

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY LAND BANK AUTHORITY
APRIL 22, 2025
AT 4:00 P.M.
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Land Bank Authority met Tuesday, April 22, 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, Ed Fisher, Melinda Kaufman, Gerald Robinson 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; Sean Krumpke, Community Development Program Manager; Marjorie Shaffer, Continuum of Care Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Jade Campos, *LNP*, Tim Stuhldreher, Marissa Price, *GMS Solutions*, and Alice Yoder, *Lancaster County Commissioner*.

Mr. Jim Eby called the meeting to order at 4:00 p.m.

Public Comments – None

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

Communications – None

Staff Reports: Mr. Krumpke noted that there will be a meeting with the Municipal Advisory Group about continued delays with the Manheim First House project. There will be a meeting in May for design specifications for the 154-156 S. 5th Street project in Columbia. The project review committee will be meeting about the property this week. The home at 318 S. Poplar Street in Columbia had some water damage which has been resolved, but that delayed putting the home on the market.

The Financial Reports for March 2025 were approved on a motion by Ms. Kaufman, second by Mr. Williams, and unanimously accepted.

The board approved a Revised Investment Policy Statement with the financials. Mr. Fredo said that this revision allows the finance team to invest funds for a maximum return while maintaining the

principal. Mr. Williams made the motion to approve, second by Mr. Robinson and unanimously accepted.

Committee Reports - None

Unfinished Business - None

New Business:

- 1) The board authorized the acquisition of 191 Falmouth Road in Conoy Township. Mr. Krumpe noted that this property went through the Vacant Property Reinvestment Board where blight was determined and no response was made by the homeowner. It is a well maintained neighborhood. Mr. Krumpe offered 3 options, 1 – the Land Bank rehabilitates the property and sells it for affordable home ownership, 2 – the Land Bank sells the property to a developer with affordable home ownership subsidized by the Land Bank, or 3 – the Land Bank sells to a developer who can then sell at market value. Mr. Jim Eby suggested that the Land Bank should ensure that the property is safe for rehabilitation before trying to sell it to a developer. Ms. Kaufman asked what the prices of other homes in the area are worth. Mr. Krumpe could not find much useful data on this as none of them had recently sold, but he estimates between \$250,000 and \$350,000. She asked if we had been to the home to see it. Mr. Krumpe has been in the home and does not know for sure if it can be rehabilitated or will need to be demolished and rebuilt. Mr. Fisher has been to the property and thinks it is most likely structurally sound. He noted there is a risk of zoning issues if they need to demolish the home. Mr. Jim Eby asked how soon we can move forward and Mr. Krumpe said he hoped to move for approval of the proposed options at the May board meeting. The home has been vacant for at least 1 ¾ years. The motion to approve was made by Mr. Robinson, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [APR 25 #3] 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 Land Bank is hereby authorized to acquire the property at 191 Falmouth Road;
2. Acquisition of this property is contingent on the approval of the Conoy Township Board of Supervisors and Elizabethtown Area School Board;
3. The Land Bank is hereby authorized to use CDBG Funds in an amount not to exceed THIRTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$38,500.00) for the purchase of the property at 191 Falmouth Road through negotiated sale.
4. The Executive Director of the Land Bank is hereby authorized and directed to execute all documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution.

Other Business - None

Mr. Jim Eby announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **May 27, 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 4:36 p.m.


Beth A. Dreyer-DeGoede, Secretary