Minutes of a Regular Meeting
of the Board of the
Redevelopment Authority of the County of Lancaster
September 22, 2026
After the 4:00 p.m. Meeting of the Lancaster County Housing Authority
28 Penn Square, Suite 100
Lancaster, PA 17603

The members of the Board of the Lancaster County Housing Authority met Tuesday, September 22, 2026. 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: Ed Fisher, Mike McGee and Jim Williams.

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

Also in attendance: Tim Stuhldreher, community member.

Mr. Fisher called the meeting to order at 4:13 p.m.

Public Comments – none

Minutes of the August 2026 meeting were approved on a motion from Mr. McGee, second by Mr. Williams and unanimously accepted.

The Treasurers Report for the month of August 2026 was approved on a motion by Mr. Williams, second by Mr. McGee and unanimously accepted. Mr. Fredo noted that Community Development Block Grant (CDBG) and HOME funds were used to purchase the hotel, but there are some remaining CDBG funds. We have received some stadium and Redevelopment Assistance Capital Grant Program funds.

Staff Reports: Mr. Eby said that no US Department of Housing and Urban Development (HUD) 2026 grant agreements for CDBG and HOME has been received, so we are using our line of credit to pay providers for services. Timeliness for CDBG is due November 2nd. Mr. Stuhldreher asked if there was a cost for using our line of credit, Mr. Eby said after a certain point there will be if we need to continue to use it. Mr. Eby said they are hoping to renew their HUD technical assistance for the Whole Home Pilot Program. He has been in contact with Representative Smucker and Senators Fetterman and McCormick's offices to get their support. The HUD Notice of Funding Opportunity (NOFO) re-opened again with a deadline of September 30, staff have been working overtime to get it submitted.

Communications – None

Committee Reports - None

Unfinished Business - None

New Business:

1. The board adopted the meeting schedule for 2027. Mr. Williams made the motion to approve, Mr. McGee second and it was approved. (A copy of said Resolution [SEP 26 #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 that the regular meetings for the year 2027 shall be held on the fourth Tuesday of each month, with the exception of December when the meeting shall be on the third Tuesday. Said meetings will be held at approx. 4:30 p.m., following the meetings of the Lancaster County Land Bank Authority and the Lancaster County Housing Authority, at the offices of the Lancaster County Housing & Redevelopment Authorities or via the Zoom video-conferencing platform.

   The scheduled meetings are as follows:
   Tuesday, January 26, 2027
   Tuesday, February 23, 2027
   Tuesday, March 23, 2027
   Tuesday, April 27, 2027
   Tuesday, May 25, 2027
   Tuesday, June 22, 2027
   Tuesday, July 27, 2027
   Tuesday, August 24, 2027
   Tuesday, September 28, 2027
   Tuesday, October 26, 2027
   Tuesday, November 23, 2027
   Tuesday, December 21, 2027

2. The board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Penn State Health LMC Project. Mr. Eby noted this project was for a new NICU wing at the hospital in East Hempfield township. Mr. McGee made the motion to approve, Mr. Williams seconded and it was unanimously approved. (A copy of said Resolution [SEP 26 #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 authorize the appropriate officers, employees and

solicitor of the Authority to (1) work with *the Penn State Health Lancaster Medical Center* to prepare an application for $750,000 for the Penn State Health LMC 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 *the Penn State Health Lancaster Medical Center* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

3. The board authorized the sale of 191 Falmouth Road in Conoy Township. Ms. Maldonado said that due to the condition of the property they recommend demolition of the existing structure. Estimates for demolition and construction are over $300,000. Ms. Maldonado had a presentation outlining the cost comparison of our office doing the work versus a developer and it makes more financial sense to sell the property to a developer. All noted that it will be good to give this property a fresh start. Mr. McGee asked if there were subsidy standards we needed to follow. Ms. Maldonado said not really, this property would be subsidized at around 17%, other projects have had subsidies of over 40%. Mr. McGee made the motion to approve, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [SEP 26 #58] is attached hereto and made a part hereof).

   NOW, THEREFORE, BE IT RESOLVED, that the Redevelopment Authority of the County of Lancaster approves the sale of the property located at 191 Falmouth Road to Miller Property Solutions LLC for the sum of One Dollar ($1.00), subject to the terms and conditions of the Authority's agreement and any applicable redevelopment requirements.

Other Business:

Mr. Fisher announced that the next meeting of the Board of the Redevelopment Authority of the County of Lancaster is expected to be held Tuesday, **October 27, 2026** at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, Suite 100, after the 4:00 p.m meetings of the Lancaster County Land Bank Authority and the Lancaster County Housing Authority.

The meeting was adjourned at 4:46 p.m.

Recoverable Signature

X Beth A. Dreyer-DeGoede

Beth A. Dreyer-DeGoede
Secretary
Signed by: 88e54c8b-f6f8-443b-98d3-b5ff74cd7bc3