

**MEETING MINUTES OF THE  
VACANT PROPERTY REINVESTMENT BOARD  
THURSDAY, FEBRUARY 20, 2025, AT 8:00 A.M.  
AT THE OFFICES OF THE  
LANCASTER COUNTY HOUSING AND REDEVELOPMENT AUTHORITIES  
28 PENN SQUARE, SUITE 100  
LANCASTER, PA 17603**

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The members of the Vacant Property Reinvestment Board met Thursday, February 20, 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: Bob Heiserman, Scott Graham, Dan Hess, Rick Martin and Heather Zink.

Staff members present: Justin Eby, Executive Director; Sean Krumpke, Community Development Program Manager, Marisol Maldonado, Director of Housing and Community Development, and Beth Dreyer-DeGoede, Secretary.

Other members present: none

Mr. Heiserman called the meeting to order at 8:03 am.

Mr. Hess made a motion to approve the officer slate from 2024, Mr. Martin seconded and it was approved.

There were no public comments.

The minutes of the December 2024 meeting were reviewed. Mr. Martin made a motion to approve the minutes and Mr. Graham seconded the motion. The minutes were unanimously approved.

There were no Hearings.

Communications: Mr. Krumpke said there were no formal communications. The property at 521 Locust St. in Columbia has been completed. It will be an owner occupied property.

Old Business: None

New Business:

1. Consideration of rehabilitation plan for 1198 Iron Bridge Road in Rapho Township from Awakened Properties LLC. Mr. Krumpke gave an overview of the property. Awakened Properties LLC purchased the property and submitted a rehabilitation plan. Mr. Graham asked if there were a 2<sup>nd</sup> egress from the basement, Mr. Krumpke noted that we have not been inside the building, so we do not know. They will need it for code compliance. Mr. Hess thought their estimate of \$115,000 for rehabilitation is very low. Ms. Zink noted that the developer has worked on other properties in Columbia and have not had any problems with their work.

Mr. Hammerstone, a construction specialist with the Redevelopment Authority, approved the scope of work. Waiting for the \$1,000 deposit which will be returned to Awakened Properties LLC upon completion of the work. Ms. Zink made a motion to accept the rehabilitation plan contingent on the receipt of the deposit, Mr. Martin seconded. Mr. Hess asked if there was a problem with them not allocating enough funds for the project. Mr. Krumpe said they had to meet the timeline or forfeit their deposit. The motion was unanimously approved.

Other Business: None

The next meeting of the Vacant Property Reinvestment Board will be held March 20, 2025, at 8 a.m. at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, 1<sup>st</sup> Floor, Suite 200, Lancaster, PA and via the Zoom video conferencing platform.

The meeting was adjourned at 8:28 am.

  
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Beth Dreyer-DeGoede, Secretary