

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
AUGUST 26, 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, August 26, 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, Gerald Robinson and Jim Williams.

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

Also in attendance: Jade Campos, *LNP*; Alice Yoder, *Lancaster County Commissioner*; and Rhonda Harrison, *Lancaster Redevelopment Fund board member*.

Mr. Williams called the meeting to order at 4:04 p.m.

Public Comments - none

Minutes of the July 2025 Board Meeting were approved. Mr. Fisher resumed control of the meeting. The motion was made by Mr. McGee, second by Mr. Williams, and accepted.

The Treasurer's Report for the month of July 2025 was approved on a motion by Mr. Williams, second by Mr. McGee, and unanimously accepted. Mr. Fredo noted that the Redevelopment Assistance Capital Program grant for the Schreiber Center for Pediatric Development was received and disbursed and the project is now complete. They received the funds from City Revitalization & Improvement Zone (CRIZ) for the Penn Medicine Park stadium netting and walk-in freezer projects. The 2023 Redevelopment Authority audit is final and the 2024 Redevelopment Authority and Housing Authority audits are in progress. Mr. Eby noted that he appreciates the hard work of the finance team getting these completed. Mr. McGee asked if there had been process improvements made and Mr. Fredo has made many process improvements since he started mid-year in 2023.

Staff Reports: Ms. Maldonado reported that the HOME funds City and County request for proposals will be open August 28. The Manor Youth House project settled last week and Stiegel Apartments settled 3 weeks ago. Construction can now begin on both projects. There will be a ribbon cutting for Rockland Apartments in September. College Avenue I had their ribbon cutting last week.

Ms. Jones noted that system improvements in Coordinated Entry and Street Outreach launched in July with a new assessment tool. Commissioner Yoder asked what the new assessment tool was for, Ms. Jones noted that it is a new prioritization tool. The Commissioner wondered if there could be an opportunity for

Reentry Services to share this tool. Ms. Jones reported there is a new Youth Homelessness System Improvement Grant Youth Advocacy Board coordinator consultant with Framework Solutions (formerly Diana T. Myers) that started. She will rotate through the 3 counties (York, Berks and Lancaster). The Housing and Homelessness Strategic Plan had 4 Focus Groups for social service providers with over 35 people in attendance. The Lived Experience Focus Groups will take place this week with over 15 people currently signed up to participate.

Ms. Steinmetz reported for the Housing Authority, the Housing Authority is utilizing 106% of their budget. Voucher counts are up. They have processed 100 people from the wait list, 22 were housed, 30 are still in process and looking for housing. There is no word from the US Department of Housing and Urban Development (HUD) on future funding.

Mr. Eby noted that our office was sad to hear of the passing of Lisa Colón, the Lancaster County Controller. She was a member of the Homelessness Coalition Steering Committee and great advocate for housing and those experiencing homelessness. We do not have our grant agreements from HUD yet. The Housing and Homelessness Strategic Plan (HHSP) had over 1,000 responses to the county-wide survey. The HHSP Steering Committee plan to meet in late September. The business Focus Group meets this week and one for developers is scheduled for next week. Capital improvements for the Penn Medicine Park Stadium will be sent to CRIZ for next year. Mr. Eby also noted that Thursday, August 29 will be Ms. Jocelynn Naples' last day with the Authorities, she started with our organization as an intern in 2016 and held many roles throughout her years with us. She will be greatly missed.

Communications - None

Committee Reports – None

Unfinished Business – None

New Business

Motions 1 through 4 were taken together and approved on a motion made by Mr. Williams, seconded by Mr. McGee and unanimously accepted.

- 1) The board approved a contract amendment with United Way of Lancaster County. Ms. Jones noted that they had Continuum of Care (CoC) funds that will expire in November. This amendment replaces some of the 2025 Community Development Block Grant funds with these CoC funds. There is no change in the total. (A copy of said Resolution [AUG 25 #52] 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 amend the current fiscal year 2025 contract to decrease the Community Development Block Grant funds to ONE HUNDRED THIRTY-THREE THOUSAND, FOUR HUNDRED TWENTY-SEVEN AND 00/100 DOLLARS (\$133,427.00) and add Continuum of Care funds in the amount of FORTY-SIX THOUSAND, FIVE HUNDRED SEVENTY-THREE AND 00/100 DOLLARS (\$46,573.00) for a grand total of ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$180,000.00).

- 2) The board approved a contract amendment with the YMCA of the Roses. Ms. Jones noted that this is a transfer of funds from the YMCA to the Department of Human Services because multiple agencies assist the clients of the Clay Street Emergency Shelter with the YMCA operates. (A copy of said Resolution [AUG 25 #53] 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 amend the current fiscal year contract in transferring the TWENTY-FIVE THOUSAND AND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$25,750.00) of Home4Good funds from the YMCA of the Roses to the Redevelopment Authority of the County of Lancaster Department of Human Services for administration to the homelessness service providers working with Clay Street Emergency Shelter providers.

- 3) The board approved a contract amendment with Lancaster General Hospital. Ms. Jones noted that this was a roll-over of unused funds from their 2024 contract. (A copy of said Resolution [AUG 25 #54] 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 amend the current fiscal year 2025 contract by including the Community Development Block Grant 2024 funds in the amount of FOUR THOUSAND EIGHT HUNDRED TWENTY-FIVE DOLLARS AND 00/100 (\$4,825.00) to Lancaster General Hospital to support services to the community.

- 4) The board approved a contract amendment with Lancaster Emergency Medical Services Association. Ms. Jones noted that this was a roll-over of unused funds from their 2024 contract. (A copy of said Resolution [AUG 25 #55] 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 amend the current fiscal year 2025 contract by including the SIX THOUSAND, THREE HUNDRED SEVENTY-SEVEN DOLLARS AND 00/100 (\$6,377.00) in community funds to Lancaster Emergency Medical Services Association.

Resolutions 5 through 12 were taken together on a motion made by Mr. McGee, seconded by Mr. Williams and unanimously accepted. Ms. Maldonado noted that these were all Community Development Block Grant funded public improvement projects that they received letters of intent and then applications and presentations that were reviewed. The review team chose these 8 projects for funding. Mr. Fisher asked if limiting the requests to \$200,000 was too limiting. Mr. Eby said that if they increased the amount, the burden of reporting for the applicant was significantly more challenging. Often applicants will phase their projects to get more funding, if needed.

- 5) The board approved a contract with Denver Borough. (A copy of said Resolution [AUG 25 #56] 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 execution of a contract with Denver Borough for the Spruce Street Water Line Replacement in an amount not to exceed ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$170,000.00) of Fiscal Year 2025 Community Development Block Grant funds.

- 6) The board approved a contract with Columbia Borough. (A copy of said Resolution [AUG 25 #57] 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 execution of a contract with Columbia Borough for the 300 Block Union Street Improvements in an amount not to exceed TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) of Fiscal Year 2025 Community Development Block Grant funds.

- 7) The board approved a contract with Elizabethtown Borough. (A copy of said Resolution [AUG 25 #58] 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 execution of a contract with Elizabethtown Borough for the S. Poplar Street Storm and Sanitary Repairs in an amount not to exceed TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) of Fiscal Year 2025 Community Development Block Grant funds.

- 8) The board approved a contract with West Lampeter Township. (A copy of said Resolution [AUG 25 #59] 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 execution of a contract with West Lampeter Township for the Willow Street Park and Playground Project in an amount not to exceed ONE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$130,000.00) of Fiscal Year 2025 Community Development Block Grant funds.

- 9) The board approved a contract with Martic Township. (A copy of said Resolution [AUG 25 #60] 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 execution of a contract with Martic Township for the Old Pinnacle Road Paving Project in an amount not to exceed ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00) of Fiscal Year 2025 Community Development Block Grant funds.

- 10) The board approved a contract with YWCA Lancaster. (A copy of said Resolution [AUG 25 #61] 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 execution of a contract with YWCA Lancaster for the YForward Initiative in an amount not to exceed TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00) of Fiscal Year 2025 Community Development Block Grant funds.

- 11) The board approved a contract with United Churches Elizabethtown Area. (A copy of said Resolution [AUG 25 #62] 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 execution of a contract with United Churches Elizabethtown Area for the Food Pantry Bathrooms and Main Entry in an amount not to exceed FORTY THOUSAND AND 00/100 DOLLARS (\$40,000.00) of Fiscal Year 2025 Community Development Block Grant funds.

- 12) The board approved a contract with Loft Community Partnership. (A copy of said Resolution [AUG 25 #63] 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 execution of a contract with Loft Community Partnership for the Loft Community Resource Facility in an amount not to exceed ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$160,000.00) of Fiscal Year 2025 Community Development Block Grant funds.

Resolutions 13 and 14 were taken together on a motion made by Mr. Williams, seconded by Mr. Robinson and unanimously accepted. Mr. Eby said that in previous years we had fair housing contracts, we feel that these new contracts are a better use and alignment of what they do.

- 13) The board approved a contract with Tenfold for Landlord/Tenant Counseling. (A copy of said Resolution [AUG 25 #64] 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 Tenfold for a period beginning on July 1, 2025 and terminating June 30, 2026 in an amount not to exceed THIRTY-FIVE THOUSAND AND 00/100 DOLLARS (\$35,000.00) using TWELVE THOUSAND FIVE HUNDRED FIFTY-THREE and 75/100 of Fiscal Year 2024 Community Development Block Grant Funds and TWENTY-TWO THOUSAND FOUR HUNDRED FORTY-SIX and 25/100 (\$22,446.25) Fiscal Year 2025 Community Development Block Grant Funds.


- 14) The board approved a contract with Tenfold for Housing Counseling. (A copy of said Resolution [AUG 25 #65] 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 Tenfold for a period beginning on July 1, 2025 and terminating June 30, 2026 in an amount not to exceed FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000.00) using Fiscal Year 2025 Community Development Block Grant 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, **September 23, 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 board went into Executive Session to discuss a legal matter.

The meeting was adjourned at 4:47 pm.


Beth A. Dreyer DeGoede, Secretary