Eby introduced our new Director of Housing and Community Development, Marisol Maldonado. He noted that he had just returned from the Lancaster City Revitalization & Improvement Zone meeting and they had approved \$627,000 for upcoming Clipper Stadium projects. The 2023 Local Share Account awards were supposed to be announced this afternoon. He said that awards were received for the Prince Street Community Hub, the Janus School and Pleasant View Communities for projects that we applied for. He also knew that Tenfold's TLC and Milburn Apartments received awards through the City. Mr. Jim Eby asked if we would reach out to those who did not get awards to see if they wanted to reapply. We will and if they do, we will bring them to the November board meeting. He also noted that Low-Income Housing Tax Credit applications would be due February 11, 2025.

Communications – The US Department of Housing and Urban Development reviewed and approved the loan amendments we are bringing before the board today. We have received the Emergency Solution Grant and HOME grant agreements, and Community Development Block Grant timeliness.

Committee Reports – The Loan Review Committee met to review the Local Share Account applications, and the Personnel Committee met for Mr. Justin Eby’s annual review.

Unfinished Business – None

#### New Business

- 1) The board approved an amendment to the timeline of the 2023 Public Improvements YWCA HVAC Replacement Project. Mr. Kumpe noted that the lead time for the HVAC unit is 40 weeks. The motion to approve was made by Mr. Jim Eby, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [OCT 24 #53] 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 an amendment to extend the timeline for the contract with YWCA Lancaster for the HVAC Replacement Project to 1/1/2026.

The board took resolutions 2-6 together since the Loan Review Committee had already met and approved the applications. The motion to approve was made by Mr. Jim Eby, second by Mr. Williams and unanimously accepted.

- 2) The board approved a Local Share Account Statewide Program application for Community Basics Inc. Marietta Avenue Permanent Supporting Housing. Mr. Fisher asked where this property was located. It is between Stony Battery Road and Prospect Road. It is an old physicians office. There are 17 units planned for the building. It has a working elevator and plumbing. Mr. Stuhldreher asked if there were restrictions on who could live there once completed. It is to be determined. (A copy of said Resolution [OCT 24 #54] is attached hereto and made a part hereof).

Be it resolved that the Redevelopment Authority of the County of Lancaster hereby requests a Statewide Local Share Assessment grant of One Million Dollars (\$1,000,000) from the Commonwealth Financing Authority to be used for Marietta Avenue Permanent Supportive Housing.

Be it further resolved that the Applicant does hereby designate Justin Eby, Executive Director of the Lancaster County Redevelopment Authority and Lisa Greener, Executive Director of Community Basics, Inc., as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

- 3) The board approved a Local Share Account Statewide Program application for Lancaster County Christian School Expansion and Classroom Addition. (A copy of said Resolution [OCT 24 #55] is attached hereto and made a part hereof).

Be it resolved that the Redevelopment Authority of the County of Lancaster hereby requests a Statewide Local Share Assessment grant of One Million Dollars (\$1,000,000) from the

Commonwealth Financing Authority to be used for Lancaster County Christian School Expansion & Classroom Addition.

Be it further resolved that the Applicant does hereby designate Justin Eby, Executive Director of the Lancaster County Redevelopment Authority and Nate Long, Head of School of Lancaster County Christian School, as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

- 4) The board approved a Local Share Account Statewide Program application for Good Samaritan Services Elevate and Gather Community Space. (A copy of said Resolution [OCT 24 #56] is attached hereto and made a part hereof).

Be it resolved that the Redevelopment Authority of the County of Lancaster hereby requests a Statewide Local Share Assessment grant of One Hundred Fifty Thousand Dollars (\$150,000) from the Commonwealth Financing Authority to be used for Good Samaritan Services Elevate & Gather Community Space.

Be it further resolved that the Applicant does hereby designate Justin Eby, Executive Director of the Lancaster County Redevelopment Authority and Nate Hoffer, Chief Executive Officer of Good Samaritan Services, as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

- 5) The board approved a Local Share Account Statewide Program application for Woodcrest Retreat Year-Round Cabin Project. (A copy of said Resolution [OCT 24 #57] is attached hereto and made a part hereof).

Be it resolved that the Redevelopment Authority of the County of Lancaster hereby requests a Statewide Local Share Assessment grant of Five Hundred Thousand Dollars (\$500,000) from the Commonwealth Financing Authority to be used for Woodcrest Retreat Year-Round Cabin Project.

Be it further resolved that the Applicant does hereby designate Justin Eby, Executive Director of the Lancaster County Redevelopment Authority and Bill Klees, Executive Director of Woodcrest Retreat, as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

- 6) The board approved a Local Share Account Statewide Program application for Pleasant View Communities Childcare Center. (A copy of said Resolution [OCT 24 #58] is attached hereto and made a part hereof).

Be it resolved that the Redevelopment Authority of the County of Lancaster hereby request a Statewide Local Share Assessment grant of Six Hundred Thousand Dollars (\$600,000) from the Commonwealth Financing Authority to be used for Pleasant View Childcare Center.

Be it further resolved that the Applicant does hereby designate Justin Eby, Executive Director of the Lancaster County Redevelopment Authority and Jonathan Hollinger, CEO/President of Pleasant View Communities, as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

- 7) The board approved a contract with YMCA of the Roses for Low-Barrier Emergency Shelter operations. Ms. Jones noted that the YMCA of the Roses will be the service provider for the new low-barrier emergency shelter. The funding will be a combination of Community Development Block Grant, Emergency Solutions Grant, Homeless Assistance Program and United Way funds. The contract is through June of 2025. Mr. Stuhldreher asked the amount of the contract. It is \$263,200 and the funds are part of the Joint Funding agreement. He also asked when the expected opening date for the shelter would be. Mr. Justin Eby said they are anticipating a mid-December date, but the elevator will not be ready then. They will get a temporary certificate of occupancy. Ms. Kaufman made a motion to approve, second by Mr. Robinson and unanimously approved. (A copy of said Resolution [OCT 24 #59] 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 Executive Director to execute a contract with the YMCA of the Roses.

- 8) The board approved the Lancaster County Homelessness Coalition Steering Committee Roster. Ms. Jones noted that they have a full slate of 17 members. They were endorsed by the Steering Committee and include individuals from many different backgrounds and organizations, Commissioner Yoder is an ex-officio member. The motion to approve was made by Mr. Williams, second by Mr. Robinson and unanimously approved. (A copy of said Resolution [OCT 24 #60] 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 current Lancaster County Homelessness Coalition Steering Committee Roster attached hereto as Exhibit A.

- 9) The board approved the Continuum of Care's Entitlement Notice of Funding Opportunity (NOFO) ranking submission. Ms. Jones noted that the ranking was already approved by the Grants Review Committee and the Homelessness Coalition Steering Committee. If approved by our board it will go public on October 28. Ms. Kaufman made the motion to approve, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [OCT 24 #61] 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 Homelessness Entitlement NOFO Ranking Submission.

- 10) The board approved a first amendment of the HOME Loan with Bausman Place Apartments Associates, LP. Ms. Valmonte noted that the US Department of Housing and Urban Development (HUD) reviewed the agreements and asked for them to be amended. Mr. Robinson made the

motion to approve, second by Mr. Jim Eby and unanimously accepted. (A copy of said Resolution [OCT 24 #62] 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:

1. Authorize the First Amendment to the HOME Loan Agreement for Bausman Place Apartments, L.P. according to approved HUD staff review,
2. Authorize the Executive Director to execute the required HOME loan amendment.

11) The board approved a first amendment of the HOME Loan with Saxony Ridge Apartments Associates, LP. Ms. Kaufman made the motion to approve, second by Mr. Robinson and unanimously accepted. (A copy of said Resolution [OCT 24 #63] 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:

1. Authorize the First Amendment to the HOME Loan Agreement for Saxony Ridge Apartments, L.P. according to approved HUD staff review,
2. Authorize the Executive Director to execute the required HOME loan amendment.

Other Business: Mr. Stuhldreher asked if there were any updates on the Prince Street Community Hub. Mr. Justin Eby said that a meeting for the project would be the next day and they hope to have a timeline and full construction costs by November.

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, **November 26, 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 4:34 pm.

  
Beth A. Dreyer-DeGoede, Secretary

