

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
DECEMBER 17, 2024, FOLLOWING THE 4 PM MEETING OF THE
LANCASTER COUNTY HOUSING AUTHORITY
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, December 17, 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 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; Marisol Maldonado, Director of Housing and Community Development; Sean Krumpe, Community Development Program Manager; Steven Hammerstone, Building Construction Specialist and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*; Alice Yoder, *Lancaster County Commissioner*; and Rhonda Harrison, *Redevelopment Fund board member*.

Mr. Williams called the meeting to order at 4:08 p.m.

Public Comments - none

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

The Treasurer's Report for the month of November 2024 was approved on a motion by Mr. Fisher, second by Ms. Kaufman and unanimously accepted. Mr. Fredo noted that Community Development Block Grant program and Emergency Solution Grant income is good. The Homelessness Coalition had a negative balance, but have since received funds since to balance it. They are working on balancing the Reentry Coalition account.

Mr. Fisher resolved his technical difficulties and resumed control of the meeting.

Staff Reports: Ms. Maldonado introduced Steven Hammerstone, the new Building Construction Specialist who started on December 16. He will be doing inspections for the HOME program. Nine projects have been submitted for the HOME Request for Proposals.

Mr. Justin Eby acknowledged Mr. Stuhldreher for his great reporting at One United and wished him well in his retirement. The Clipper Magazine Stadium roof is completed and inspected. He is working with City Alliance on a Small Area Plan for more development around the stadium. He

attended a stakeholder meeting with Commissioner Yoder on housing and homelessness. Commissioner Yoder said they were focusing on barriers to housing. Mr. Justin Eby noted that the request for proposals for the Housing and Homelessness Strategic Plan was published and they have had a number of inquiries. He also said that amendments to the Homeless Assistance Program and Reentry Coalition funding will be on the agenda for the next Commissioners meeting and agreements are signed for the City American Rescue Plan Act funding for the Emergency Shelter and Prince Street Community Hub.

Communications – Mr. Justin Eby said that the Community Development Block Grant timeliness was approved and the new grant agreements were signed.

Committee Reports – None

Unfinished Business – None

New Business

- 1) The board approved a contract with Tenfold for the operation of the Community Homebuyer Program. Ms. Maldonado noted that Tenfold has been running this program. They determine eligibility and we provide the funding for downpayments. Mr. Stuhldreher asked if this was a continuation of a current program and it is. We recycle funds and need to replenish them every 3-5 years. The motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [DEC 24 #72] 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 Tenfold to provide loans for down payment and closing costs to lower income families desiring to purchase a home, for a period beginning December 1, 2024 and terminating when all funds are expended or terminated by either party.

- 2) The board approved a memorandum of understanding (MOU) with the Redevelopment Fund, Inc. for purchases made for the Clay Street Emergency Shelter. Mr. Justin Eby noted that we have funding coming to the Redevelopment Authority for the shelter, but the lease agreement is with the Redevelopment Fund. This MOU will establish continuity between the entities. Ms. Kaufman asked when the shelter will open, and it is scheduled to open December 30. The motion to approve was made by Mr. Jim Eby, second by Ms. Kaufman and unanimously accepted. (A copy of said Resolution [DEC 24 #73] 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 memorandum of understanding with the Lancaster Redevelopment Fund, Inc. for the expenditure of Community Development Block Grant and Emergency Solution Grant funds for the purchase of supplies for the Clay Street Emergency Shelter at 20 E. Clay Street, Lancaster PA.

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, **January 28, 2025** 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 4:26 pm.



Beth A. Dreyer-DeGoede, Secretary