

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY LAND BANK AUTHORITY
JUNE 24, 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, June 24, 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: Mike Callahan, 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. Williams, vice-chair, called the meeting to order at 4:04 p.m.

Mr. Eby introduced the newest Land Bank Authority, Housing Authority and Redevelopment Authority board member, Mike McGee, who was appointed by the Lancaster County Commissioners. Mr. Jim Eby resigned from the Land Bank Authority leaving the chair position open. Mr. McGee made the motion to appoint Mr. Williams as chair, Mr. Callahan seconded the motion and it was approved. Mr. Fisher then made a motion to appoint Mr. Callahan as vice-chair, Mr. McGee seconded the motion and it was approved.

Public Comments – None

Minutes of the April 2025 meeting were approved. The motion was made by Mr. Fisher, second by Mr. Callahan, and accepted. Mr. McGee abstained.

Communications – None

Staff Reports: Ms. Maldonado noted that design approvals for the 154-156 South Fifth Street project in Columbia Borough were received. They are submitted the land development plan and hope to have a Request for Proposals out at the end of July.

The Financial Reports for March, April and May 2025 were approved on a motion by Mr. Fisher, second by Mr. McGee, and unanimously accepted. Mr. Hursh noted that the March report was revised because of a mislabeled line item. April had operating expenses.

Committee Reports - None

Unfinished Business - None

New Business:

- 1) The board authorized a reduction in the minimum disposition price for 318 Poplar Street in Columbia Borough. Ms. Maldonado noted that a realtor working with 2 families who qualified for low-income homeownership stated the families could not afford the mortgage for the property. It was proposed to lower the price so they could afford the mortgage. The property is appraised at \$277,000 and originally had an asking price of \$265,000. This proposal would lower the asking price to \$225,000 or as low as \$215,000. Mr. Fisher noted that this will enhance the potential purchaser and give them a better rate since they will have automatic equity in the property. There is a covenant on the property so that it must be sold to another low-income purchaser. The motion to approve was made by Mr. McGee, second by Mr. Callahan and unanimously approved. (A copy of said Resolution [JUN 25 #4] 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 Lancaster County Land Bank Authority disposed of the Property to an income qualified buyer (Purchaser), to be determined after a marketing period, through negotiated sale for a price not to fall below \$215,000;
2. The Executive Director of the Authority is hereby authorized and directed to execute all documents on behalf of the Authority 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, **July22, 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 4:21 p.m.


Beth A. Dreyer-DeGoede, Secretary