

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY LAND BANK AUTHORITY  
MARCH 25, 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, March 25, 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, Mike Callahan, 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; Sean Krumpe, Community Development Program Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Jade Campos, *LNP* and Stacy Rucci, *National Wrestling Performance Center*.

Mr. Jim Eby asked Mr. Williams to run the meeting because he was joining virtually. Mr. Williams called the meeting to order at 4:02 p.m.

Public Comments – None

Minutes of the February 2025 meeting were approved. The motion was made by Mr. Fisher, second by Mr. Jim Eby, and unanimously accepted.

Communications – None

Staff Reports: Mr. Krumpe noted that Columbia Borough approvals were obtained for the project at 154/156 S. 5<sup>th</sup> Street. A project review committee meeting will be scheduled to discuss next steps. There will be 4 units on this property that the Land Bank will hold for housing choice voucher holders. The Fire House project in Manheim borough has a delay in completion. The 2<sup>nd</sup> and 3<sup>rd</sup> floors are complete. The 1<sup>st</sup> floor must be leased before the sale can go through. They are doing additional advertising to try to find a party to lease it. There will be an event upon completion.

The Financial Reports for February 2025 were approved on a motion by Ms. Kaufman, second by Mr. Jim Eby, and unanimously accepted. Mr. Fredo noted they received the \$1,500 membership dues from Columbia Borough.

Committee Reports - None

Unfinished Business - None

New Business:

- 1) The board authorized the disposition of 318 Poplar Street in the Borough of Columbia. Mr. Krumpe noted that this was the first internal rehabilitation project completed by the Authority. They plan to sell the 4-bedroom, 2 ½ bathroom home to an income eligible homeowner at a slight loss. The motion to approve was made by Mr. Fisher, second by Mr. Callahan and unanimously approved. (A copy of said Resolution [MAR 25 #2] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Lancaster County Land Bank Authority that:

1. The Lancaster County Land Bank Authority disposed of the Property to an income qualified buyer (Purchaser), to be determined after a marketing period, through negotiated sale for a price not to fall below \$240,000;
2. The Executive Director of the Authority is hereby authorized and directed to execute all documents on behalf of the Authority which may be necessary or desirable to further the intent of this Resolution.

Other Business - None

Mr. Williams announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **April 22, 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 4:18 p.m.

  
Beth A. Dreyer-DeGoede, Secretary