

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY LAND BANK AUTHORITY  
JANUARY 28, 2025  
AT 4:00 P.M.  
28 PENN SQUARE, SUITE 100  
LANCASTER, PA 17603**

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The members of the Board of the Lancaster County Land Bank Authority met Tuesday, January 28, 2025. 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; 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. Jim Eby called the meeting to order at 4:03 p.m.

Public Comments – None

Mr. Jim Eby, Chair, listed the names of the 2024 officers and Mr. Fisher moved to continue with the current slate for 2025. Mr. Robinson seconded the motion, and the Board unanimously re-elected Mr. James Eby, 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 re-appoint the firm of *Stevens & Lee* as General Counsel for the Lancaster County Land Bank Authority, and the firm of *Appel, Yost and Zee LLP* as Solicitor for Acquisition/Disposition of Property.

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

Communications – None

Staff Reports: Ms. Maldonado reported that Mr. Krumpke is preparing an annual report for our February board meeting. Mr. Jim Eby recommended having an Open House for the Manheim property when it is finished.

The Financial Reports for September, October, November and December 2024 were approved on a motion by Mr. Robinson, second by Mr. Williams, and unanimously accepted. Mr. Fredo noted that they received \$200,000 from the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE). Mr. Jim Eby appreciated the interest being earned on the account.

Committee Reports - None

Unfinished Business - None

New Business - None

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, **February 25, 2025** 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 4:10 p.m.

  
Beth A. Dreyer-DeGoede, Secretary