

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
MARCH 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, March 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: 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*; Stacy Rucci, *National Wrestling Performance Center* and Mike Callahan, *Benchmark Construction Company*.

Mr. Fisher called the meeting to order at 4:25 p.m.

Public Comments - none

Minutes of the February 2025 Board Meeting and the March 4, 2025 Special Meeting were approved. The motion was made by Ms. Kaufman, second by Mr. Williams, and unanimously accepted.

The Treasurer's Report for the month of February 2025 was approved on a motion by Mr. Williams, second by Ms. Kaufman and unanimously accepted. Mr. Fredo noted the Authority collected funds from the County which balanced the Reentry Coalition program and Home 4 Good. They received and distributed the Redevelopment Assistance Capital Program funds for Direct Wire and Cable as their project is completed.

Staff Reports: Ms. Jones noted that the Joint Funding application process is open and applications are due by 5 pm on March 27, 2025. The Homelessness Coalition has approximately \$1.4 million to award but anticipate more than twice that in requests. The Point in Time and Housing Inventory Count data will be ready to report at our April meeting. There were five (5) Code Blue's called this winter – 23 nights total. The Homelessness Coalition is grateful for all of the partners who stepped up to help keep those experiencing homelessness out of the bitter cold. Code Red protocol is being evaluated for the summer for when it gets extremely hot.

Ms. Maldonado noted that her staff are updating the Whole Home Repair Program manual. They are working through requests for proposals for Penn Medicine Park renovations and improvements.

Mr. Justin Eby said that we have begun working with Health Management Associates (HMA), our Housing and Homelessness Strategic Plan consultants. The Authority is expecting level funding for this year. The City Revitalization and Improvement Zone (CRIZ) is working on a Small Area Plan for the area around Penn Medicine Park. The Consolidated Annual Performance and Evaluation Report (CAPER) is completed and being submitted to the US Department of Housing and Urban Development (HUD). It is due March 31, 2025. The directors are reviewing grant management needs throughout the organization. A HUD technical assistance consultant is working with Ms. Maldonado and Mr. Eby on a project.

Communications – None

Committee Reports – None

Unfinished Business – None

New Business

- 1) The board approved an amendment to the Lancaster County PA-510 Continuum of Care Standards and Procedures. Ms. Jones noted that they needed to add an exception to the prioritization policy. This was approved by the Lancaster County Homelessness Steering Committee on March 12, 2025. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously accepted. (A copy of said Resolution [MAR 25 #18] 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 amendment as noted above to the Lancaster County PA-510 Standards and Procedures effective immediately.

- 2) The board approved a memorandum of understanding with Union Community Care. Ms. Jones noted that they were a critical resource for our community and were happy to be working more closely with them. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously accepted. (A copy of said Resolution [MAR 25 #19] 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 a Memorandum of Understanding with Union Community Care.

- 3) The board approved the submission of an application for a Redevelopment Assistance Capital Program (RACP) grant in connection with the Doe Run Mixed-Use Development project. Mr. Callahan described the project for the board. It is a 22 acre area that will have townhomes, apartments and retail space. The RACP funding is for infrastructure and stream restoration. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and approved. (A copy of said Resolution [MAR 25 #20] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *Benchmark Construction Company, Inc.* to prepare an application for \$1,750,000 for the Doe Run Mixed-Use Development Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Benchmark Construction Company, Inc.* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 4) The board approved the submission of an application for a Redevelopment Assistance Capital Program (RACP) grant in connection with the Franklin & Marshall College Strength Conditioning and Wellness Center Project. The motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [MAR 25 #21] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *Franklin & Marshall College* to prepare an application for \$1,000,000 for the Franklin & Marshall College Strength Conditioning and Wellness Center Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Franklin & Marshall College* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 5) The board approved the submission of an application for a Redevelopment Assistance Capital Program (RACP) grant in connection with the 2217 Lincoln Hwy East Lancaster project. Mr. Eby noted this is redevelopment of the site for a new furniture showroom for Gish Furniture. The RACP is for the site work. The motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [MAR 25 #22] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *Samuel Brothers Realty, LP & Gish's Furniture, Inc.*, to prepare an application for \$2,000,000 for the 2217 Lincoln Hwy East Lancaster Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant

agreement with *Samuel Brothers Realty, LP & Gish's Furniture, Inc.*, on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 6) The board approved the submission of an application for a Redevelopment Assistance Capital Program (RACP) grant in connection with the Janus School STEM Expansion II project. Mr. Eby noted this is the 2nd RACP award for this project. The motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [MAR 25 #23] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *the Janus School* to prepare an application for \$2,000,000 for the Janus School STEM Expansion II Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *the Janus School* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 7) The board approved the submission of an application for a Redevelopment Assistance Capital Program (RACP) grant in connection with the Jura Hospitality Center II project. Mr. Eby noted this is the 2nd RACP award for this project as well. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [MAR 25 #24] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *Jura, Inc.* to prepare an application for \$2,500,000 for the Jura Hospitality Center II Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Jura, Inc.* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 8) The board approved the submission of an application for a Redevelopment Assistance Capital Program (RACP) grant in connection with the Lancaster General Hospital (LGH) Interventional Psychiatry project. Mr. Eby noted that LGH has had a number of RACP awards for various projects. The motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [MAR 25 #25] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *Lancaster General Hospital* to prepare an application for

\$500,000 for the Lancaster General Hospital Interventional Psychiatry Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Lancaster General Hospital* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 9) The board approved the submission of an application for a Redevelopment Assistance Capital Program (RACP) grant in connection with the National Wrestling and Performance Center project. Mr. Eby noted this is the 2nd RACP award for this project as well. Ms. Rucci said they were still in the programming phase. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [MAR 25 #26] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *the National Wrestling and Performance Center*, to prepare an application for \$3,500,000 for the National Wrestling and Performance Center Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *the National Wrestling and Performance Center*, on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 10) The board approved the submission of an application for a Redevelopment Assistance Capital Program (RACP) grant in connection with the Vintage Acquisitions Truck Garage and Storage Facility project. Mr. Eby noted this project is in Paradise Township. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [MAR 25 #27] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *Vintage Acquisitions, LLC*, to prepare an application for \$2,450,000 for the Vintage Acquisitions Truck Garage and Storage Facility Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Vintage Acquisitions, LLC*, on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

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, **April 22, 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 4:59 pm.


Beth A. Dreyer-DeGoede, Secretary