

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY HOUSING AUTHORITY
JANUARY 28, 2025 AFTER THE 4 PM MEETING OF THE
LANCASTER COUNTY LAND BANK AUTHORITY
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Housing Authority met Tuesday, January 28, 2025. The Board meeting was held at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Suite 100, 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; Marisol Maldonado, Director of Housing and Community Development; Jocelynn Naples, Director of Communications, Development and Special Projects; Marjorie Shaffer, Continuum of Care Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Brian McCloud, Editor *OneUnitedLancaster.com*.

Mr. Fisher called the meeting to order at 4:10 p.m.

Public Comment – None

Mr. Fisher listed the names of the 2024 officers and Mr. Jim Eby moved to continue with the current slate for 2025. Mr. Robinson seconded the motion, and the Board unanimously re-elected Mr. Ed Fisher, Chair; Mr. James Williams, Vice-Chair; Mr. Gerald Robinson, Esq., Treasurer; and reappointed Beth Dreyer-DeGoede as Secretary.

The motion was made by Mr. Williams, second by Mr. Robinson and passed unanimously to reappoint the firm of *Stevens & Lee* as Solicitor for the Lancaster County Housing Authority. Mr. Justin Eby noted that they are very responsive and reasonably priced compared with their competitors.

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

Communications – None

Staff Reports – Ms. Steinmetz reported they have an open Tenant Services Coordinator position with interviews scheduled for the following week. The position is posted with a number of organizations. Mr. Justin Eby noted that they are closely watching the federal government for information on grants.

The Monthly Activity and Status Report is attached hereto and made a part hereof.

The Financial Report for the month of December 2024 was approved on a motion by Mr. Jim Eby, second by Mr. Robinson and unanimously accepted. Mr. Fredo noted that his staff were monitoring draw downs so we can go from 103% utilization to 100%. The numbers are all positive.

Committee Reports – The Personnel Committee met to discuss a personnel issue.

New Business:

- 1) The board approved the Fiscal Year 2024 Section 8 Management Assessment Program Certification. Ms. Steinmetz noted that this is the annual certification that must be done. The motion to approve was made by Ms. Kaufman, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [JAN 25 #1] is attached hereto and made a part hereof).

NOW, THEREFORE BE IT RESOLVED, by the Board of the Lancaster County Housing Authority to approve the ATTACHED Section 8 Management Assessment Program Certification for the fiscal year ending December 31, 2024.

Other Business:

Mr. Fisher announced that the next meeting of the Board of the Lancaster County Housing Authority is expected to be held Tuesday, February 25, 2025, after the 4 p.m. meeting of the Lancaster County Land Bank Authority.

The meeting was adjourned at 4:21 p.m.



Beth A. Dreyer-DeGoede, Secretary