

**MEETING MINUTES OF THE
VACANT PROPERTY REINVESTMENT BOARD
THURSDAY, DECEMBER 19, 2024, AT 8:00 A.M.
AT THE OFFICES OF THE
LANCASTER COUNTY HOUSING AND REDEVELOPMENT AUTHORITIES
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Vacant Property Reinvestment Board met Thursday, December 19, 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: Bob Heiserman, Dan Hess, Ed Fisher, Scott Graham, Rick Martin and Heather Zink.

Staff members present: Justin Eby, Executive Director; Sean Krumpe, Community Development Program Manager; Steve Hammerstone, Building Construction Specialist; Marisol Maldonado, Director of Housing and Community Development and Beth Dreyer-DeGoede, Secretary.

Other members present: Venessa Ponicki, relative of property owner, Francis J. Miller Jr., property owner, and Paula Diffenderfer, Columbia Zoning Code Compliance Manager, and Don Shenk, contractor.

Mr. Heiserman called the meeting to order at 8:02 am.

There were no public comments.

The minutes of the November 2024 meeting were reviewed. Ms. Zink made a motion to approve the minutes and Mr. Hess seconded the motion. The minutes were unanimously approved.

There were no Hearings.

Communications: Mr. Krumpe said there was communication from Deborah Frankhouser, a representative of the Union Street property being discussed today. She said there are no infestations in the home and wants to get back into the home to restore it.

Old Business: None

New Business:

1. Consideration of 118 N. 8th Street, Columbia Borough for entry into the Vacant Property Reinvestment Board. Mr. Krumpe presented information for conditions of blight for the property. The borough noted physical nuisances. The property was condemned by the municipality on 8/16/2024. The property owner, Mr. Miller, is in a rehabilitation home. He says that the fire occurred and someone trashed his home after he went to the rehab home.

Mr. Heiserman asked who trashed the home. Mr. Miller said Ms. Frankhouser was living there, but he believes the code officer of Columbia trashed the home. Ms. Diffenderfer said that they were in the property post fire to evaluate and to remove firearms. Mr. Heiserman said our purpose is to determine if the property meets the conditions of blight, not on who trashed the property. Ms. Zink asked if there were back taxes owed, and there are no outstanding bills. Mr. Miller is willing to restore the home but needs help. Mr. Fisher reiterated that our purpose is to restore blighted properties. Ms. Diffenderfer said that they intend to clean out the property as there are neighbors on either side of the property. Mr. Heiserman asked what cautions are taken to protect personal items. Ms. Diffenderfer said a borough representative would be there and preferably the homeowner. Mr. Hess made the motion to approve the property and Mr. Martin seconded the motion and it was approved unanimously. Mr. Miller said he is unable to receive mail at his home address. Mr. Hess said that he should communicate with Mr. Krumpe directly.

2. Consideration of 447 Union Street, Columbia Borough for entry into the Vacant Property Reinvestment Board. This property was sited for physical nuisance and condemned as a fire hazard. It has been vacant for over a year. Ms. Ponicki said there are smoke detectors in the building and the property owner is trying to clean it out. Ms. Diffenderfer said there were 3 notices of violations. Mr. Hess suggested that the board takes this property on to help oversee the process of blight rehabilitation. Mr. Hess made a motion to approve the property, Mr. Martin seconded and it was approved unanimously.

Other Business: None

The next meeting of the Vacant Property Reinvestment Board will be held January 16, 2025, at 8 a.m. at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, 1st Floor, Suite 200, Lancaster, PA and via the Zoom video conferencing platform.

The meeting was adjourned at 9:08 am.



Beth Dreyer-DeGoede, Secretary