

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER  
JUNE 24, 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**

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The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, June 24, 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, Mike McGee and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Audrey Steinmetz, Director Tenant and Landlord Services; Deb Jones, Director of Human Services; Marisol Maldonado, Director of Housing and Community Development; Rachel Valmonte, Compliance Manager; John Hursh, Finance and Administration Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Jade Campos, *LNP*

Mr. Fisher called the meeting to order at 4:37 p.m.

Public Comments - none

Minutes of the May 2025 Board Meeting were approved. The motion was made by Mr. Williams, second by Mr. Fisher, and accepted. Mr. McGee abstained.

The Treasurer's Report for the month of May 2025 was approved on a motion by Mr. Williams, second by Mr. McGee, and unanimously accepted. Mr. Hursh noted they received payments from the County and from the stadium.

Staff Reports: Ms. Jones noted that we currently in a Code Red. It was called for extreme heat June 22 – 25. Partners in the homelessness coalition are encouraged to extend hours and offer water. Joint Funding contract meetings are going well for the grants the board approved in May. Contracts will begin July 1. The Pennsylvania Department of Community and Economic Development (DCED) Emergency Solutions Grant (ESG) was approved by Lancaster City for the Clay Street Shelter for expenses.

Ms. Maldonado noted that they are reviewing the project applications submitted for Community Development Block Grant (CDBG) public improvements. Poles are being installed at Penn Medicine Park for new extended backstop netting. Three Center Square, Steigel Apartments and Manor Youth House should all be going to settlement within the next month.

Mr. Eby noted that Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) funds were awarded to the homelessness coalition for prevention and crisis housing. Several staff attended a press conference with Governor Shapiro and Representative Smith-Wade-El celebrating this. The Housing and Homelessness Strategic Plan Steering Committee is meeting this week, focus groups will be held in July and August and the county-wide survey continues to be circulated. We are celebrating a \$1 million pledge to the capital campaign for the Clay Street Shelter. The ribbon cutting ceremony for the shelter was held on June 3 and well attended. The Lancaster County Commissioners approved an agreement for the homelessness coalition which will be voted on by our board at the July meeting.

Communications - None

Committee Reports – None

Unfinished Business – None

New Business

- 1) The board endorsed the Annual Action Plan for Fiscal Year 2025 for the Community Development Block Grant (CDBG), the HOME Investment Partnership Program and the Emergency Solutions Grant (ESG) Program. Ms. Valmonte said this is the last year of the consolidated program. We are currently in the public comment period (June 7 – July 10), with a public meeting being held on June 25. There is a slight decrease in funding. Our staff will present to the Lancaster County Commissioners on July 9. The motion to approve was made by Mr. Williams, second by Mr. McGee and unanimously accepted. (A copy of said Resolution [JUN 25 #42] 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 recommend the Board of Commissioners of the County of Lancaster approve the Fiscal Year 2025 Annual Action Plan as presented and authorize the Redevelopment Authority to submit said plan to HUD for the CDBG, HOME and ESG programs.

- 2) The board approved an administrative agreement with the County of Lancaster for Grant Year 2025. Mr. Eby noted this is the formal agreement for the Annual Action Plan. The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [JUN 25 #43] 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 Agreement with the County of Lancaster appointing the Redevelopment Authority of the County of Lancaster as the administering agency for the Community Development Block Grant Program, the HOME Investment Partnerships Program and the Emergency Solutions Grant Program for Grant Year 2025.

- 3) The board approved a contract with Blueprints for Addiction Recovery for Street Outreach Services. Ms. Jones said this was a contract from the previous fiscal year that we would like a 6 month extension with no additional funding from us. Mr. Fisher noted this was a very good program. The

motion to approve was made by Mr. Williams, second by Mr. McGee and unanimously accepted. (A copy of said Resolution [JUN 25 #44] 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 extend the contract with Blueprints for Addiction Recovery through December 30, 2025.

- 4) The board approved a contract with Community Action Partnership (CAP) for the provision of Homeless Management Information Services support. Ms. Jones noted this is a long standing agreement with CAP for staffing the director of Empower Lancaster. The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [JUN 25 #45] 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 *Community Action Partnership* not to exceed THIRTY-FOUR THOUSAND and 00/100 DOLLARS (\$34,000.00) for a period beginning on July 1, 2025, and terminating June 30, 2026, contingent on receipt of funding.

- 5) The board approved an amendment of a contract with Tenfold. Ms. Jones said that with the fiscal year 2024 contract they piloted some changes and planned to realign funds if needed. The motion to approve was made by Mr. Williams, second by Mr. McGee and unanimously accepted. (A copy of said Resolution [JUN 25 #46] 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 amendments to the contract with Tenfold for the period of July 1, 2024, and terminating June 30, 2025, as noted in "Exhibit A."

- 6) The board approved an amendment to a memorandum of understanding (MOU) with the Lancaster County Redevelopment Fund, Inc. Mr. Eby said this was the MOU for the fundraising consultant for the capital campaign. This will extend funding until February 2026, if necessary. The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [JUN 25 #47] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED by the Board of Redevelopment Authority of the County of Lancaster that the Executive Director is authorized to execute a Memorandum of Understanding with the Lancaster Redevelopment Fund, Inc. for the expenditure of Community Development Block Grant Coronavirus Program funds, in an amount not to exceed Sixty-six thousand and 00/100 dollars (\$66,000.00), related to professional services for administration and planning.

- 7) The board approved a contract with Doceo to perform Information Technology services. Mr. Eby noted we had our current company for many years and had 8 proposals. We need to incorporate additional security services and more monitoring. The motion to approve was made by Mr. Williams, second by Mr. McGee and unanimously accepted. (A copy of said Resolution [JUN 25 #48] 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 accept the proposal from Doceo to perform Information Technology services and to authorize the Executive Director or Finance Director to execute any and all documents with Doceo for professional services as provided in the submitted proposal in an amount not to exceed \$32,000 annually.

- 8) The board approved the acceptance of a proposal for Backstop Netting at Penn Medicine Park Stadium. Mr. Eby said there was a previous request for proposals that could not be completed. This is a sole source bid because of the particular niche. This will extend the netting at the stadium for safety and should be in place by the fall. The funding for this was previously approved by the City Revitalization and Improvement Zone (CRIZ). The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [JUN 25 #49] is attached hereto and made a part hereof).

NOW THEREFORE BE IT RESOLVED that the Board of Directors of the Redevelopment Authority of the County of Lancaster hereby authorizes the Executive Director to accept the bid and execute a contract with C&H Baseball, and authorizes an expenditure not to exceed One Hundred Seventeen Thousand, Nine Hundred Eighty-Six and 83/100 (\$117,986.83), representing the bid price plus a 15% contingency, for the backstop netting in Penn Medicine Park Stadium.

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, **July 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 5:13 pm.

  
Beth A. Dreyer-DeGoede, Secretary