

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY LAND BANK AUTHORITY
SEPTEMBER 24, 2024
AT 4:00 P.M.
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Land Bank Authority met Tuesday, September 24, 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: 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; Audrey Steinmetz, Director Tenant and Landlord Services; Deb Jones, Director of Human Services; Sean Krumpe, Community Development Program Manager; Jody Heinrich, Grants Manager and Beth Dreyer-DeGoede, Secretary.

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

Mr. Jim Eby called the meeting to order at 4:04 p.m.

Public Comments – None

Minutes of the August 2024 meeting were approved. The motion was made by Mr. Williams, second by Ms. Kaufman, and unanimously accepted.

Communications – None

Staff Reports: Mr. Krumpe noted the Denver project is continuing. There is a slight delay with the Manheim Fire House construction, but it is nearly completed and the board is welcome to visit. Mr. Krumpe showed before and after photos of the 612 Franklin Street and 318 Poplar Street properties in Columbia.

Mr. Jim Eby is very impressed with the design of the 612 Franklin Street home. The 318 Poplar Street home will be sold to a 1st time home-buyer working with Tenfold.

Mr. Krumpe is working on a Blight Reporting Tool. This web-based tool will be open to the public and will hopefully speed up the process to identify and restore blighted properties. Mr. Jim Eby asked how this will be marketed, and it is still early in the process, but they intend to have flyers and general outreach. Mr. Stuhldreher recommended connecting with the “Fix It” city tool, the Planning Commission and the local TV stations to help get the word out. Mr. Fisher is concerned about getting overwhelmed with properties. They will closely monitor and can shut it down if necessary.

The Financial Report for August 2024 was approved on a motion by Mr. Fisher, second by Ms. Kaufman, and unanimously accepted. Mr. Fredo noted that all of the income was from interest.

Committee Reports - None

Unfinished Business: None

New Business:

- 1) The board approved the 2025 Board Meeting schedule. The motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [SEP 24 #5] is attached hereto and made a part hereof).

NOW THEREFORE BE IT RESOLVED by the Board of the *Lancaster County Land Bank Authority* that the regular meetings for the year 2025 shall be held on the *fourth* Tuesday of each month, with the exception of December when the meeting shall be on the *third* Tuesday. Said meetings will be held at approx. 4:00 p.m. at the offices of the Lancaster County Housing & Redevelopment Authorities or via the *Zoom* video-conferencing platform.

The scheduled meetings are as follows:

Tuesday, January 28, 2025	Tuesday, July 22, 2025
Tuesday, February 25, 2025	Tuesday, August 26, 2025
Tuesday, March 25, 2025	Tuesday, September 23, 2025
Tuesday, April 22, 2025	Tuesday, October 28, 2025
Tuesday, May 27, 2025	Tuesday, November 25, 2025
Tuesday, June 24, 2025	Tuesday, December 16, 2025

Other Business: None

Mr. Jim Eby announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **October 22, 2024** at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, Suite 100, at 4:00 p.m.

The meeting was adjourned at 4:25 p.m.


Beth A. Dreyer-DeGoede, Secretary