

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
FEBRUARY 25, 2025, FOLLOWING THE 4 PM MEETINGS OF THE
LANCASTER COUNTY LAND BANK AUTHORITY AND 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, February 25, 2025. 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; Deb Jones, Director of Human Services; Marisol Maldonado, Director of Housing and Community Development; Jocelynn Naples, Director of Communications, Development and Special Projects; Josiah Huyard, Outreach and Emergency Shelter Coordinator and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Rhonda Harrison, *Redevelopment Fund board member*; Jade Campos, *LNP*; Chad Martin, *Chestnut Housing* and Lisa Greener, *Community Basics*.

Mr. Fisher called the meeting to order at 4:28 p.m.

Public Comments - none

Minutes of the January 2025 Board Meeting were approved. The motion was made by Mr. Williams, second by Mr. Jim Eby, and unanimously accepted.

The Treasurer's Report for the month of January 2025 was approved on a motion by Mr. Jim Eby, second by Mr. Williams and unanimously accepted. Mr. Fredo noted Redevelopment Assistance Capital Program (RACP) funds were received in January and disbursed in February. HOME program funds received. The Stadium fund has a small negative that will be positive in May.

Staff Reports: Ms. Jones introduced Josiah Huyard, the Outreach and Emergency Shelter Coordinator, who was sitting in on the meeting. She noted that the Grants Manager, Jody Heinrich, resigned from her position. On February 19th the Joint Funding Request for Proposals opened and there was a virtual forum that morning. These are conditional awards. A board representative is needed for the review committee.

Ms. Maldonado noted that the Whole Home Repair Program staff are reviewing the final applications on the wait list. They hope to reopen in late March. They are finalizing the Housing Request for Proposals.

Mr. Justin Eby said that they are watching the congressional budget as cuts are possible and expected. The stadium has a Small Area Plan kickoff scheduled for February 26 that may include redevelopment in and

around the stadium. The new stadium's name is Penn Medicine Park. The Chip Factory Hotel in Columbia will have a ground-breaking ceremony on March 5th. Mr. Fisher asked if they had financing for the project and they do. Mr. Justin Eby noted that the staff are working very hard, and he is appreciative of all they do.

Communications – None

Committee Reports – None

Unfinished Business – None

New Business

- 1) The board approved an amendment to a policy statement to update authorized signatories for official documents. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously accepted. (A copy of said Resolution [FEB 25 #6] 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 Policy Statement attached hereto amending authorized signatories for official documents required to administer the various programs of the Redevelopment Authority of the County of Lancaster.

- 2) The board approved contract a contract with East Cocalico Township. Ms. Maldonado noted that they are moving funds that were returned from the Faith Friendship project to East Cocalico Township for a park renovation. The motion to approve was made by Mr. Williams, second by Mr. Jim Eby and unanimously accepted. (A copy of said Resolution [FEB 25 #7] 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 East Cocalico Township for the Reamstown Park Rehabilitation in an amount not to exceed ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00) of Fiscal Year 2024 Community Development Block Grant funds.

- 3) The board tabled a resolution to approve a contract for a Housing and Homelessness Strategic Plan consultant. Mr. Justin Eby noted that we held a request for proposals for a consultant to help develop a housing and homelessness strategic plan for Lancaster County. We received 14 proposals and had 3 rounds of interviews. We had some additional questions that a candidate needed additional time to respond. We are requesting a special meeting of the board on March 4 at 4 pm. The motion to table this resolution was made by Ms. Kaufman, second by Mr. Willams and tabled.
- 4) The board approved contract amendments with nonprofit organizations. Ms. Jones noted this proposal to amend contracts stems from a need to use funds that were set to expire. The motion to approve was made by Mr. Jim Eby, second by Mr. Williams and unanimously approved. (A copy of said Resolution [FEB 25 #8] 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 amendments to contracts with nonprofit organizations reallocating funding as noted in "Exhibit A."

Resolutions 5 through 8 were grouped together since they are all projects managed by Community Basics Inc. The motion to approve was made by Mr. Jim Eby, second by Ms. Kaufman and unanimously approved.

- 5) The board approved a reservation of funds for Old Market Apartments. (A copy of said Resolution [FEB 25 #9] 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 issuance of a Reservation of Funds letter for the preservation of the Old Market Apartments project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental Housing Program, in an additional amount not to exceed Five Hundred Thousand Dollars (\$500,000) of the Redevelopment Authority's Community Development Block Grant (CDBG) funding.

- 6) The board approved a reservation of funds for Walnut Street Apartments. (A copy of said Resolution [FEB 25 #10] 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 issuance of a Reservation of Funds letter for the preservation of the Walnut Street Apartments project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental Housing Program, in an additional amount not to exceed Nine Hundred Thousand Dollars (\$900,000) of the Redevelopment Authority's Community Development Block Grant (CDBG) funding.

- 7) The board approved a reservation of funds for Three Center Square Apartments. (A copy of said Resolution [FEB 25 #11] 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 issuance of a Reservation of Funds letter for the preservation of the Three Center Square project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental Housing Program, in an amount not to exceed Three Hundred Thousand Dollars (\$300,000) of the Redevelopment Authority's Community Development Block Grant (CDBG) funding.

- 8) The board approved a reservation of funds for Manor Youth House. (A copy of said Resolution [FEB 25 #12] 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 issuance of a Reservation of Funds letter for the Manor

Youth House project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental Housing Program, in an amount not to exceed Six Hundred Fifty Thousand Dollars (\$650,000) of HOME Investment Partnerships Program American Rescue Plan Act (HOME-ARPA) funding.

- 9) The board approved a reservation of funds for Stiegel Apartments. Ms. Maldonado said this was through the Volker development project. This is for funding for 44 units and is contingent on historic tax credits. Mr. Fisher asked if they were all low or moderate income units and they are. The motion to approve was made by Mr. Williams, second by Mr. Jim Eby and unanimously accepted. (A copy of said Resolution [FEB 25 #13] 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 issuance of a Reservation of Funds letter for the creation of Stiegel Apartments housing project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental Housing Program in an amount not to exceed Four Hundred Thousand Dollars (\$400,000) of HOME Investment Partnership Grant Program, contingent upon the amount secured from the Pennsylvania State Historic Tax Credits.

- 10) The board approved a reservation of funds for Dinah Hill Apartments. Ms. Maldonado said this was 11 new units in the city of Lancaster. Mr. Chad Martin, from Chestnut Housing Corporation, said this funding should help them to get additional funding from other sources. Mr. Jim Eby noted that this was a complex project and was impressed with the design. The motion to approve was made by Mr. Jim Eby, second by Ms. Kaufman and unanimously accepted. (A copy of said Resolution [FEB 25 #14] 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 issuance of a Reservation of Funds letter for the creation of Dinah's Hill housing project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental Housing Program in an amount not to exceed Three Hundred Fifty Thousand Dollars (\$350,000) of City of Lancaster HOME Investment Partnership Grant Program, including HOME Investment Partnership Grant ARP (HOME-ARP) funding.

- 11) The board approved a reservation of funds for New Holland Apartments. Ms. Maldonado said this was a Community Basics project of 56 units. Mr. Jim Eby asked when they might close, and it is anticipated for the 3rd or 4th quarter of this year. The motion to approve was made by Mr. Williams, second by Mr. Jim Eby and unanimously accepted. (A copy of said Resolution [FEB 25 #15] 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 issuance of a Reservation of Funds letter for the creation of New Holland Apartments housing project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental

Housing Program in an amount not to exceed Two Hundred Seventy Four Thousand Four Hundred Sixty Dollars (\$274,460) of HOME Investment Partnership Grant Program.

- 12) The board ratified a memorandum of understanding with Denver Borough for the Homeowner Assistance Program. Ms. Maldonado said that municipalities partner with us to help their low to moderate income residents' assistance with public improvements like sidewalks. The motion to approve was made by Ms. Kaufman, second by Mr. Jim Eby and unanimously accepted. (A copy of said Resolution [FEB 25 #16] 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 and enter into a Memorandum of Understanding with the *Denver Borough* establishing the eligibility requirements and administrative procedures to be followed for the operation of the Homeowner Assistance Program.

BE IT FURTHER RESOLVED to authorize the Director of Housing and Community Development, or other Staff Designee approved by the Executive Director, to approve grant applications submitted by individual homeowners in accordance with the terms of this Memorandum.

The board went into Executive Session at 5:04 pm for a possible litigation matter.

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, **March 25, 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 5:10 pm.


Beth A. Dreyer-DeGoede, Secretary