

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
MAY 27, 2025, AT 4 PM
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, May 27, 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: Jim Eby, Ed Fisher, 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; John Hursh, Finance and Administration Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Jade Campos, *LNP* and Alice Yoder, *Lancaster County Commissioner*.

Mr. Fisher called the meeting to order at 4:01 p.m.

Public Comments - none

Minutes of the April 2025 Board Meeting were approved. The motion was made by Mr. Williams, second by Mr. Jim Eby, and unanimously accepted.

The Treasurer's Report for the month of April 2025 was approved on a motion by Mr. Williams, second by Mr. Jim Eby, and unanimously accepted. Mr. Fredo noted Community Development Block Grant and HOME funds have been collected. Schreiber Center for Pediatric Development's Redevelopment Assistance Capital Program grant came in and were disbursed.

Staff Reports: Mr. Justin Eby noted that on May 14, 2025, the US Department of Housing and Urban Development (HUD) entitlement funding was released, and we will be level funded. The office is working to prepare the Annual Action Plan to present to the Lancaster County Commissioners for approval. Consultations are underway. The auditors, Polcari & Co., were onsite last week. The kick-off meeting for the Housing & Homelessness Strategic Plan was held on May 21, 2025, with over 200 people in attendance on the Zoom call. We have received positive feedback for the session. The Clay Street Shelter Ribbon Cutting is scheduled for Tuesday, June 3 at 2 pm.

Communications: Mr. Justin Eby noted that the Consolidated Annual Performance and Evaluation Report (CAPER) was submitted to HUD on March 31, 2025. We received their response in the 2024 Program Year Review Letter. Mr. Fisher asked about the total funding balance. Mr. Eby explained that the money is committed but may not be spent for some time as it is allocated to various projects. Several of the projects will close soon.

Mr. Justin Eby also said that HUD denied our appeal for Continuum of Care entitlement funds changes. Ms. Campos asked why. Mr. Eby said our office had just received the communication and did not yet have time to understand. He will be meeting with the new HUD field officer on Thursday.

Committee Reports – None

Unfinished Business – None

New Business

- 1) The board authorized the acquisition of 191 Falmouth Road in Conoy Township in conjunction with the Lancaster County Vacant Property Reinvestment Board. Ms. Maldonado showed a presentation with photos of the property and 3 options for rehabilitating, 2 of which resulted in a low-mid income homeownership. Mr. Fisher has seen the property and believes it can be rehabilitated; he encouraged the path of a low-mid income homeowner. The motion to approve was made by Mr. Williams, second by Mr. Robinson and unanimously accepted. (A copy of said Resolution [MAY 25 #34] 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 that:

1. The Executive Director of the Redevelopment Authority is hereby authorized to initiate and execute proceedings to acquire 191 Falmouth Road, Bainbridge through negotiated purchase or eminent domain in a manner consistent with state and federal regulations governing such actions.
 2. The Executive Director of the Redevelopment Authority is hereby authorized and directed to execute all documents on behalf of the Redevelopment Authority which may be necessary or desirable to further the intent of this Resolution.
 3. Acquisition of this property will be contingent on Community Development Block Grant (CDBG) funding for acquisition.
- 2) The board approved the assignment and assumption of an existing Community Development Block Grant loan to Community Basics, Inc. for New Holland Apartments Preservation LLC. Ms. Maldonado said that the Redevelopment Authority acquired the property in the 1990's. Community Basics would like to rehabilitate the building. Mr. Justin Eby noted the Redevelopment Authority has done this process before and it rolls funding over. The motion to approve was made by Mr. Williams, second by Mr. Jim Eby and unanimously accepted. (A copy of said Resolution [MAY 25 #35] 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:

1. Authorize the assignment and assumption of the New Holland Apartments, LLC (New Holland Apartments) CDBG Loan to New Holland Apartments Preservation LLC,

2. Authorize the \$1,200,000 in CDBG financing previously provided to New Holland Apartments, LLC (New Holland Apartments) to be use as part of the financing package for the New Holland Apartments Preservation LLC Project,
3. Authorize the subordination to any mortgage or mortgages as part of the 9% Tax Credit Closing; and
4. Authorize the Executive Director or Deputy Executive Director to execute the documents required to complete this transaction.

The board approved resolutions 3 through 8 on a motion from Mr. Williams, seconded by Mr. Jim Eby and unanimously approved. Ms. Jones noted these are funding sources to help cover Overnight Shelter, Day Shelter, Street Outreach, Pathways Rapid Re-housing, Prevention, Coordinated Entry and Special Projects. The awards are conditional because the grant agreements have not been signed yet. Nineteen agencies applied for funding with over \$3 million in requests, we have only \$1.7 million to award. Mr. Justin Eby commended the team and the review committee which included board member Melinda Kaufman. Ms. Yoder asked how the review team came to a decision. Ms. Jones said the whole team reviewed all applications and scored them on a 5 point scale. Our staff included data metrics to review performance. All agencies are required to provide a 10% match for awards. Mr. Fisher appreciated the work of the staff.

- 3) The board approved contracts with non-profit organizations for homelessness services using Emergency Solutions Grant funds. (A copy of said Resolution [MAY 25 #36] 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 contracts with nonprofit organizations for the specified amounts listed in "Exhibit A" for a period beginning on July 1, 2025, and terminating June 30, 2026, using Emergency Solutions Grant Funds.

- 4) The board approved contracts with non-profit organizations for homelessness services using Community Development Block Grant funds. (A copy of said Resolution [MAY 25 #37] 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 contracts with nonprofit organizations for the specified amounts listed in "Exhibit A" for a period beginning on July 1, 2025, and terminating June 30, 2026, using Community Development Block Grant Funds.

- 5) The board approved contracts with non-profit organizations for homelessness services using Homeless Assistance Program Grant funds. (A copy of said Resolution [MAY 25 #38] 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 contracts with nonprofit organizations for the specified amounts listed in "Exhibit A" for a period beginning on July 1, 2025, and terminating June 30, 2026, using Fiscal Year 2025 Homeless Assistance Program Grant Funds.

- 6) The board approved contracts with non-profit organizations for homelessness services using Pennsylvania Housing Finance Agency funds. (A copy of said Resolution [MAY 25 #39] 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 contracts with nonprofit organizations for the specified amounts listed in "Exhibit A" for a period beginning on July 1, 2025, and terminating June 30, 2026, using Pennsylvania Housing Finance Agency Funds.

- 7) The board approved contracts with non-profit organizations for homelessness services using Lancaster County Community Foundation Gaeth funds. (A copy of said Resolution [MAY 25 #40] 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 contracts with nonprofit organizations for the specified amounts listed in "Exhibit A" for a period beginning on July 1, 2025, and terminating June 30, 2026, using Lancaster County Community Foundation Gaeth Grant Funds.

- 8) The board approved a contact with the YMCA of the Roses for homelessness services using Lancaster County American Rescue Plan Act funds. (A copy of said Resolution [MAY 25 #41] 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 contract with the YMCA of the Roses for a period beginning on July 1, 2025, and terminating June 30, 2026, using TWO HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$250,000) of Lancaster City ARPA funds.

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, **June 24, 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 4:39 pm.


Beth A. Dreyer-DeGoede, Secretary