

**MEETING MINUTES OF THE  
VACANT PROPERTY REINVESTMENT BOARD  
THURSDAY, DECEMBER 18, 2025, AT 8:00 A.M.  
AT THE OFFICES OF THE  
LANCASTER COUNTY HOUSING AND REDEVELOPMENT AUTHORITIES  
28 PENN SQUARE, SUITE 100  
LANCASTER, PA 17603**

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The members of the Vacant Property Reinvestment Board met Wednesday, December 18, 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: Bob Heiserman, Dan Hess, Rick Martin, and Heather Zink.

Staff members present: Justin Eby, Executive Director; Marisol Maldonado, Director of Housing and Community Development; and Beth Dreyer-DeGoede, Secretary.

Other members present: Adam Coe, Ann Rhoda from Elizabethtown Borough, Rebecca DeSantis-Randall from Millersville Borough, Randall Frye, property owner.

Mr. Heiserman called the meeting to order at 8:08 am.

There were no public comments.

The minutes of the October 2025 meeting were reviewed. Mr. Hess made a motion to approve the minutes and Ms. Zink seconded the motion. The minutes were unanimously approved.

There were no Hearings.

Communications: Mr. Eby said that the hotel property in Rapho Township was purchased at judicial sale. We will continue to monitor the property until the elements of blight are resolved. The new owner will provide a plan to our board on how to remediate the property.

Ms. Maldonado shared the current project spreadsheet.

Old Business: None

New Business:

1. Referral of 447 Union Street in Columbia Borough to the Lancaster County Redevelopment Authority for Acquisition.
2. Referral of 118 North 8<sup>th</sup> Street in Columbia Borough to the Lancaster County Redevelopment Authority for Acquisition.

Both properties have gone through the full process. Mr. Martin made a motion to approve both, Mr. Hess seconded, Ms. Zink recused herself from the vote. The motion was approved.

3. Consideration of 317 East Washington Street in Elizabethtown Borough for entry into the Vacant Property Reinvestment Board. Ms. Maldonado gave a presentation showing the steps taken to date. Photos were provided by the borough. Mr. Frye has not been to the property in 2018, he was not aware of the issues until Mr. Krumpe reached out to him. Ms. Rhoda said they have had no interaction with anyone on the property. The property is boarded up and locked since May 2024. Mr. Martin noted the responsibility is on the property owner to rehabilitate the property. Ms. Rhoda asked that this property be addressed immediately as it is located directly beside a public park. Mr. Heiserman noted that this is a slow process that we must abide by. Mr. Frye said that he will take care of it, he was unaware of the condition. Ms. Maldonado will send him the information that he needs. Mr. Hess made a motion to approve, Mr. Martin seconded and it was approved.
4. Consideration of 109 Circle Road in Millersville Borough for entry into the Vacant Property Reinvestment Board. Ms. Maldonado gave a presentation showing the steps taken to date. Mr. Heiserman is shocked that this property has been in this condition since 2018 and we are just looking at it now. Ms. Maldonado said that she has been reaching out to municipalities to promote the program. Ms. DeSantis-Randall noted that the property owner passed away and the estate has not been settled. Ms. Zink asked if property taxes have been paid. Ms. DeSantis-Randall said that there must be an escrow set up that is automatically paying them. Mr. Hess asked if there was a limit to how long an estate can remain unsettled. We will need to check with our solicitor. Mr. Eby said we could do conservatorship or go through this process and we can take by eminent domain. Ms. Zink made a motion to approve, Mr. Hess seconded and it was approved.

Other Business: Ms. Maldonado said that she is currently interviewing to fill her open position.

Mr. Eby noted that we want to thank Mr. Martin for his service on this board since it started in 2002. Mr. Martin said that he has been representing the builders association on the board. Mr. Adam Coe will be replacing him on the board. Mr. Coe works for EGStoltzfus. He is currently rehabilitating a blighted property for his home.

The next meeting of the Vacant Property Reinvestment Board will be held January 15, 2026, at 8 a.m. at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, 1<sup>st</sup> Floor, Suite 200, Lancaster, PA and via the Zoom video conferencing platform.

Mr. Hess made a motion to adjourn, Mr. Martin seconded and the meeting was adjourned at 8:54 am.

  
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Beth Dreyer-DeGoede, Secretary