

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY HOUSING AUTHORITY  
MARCH 25, 2025 AFTER THE 4 PM MEETING OF THE  
LANCASTER COUNTY LAND BANK AUTHORITY  
28 PENN SQUARE, SUITE 100  
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Housing Authority met Tuesday, March 25, 2025. The Board meeting was held at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Suite 100, and via Zoom Videoconference.

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 4:18 p.m.

Public Comment – None

Minutes of the February 2025 meeting were approved. The motion was made by Ms. Kaufman, second by Mr. Williams and unanimously accepted.

Communications – None

Staff Reports – Mr. Justin Eby said that it appears that the voucher program will be level-funded.

The Monthly Activity and Status Report is attached hereto and made a part hereof.

The Financial 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 that portables were going up slightly, but mostly steady. The audit through the US Department of Housing and Urban Development (HUD) was approved, they will be onsite in May.

Committee Reports – None

New Business:

- 1) The board approved a grant agreement with Chestnut Housing Corp. for the Milburn Apartments project using Emergency Rental Assistance Funds. Mr. Justin Eby noted the board approved three (3) similar projects at our February meeting. The Milburn Apartments are currently under construction.


The motion to approve was made by Ms. Kaufman, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 25 #6] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED by the Board of the Lancaster County Housing Authority to authorize the Executive Director or Director of Housing and Community Development to execute a grant agreement with Chestnut Housing Corp, for the Milburn Apartments Housing Project through the use of Five Hundred Thousand (\$500,000.00) of Emergency Rental Assistance Program (ERAP2) funding.

Other Business: None

Mr. Fisher announced that the next meeting of the Board of the Lancaster County Housing Authority is expected to be held Tuesday, April 22, 2025, after the 4 p.m. meeting of the Lancaster County Land Bank Authority.

The meeting was adjourned at 4:25 p.m.

  
Beth A. Dreyer DeGoede, Secretary