

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

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The members of the Board of the Lancaster County Land Bank Authority met Tuesday, October 28, 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: Christopher Boyd, Mike Callahan, Ed Fisher 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; Scott Fredo, Director of Administration and Finance and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Patricia Schorn, *community member*; Alice Yoder, *Lancaster County Commissioner*; Tim Stuhldreher, *Power Interfaith*; Marie Holland, *GMS Funding Solutions*; Sara Stringfellow, *GMS Funding Solutions*; Lauren Reilly, *Community Basics*; and Lisa Greener, *Community Basics*.

Mr. Williams called the meeting to order at 4:06 p.m.

Public Comments – None

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

Communications: Mr. Eby noted that the tax claim bureau notified us of judicial sale properties.

Staff Reports: Ms. Maldonado noted that she has a staff position posted. Mr. Eby said he was thankful that Ms. Maldonado was keeping everything running smoothly in the interim.

The Financial Report for September 2025 was approved on a motion by Mr. Fisher, second by Mr. Boyd, and unanimously accepted. Mr. Fredo noted that we received money from the sale of 318 Poplar Street.

Committee Reports - None

Unfinished Business - None

New Business:

New Business:

- 1) The board authorized a memorandum of understanding with the Borough of Manheim. Ms. Maldonado stated that 15 E. High Street in Manheim Borough is a commercial building that the borough would like to redevelop with the Land Bank. The motion to approve was made by Mr. Fisher, second by Mr. Boyd and unanimously approved. (A copy of said Resolution [OCT 25 #6] 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 enter into a Memorandum of Understanding with the Borough of Manheim;
  2. 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.
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- 2) The board authorized an option agreement for the acquisition of 149 and 151 Stump Avenue in Columbia Borough. Mr. Eby stated that the Land Bank can acquire properties through judicial sale. These properties were previously approved for sale in 2022 but not purchased at that time. We will need to wait until November for an exact price but they are estimated to be less than \$20,000 for both. The resolution to approve was made by Mr. Fisher, second by Mr. Callahan and unanimously approved. (A copy of said Resolution [OCT 25 #7] 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 149 Stump Avenue and 151 Stump Avenue, Columbia, PA through the Judicial Tax Sale on November 17, 2025;
2. Acquisition of this property will be contingent on an executed Option Agreement between the Lancaster County Land Bank Authority and the Lancaster County Tax Claim Bureau;
3. 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. Williams announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **November 25, 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 4:16 p.m.

  
Beth A. Dreyer-DeGoede, Secretary