

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
OCTOBER 28, 2025, AFTER 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**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, October 28, 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; 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. Fisher called the meeting to order at 4:22 p.m.

Public Comments - none

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

The Treasurer's Report for the month of September 2025 was approved on a motion by Mr. McGee, second by Mr. Williams, and unanimously accepted. Mr. Fredo noted that the baseball team will be paying their second half of their rent on Friday, 10/31, so we will be able to make our bond payment before November 15. We have received the City Revitalization & Improvement Zone (CRIZ) funds for the kitchen improvements at Penn Medicine Park stadium. We are receiving our Emergency Solutions Grant, Community Development Block Grant and HOME grants funds as scheduled.

Staff Reports: Ms. Maldonado reported that she has a vacant position posted in her department. The loan review committee will meet on October 29 to review 2 projects.

Ms. Jones reported that the homelessness coalition is waiting for the State budget to pass. No Notice of Funding Opportunity (NOFO) has been released from the US Department of Housing and Urban Development (HUD) yet which is of significant concern. She noted that the office for the coalition team has reported a lack of capacity for emergency shelter.

Mr. Eby reported that Tenfold received zoning permission for a day center, operated by Anchor Lancaster, to continue operations in their garage and they will be able to operate an emergency shelter. Our office has had no communication with HUD because of the government shutdown. Penn Medicine Park Stadium has been awarded \$733,000 from CRIZ for interior lighting, scoreboard equipment, façade improvements and seating. The Pennsylvania Association of Housing & Redevelopment Agencies (PAHRA) had their annual conference this week at the Lancaster Convention Center. Our office co-hosted the conference with the City Housing Authority. The Extra Give is November 21 and our office will be fundraising for the Homelessness and Affordable Housing Fund and for the Homelessness Coalition.

Mr. Fisher requested a formal update on the Housing and Homelessness Strategic Plan at the November board meeting.

Ms. Schorn advocated for emergency shelters to be open during the day so people had a place to stay out of the cold. Ms. Jones acknowledged this need and offered her thanks to Anchor Lancaster for being open. More funding is needed to be able to extend this service.

Mr. Stuhldreher asked what plans are in place for the lack of shelter capacity and for the possible loss of SNAP benefits. Ms. Jones noted that we are very concerned and are advocating for our partners regarding the SNAP benefit loss. We are hoping that Tenfold will be able to help alleviate some of the shelter capacity issues. Mr. Stuhldreher asked if the Clay Street Shelter was fully funded and it is for this fiscal year. The capital campaign, for construction of the Clay Street Shelter, has a \$850,000 gap yet. Mr. Stuhldreher also asked about the status of the Prince Street Community Hub project. The plan is for 40 units, 9 crisis housing units and 31 permanent supportive housing units. The cost is currently at \$15 million with plans for construction in 2026.

Commissioner Yoder asked if the winter shelters were open year round would that take care of capacity issues. Ms. Jones noted that for the month of October the demographics for the Clay Street Shelter were, 72 % were City residents, 16% were County residents, 4% were from outside of Lancaster County, and 1% were from out of state. She also asked if the Prince Street Community Hub plans were evolving with changing needs and Ms. Jones said that the office for the coalition was watching what partners were providing and changing as needed, but additional housing is always a need.

Communications - None

Committee Reports – None

Unfinished Business – None

New Business

The board approved resolutions 1 through 7 on a motion by Mr. Williams, seconded by Mr. McGee and unanimously approved.

- 1) The board approved an application to the Local Share Account Statewide Program for the Community Basics Inc. Oyster Point Apartments Project. Ms. Reilly and Ms. Greener from Community Basics Inc. (CBI) spoke about the project. They have a 2024 application for this same project pending. The project will convert a medical office space into permanent supportive housing units. They are applying for \$1 million dollars. Mr. Fisher asked if it was correct to call

them apartments. That is the name, but similar to another CBI project, Fordney House Apartments, they are zoned as a boarding house. The total project cost is \$4.5 million including acquisition of the current property. (A copy of said Resolution [OCT 25 #72] 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 **One Million Dollars (\$1,000,000)** from the Commonwealth Financing Authority to be used for **Oyster Point Apartments**.

Be it further resolved that the Applicant does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority** and **Lisa Greener, Executive Director of Community Basics, Inc.**, 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.

- 2) The board approved an application to the Local Share Account Statewide Program for the Fairmount Homes Retirement Community Generator Project. (A copy of said Resolution [OCT 25 #73] 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 Thirty-Two Thousand Dollars (\$332,000)** from the Commonwealth Financing Authority to be used for **Retirement Community Generator**.

Be it further resolved that the Applicant does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority** and **Jerry Lile, President of Fairmount Homes**, 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 Garden Spot Village Campus Expansion – Floodplain Restoration Project. Ms. Holland from GMS Funding Solutions who is a consultant for Garden Spot Village on this project said that this is in preparation for a future build out. The total project is \$1.4 million and they are requesting \$1 million. (A copy of said Resolution [OCT 25 #74] 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 **One Million Dollars (\$1,000,000)** from the Commonwealth Financing Authority to be used for **Garden Spot Village Campus Expansion – Floodplain Restoration**.

Be it further resolved that the Applicant does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority** and **Stephen Muller, Chief Operating Officer of Garden Spot Village**, 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 an application to the Local Share Account Statewide Program for the Lancaster Ice Rink Project. (A copy of said Resolution [OCT 25 #75] 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 Eighty-Five Thousand Dollars (\$885,000)** 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 **Larry Courville, General Manager of Lancaster Ice Rink or 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.

- 5) The board approved an application to the Local Share Account Statewide Program for the Pleasant View Communities Childcare Facilities Project. Ms. Stringfellow from GMS Funding Solutions is a consultant for Pleasant View Communities and she said they have a pending application from 2024 for this daycare facility. It is a \$1 million project, and they are requesting \$600,000. (A copy of said Resolution [OCT 25 #76] 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 **Six Hundred Thousand Dollars (\$600,000)** from the Commonwealth Financing Authority to be used for **Pleasant View Childcare Facilities**.

Be it further resolved that the Applicant does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority** and **Jonathan Hollinger, CEO/President of Pleasant View Communities**, 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.

- 6) The board approved an application to the Local Share Account Statewide Program for the Marietta Trailhead Lot 1 Project. (A copy of said Resolution [OCT 25 #77] 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 **Four Hundred Nineteen Thousand Six Hundred Ten Dollars (\$419,610)** from the Commonwealth Financing Authority to be used for **Marietta Trailhead Lot 1**.

Be it further resolved that the Applicant does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority** and **Edward Fisher, Redevelopment Authority of the County of Lancaster Board Chair**, 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.

- 7) The board approved an application to the Local Share Account Statewide Program for the Prince Street Community Hub Project. (A copy of said Resolution [OCT 25 #78] 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 **Six Hundred Fifty Thousand Dollars (\$650,000)** from the Commonwealth Financing Authority to be used for **Prince Street Community Hub**.

Be it further resolved that the Applicant does hereby designate **Justin Eby, Executive Director of the Lancaster County Redevelopment Authority** and **Edward Fisher, Redevelopment Authority of the County of Lancaster Board Chair**, 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.

- 8) The board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Garden Spot Community Center for Arts and Culture. The resolution to approve was made by Mr. McGee, seconded by Mr. Williams and unanimously approved. (A copy of said Resolution [OCT 25 #79] 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 *Garden Spot Village* to prepare an application for \$4,500,000 for the Garden Spot Communities Center for Arts and Culture 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 *Garden Spot Village* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 9) The board approved a contract with Kay Moshier McDivitt Consulting. Ms. Jones said that the Lancaster County Homelessness Coalition Steering Committee is reviewing their governance structure for aligning with best practices and HUD regulations. Kay Moshier McDivitt has extensive experience in this area. The contract is for 3-4 months and will be funded with planning grant funds. The motion to approve was made by Mr. Williams, seconded by Mr. McGee and unanimously approved. (A copy of said Resolution [OCT 25 #80] 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 authorizes the executive director to execute a contract with Kay Moshier McDivitt Consulting for an amount not to exceed EIGHT THOUSAND AND 00/100 DOLLARS (\$8,000.00) of Continuum of Care funds.

- 10) The board approved a memorandum of understanding with the United Way of Lancaster County. Ms. Jones said that the United Way dedicates \$250,000 to the Joint Funding process so the coalition can leverage HUD funds. The motion to approve was made by Mr. Williams, seconded by Mr. McGee and unanimously approved. (A copy of said Resolution [OCT 25 #81] 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 an MOU with United Way of Lancaster County.

- 11) The board authorized additional funding for a rental housing project. Ms. Maldonado said that Community Basics Inc. (CBI) is working on Old Market Apartments and needs additional funding for more extensive roofing repairs. They will need to relocate families during the construction. Ms. Greener, with CBI, said that the roof trusses are failing. Mr. Fisher asked why this was not discovered sooner and Ms. Greener said they could not know the extent of the damage prior to beginning repairs. The motion to approve was made by Mr. McGee, seconded by Mr. Williams and unanimously approved. (A copy of said Resolution [OCT 25 #82] 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:

1. Authorize the increase of funds to Community Basics Inc. and Ephrata Family Housing Associates L.P. an amount not to exceed Five Hundred Thousand Dollars (\$500,000) of Community Development Block Grant Program funds for Old Market Apartments Preservation Project.
 2. Authorize the Executive Director or Housing & Community Development Director to execute the documents required to complete this transaction.
- 12) The board approved a contract with the Lancaster County Land Bank Authority. Mr. Eby said this was to provide Community Development Block Grant funds to the Land Bank so they can acquire property at the judicial sale. The motion to approve was made by Mr. Williams, seconded by Mr. McGee and unanimously approved. (A copy of said Resolution [OCT 25 #83] is attached hereto and made a part hereof).

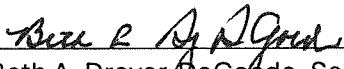
NOW, THEREFORE, BE IT RESOLVED by the Board of the Redevelopment Authority of the County of Lancaster to authorize the Executive Director or Director of Housing and Community Development to execute a contract with the Lancaster County Land Bank Authority for the expenditure of Community Development Block Grant funds for acquisition of the properties at 149 Stump Avenue and 151 Stump Avenue Columbia PA in an amount not to exceed Thirty Thousand 00/100 Dollars (\$30,000.00).

13) The resolution to approve a consultant agreement for building construction was tabled.

Ms. Maldonado said that they were told after the agenda was published that the consultant they wanted to use no longer works for the contracting company.

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, **November 25, 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 5:22 pm.


Beth A. Dreyer-DeGoede, Secretary