

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
NOVEMBER 25, 2025, AFTER THE 4 PM MEETING OF THE
LANCASTER COUNTY HOUSING AUTHORITY
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, November 25, 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, Melinda Kaufman, 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; Scott Fredo, Director of Administration and Finance and Beth Dreyer-DeGoede, Secretary.

Also in attendance: No others

Mr. Fisher called the meeting to order at 4:10 p.m.

Public Comments - none

Minutes of the October 2025 Board Meeting were approved. The motion was made by Ms. Kaufman, second by Mr. McGee, and accepted.

The Treasurer's Report for the month of October 2025 was approved on a motion by Mr. Williams, second by Mr. McGee, and unanimously accepted. Mr. Fredo noted that the last of the rent for the stadium has been made and the bond is paid off. We won't be getting as much rent next year. Mr. Fisher recommended that we look at where we will be financially in a few years with the stadium. Mr. Eby said there will be discussions about future funding. Mr. Fredo also noted that processes are improved for receiving our Emergency Solutions Grant, Community Development Block Grant and HOME grants funds.

Staff Reports: Ms. Maldonado reported that she has begun interviewing for her open Acquisition and Rehabilitation Specialist and Housing Program Specialist positions.

Ms. Jones reported that the Code Blue policy has been published. There is some funding reserved for partners who extend or add services during a Code Blue. Tenfold will be opening additional shelter beds in their garage December 1, 2025 through March 1, 2026. The Clay Street Shelter has had 522 individuals who have utilized the shelter since it opened and runs at capacity most nights. Anchor Lancaster is doing renovations to the Tenfold garage to continue offering Day Shelter services there.

Ms. Jones also said that the Notice of Funding Opportunity (NOFO) was released by the US Department of Housing and Urban Development (HUD) on November 13. The Continuum of Care (CoC) has 60 days to apply. In the past, the NOFO was typically released in July and CoCs were given more than 90 days to apply. There are new rules and regulations connected with the NOFO including a shift away from permanent supportive housing to transitional housing. Tier 1 guaranteed funding has been reduced to 30% from 90%. There are few resources from HUD. The Coalition met with the renewal partners. The application is due January 14, and will need to be approved by the Redevelopment Authority board, so a Special Meeting will need to be held on January 6, 2025.

Mr. Eby reported that Pennsylvania has joined other states in suing the administration over this radically different NOFO. Approximately 160 households will lose housing as the NOFO is written. He has been in conversation with the Commissioners, Representative Smucker's office and Senator McCormick's office.

Mr. Eby also noted that the Transportation HUD bill may be released soon. Internally, our staff has had performance reviews and budget reviews. Several staff will be attending the Homes Within Reach conference the first week of December. Our office is waiting for the State housing plan, and the draft Housing and Homelessness Strategic Plan draft should be available soon.

Communications - None

Committee Reports – None

Unfinished Business – None

New Business

- 1) The board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Lancaster EMS Lincoln Highway Renovation project. Mr. Eby said that the original award was for a City project, but they are pivoting to a project in East Lampeter Township. The resolution to approve was made by Ms. Kaufman, seconded by Mr. Williams and unanimously approved. (A copy of said Resolution [NOV 25 #84] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *Lancaster Emergency Medical Services Association* to prepare an application for \$1,067,000 for the Lancaster EMS Lincoln Highway Renovation Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Lancaster Emergency Medical Services Association* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 2) The board approved an application to the Local Share Account Statewide Program for the Franklin and Marshall Public Space Maintenance Equipment Project. Mr. Eby noted that this was a late

submission to us for the LSA program. The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously approved. (A copy of said Resolution [NOV 25 #85] is attached hereto and made a part hereof).

Be it resolved that the Redevelopment Authority of the County of Lancaster hereby requests a Statewide Local Share Assessment grant of **Three Hundred Seventy-Two, Five Hundred Twelve Dollars (\$372,512)** from the Commonwealth Financing Authority to be used for **Franklin & Marshall Public Space Maintenance Equipment**.

Be it further resolved that the Applicant does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority** and **Andrew Rich, President of Franklin & Marshall College**, as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

- 3) The board approved an application to the Local Share Account Statewide Program for the Lancaster Ice Rink Project. A motion to approve was made by Mr. Williams, second by Mr. McGee and unanimously approved. Mr. Eby noted that they had a change in the project scope from what they originally submitted. (A copy of said Resolution [NOV 25 #86] is attached hereto and made a part hereof).

Be it resolved that the Redevelopment Authority of the County of Lancaster hereby requests a Statewide Local Share Assessment grant of **Eight Hundred Thousand One Hundred Twenty-Three Dollars (\$800,123)** from the Commonwealth Financing Authority to be used for the **Lancaster Ice Rink Project**.

Be it further resolved that the Applicant does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority** and **Mark Cheyney, Board President**, as the officials to execute all documents and agreements between the Redevelopment Authority of the County of Lancaster and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

- 4) The board approved the Lancaster County Homelessness Coalition Steering Committee Roster. Ms. Jones noted this is an annual approval and that there were three new members for 2026, Mike McGee – representing the Redevelopment Authority board and the PA Realtors Association, Grace Mentzer – representing the Lancaster City Police Social Workers, and Dr. Jared Nissley – representing the Penn Medicine Street Doctors. The motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [NOV 25 #87] 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 current Lancaster County Homelessness Coalition Steering Committee Roster attached hereto as Exhibit A.

- 5) The board approved contracts with Elizabethtown Community Housing and Outreach Services, The Factory Ministries and Tenfold for Crisis to Rapid Rehousing Services. Ms. Jones said this is an annual contract and the funding is from last year's NOFO funds. The motion to approve was made

by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [NOV 25 #88] 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 Elizabethtown Community Housing and Outreach Services, The Factory Ministries and Tenfold for an amount not to exceed One hundred forty-nine thousand, three hundred twenty-five and 00/100 Dollars (\$149,325.00) for a period beginning on December 1, 2025, and terminating November 30, 2026, using HUD CoC Grant Year 2025 Joint TH-RRH funding.

- 6) The board approved a contract with Lancaster County Behavioral Health and Developmental Services Vesta Program for Permanent Supportive Housing Services. Ms. Jones said they had reallocated funds to support these 10 units. The motion to approve was made by Mr. McGee, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [NOV 25 #89] 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 Lancaster County Behavioral Health and Developmental Services for an amount not to exceed Two hundred seventeen thousand, three hundred seventy and 00/100 Dollars (\$217,370.00) for a period beginning on January 1, 2026, and terminating December 31, 2026, using HUD CoC Permanent Supportive Housing funding.

- 7) The board authorized the reservation of funds through the HOME Investment Partnership Program for Thaddeus Stevens Foundation for the 621-631 Stevens Avenue Project in Lancaster City. Ms. Maldonado said the loan review committee met and approved this project for 4 units. Additional funding for the project has already been received, so students will be able to do the work in their next semester. The resolution to approve was made by Ms. Kaufman, seconded by Mr. McGee and unanimously approved. (A copy of said Resolution [NOV 25 #90] 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 issuance of a Reservation of Funds letter for the 621-631 Stevens Avenue project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Home Investment Partnership Program, in an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000) of the Redevelopment Authority's 2020-2025 allocations of HOME Investment Partnerships Program funding.

- 8) The board authorized the reservation of funds through the HOME Investment Partnership Program for the Lancaster Lebanon Habitat for Humanity for the 913 Wheatland Avenue Project in Lancaster City. Ms. Maldonado said this project is 8 units and almost all of the other funding has been received so the expected project completion is early 2027. The motion to approve was made by Mr. Williams, seconded by Ms. Kaufman and unanimously approved. (A copy of said Resolution [NOV 25 #91] 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 issuance of a Reservation of Funds letter for the 913 Wheatland Avenue project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Home Investment Partnership Program, in an amount not to exceed One Million Dollars (\$1,000,000) of the Redevelopment Authority's 2021-2025 allocations of HOME Investment Partnerships Program funding.

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, **December 16, 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 4:48 pm.


Beth A. Dreyer-DeGoede, Secretary