

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
JANUARY 27, 2026, 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, January 27, 2026. 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: Mike Callahan, Ed Fisher, Melinda Kaufman, Gerald Robinson 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; Jessica Deer, Communications and Marketing Coordinator and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Ethan Byers, Columbia Borough Council; Tim Stuhldreher, Lancaster County resident and Rhonda Harrison, Redevelopment Fund board member.

Mr. Fisher called the meeting to order at 4:30 p.m.

Mr. Eby asked for nominations for board chair. Mr. Williams nominated Mr. Ed Fisher, seconded by Mr. Robinson and he was unanimously elected. Mr. Fisher listed the names of the 2025 officers. Ms. Kaufman moved to continue with the current slate for 2026. Mr. Williams seconded the motion, and the Board unanimously re-elected Mr. Ed Fisher, Chair; Mr. James Williams, Vice-Chair; Mr. Gerald Robinson, Esq., Treasurer; and reappointed Beth Dreyer-DeGoede as Secretary.

The motion was made by Mr. Williams, second by Ms. Kaufman and passed unanimously to reappoint the firm of *Stevens & Lee* as Solicitor for the Redevelopment Authority of the County of Lancaster.

Public Comments - none

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

The Treasurer's Report for the month of December 2025 was approved on a motion by Ms. Kaufman, second by Mr. Robinson, and unanimously accepted. Mr. Fredo noted that a correction needed to be made for the Homelessness Coaliton, they received a PHARE grant of \$150,000, it will be revised for next month. We continue to work from the temporary budget until all funding is approved.

Staff Reports: Ms. Maldonado reported that has a new staff member for the Housing Programs Specialist, Kareema Burgess. She is interviewing for the Construction Specialist position. The Whole Home in a Box pilot program meetings are moving along well and hope to launch in July. They may have a presentation to give to the board in a few months on the program.

Ms. Jones reported that the County has been in a Code Blue since Friday, January 23. She wanted to recognize all of the partners, volunteers and community members who have come together to keep folks safe. The Point in Time Count was held on January 22, 6-10 pm and January 23, 6-10 am. They had over 70 volunteers for the unsheltered count. The total number will be shared in April. The Notice of Funding Opportunity continues to be held in court but the office for the coalition team and the grants action review team are still working and reviewing renewal applications, there will be no additional program funding. They may have an opportunity for new funds in the summer. Ms. Kaufman asked if anyone was harmed during the Code Blue because of the weather, Ms. Jones said that she was not aware of anyone but some do choose not to come inside.

Mr. Eby noted that he is following the federal government funding decisions, Community Development Block Grant and HOME funding have been level funded. He thanks the Housing & Redevelopment Authority staff for navigating so much change and their work. Two Redevelopment Assistance Capital Program grant awards have been made to GSK Marietta and Jura. Mr. Stuhldreher said that he volunteered with Tenfold during the Code Blue and was impressed with how it was run. He asked about the status of the Housing and Homelessness Strategic Plan, Mr. Eby said we are still working on the draft. The steering committee will be meeting to review and we hope to have a spring launch.

Communications - None

Committee Reports – None

Unfinished Business – None

Mr. Eby asked for an amendment to the agenda with resolution #8. The Local Share Account awards for 2024 were made and one of the organizations that applied in 2024 and 2025 with the same project was awarded. The organization was given an opportunity to revise their application for additional funding and they did, but need another board approved resolution to submit. Ms. Kaufman made a motion to approve the agenda addition, Mr. Williams seconded and it was approved.

New Business

- 1) The board approved an amendment to a policy statement to update authorized signatories for official documents. The motion to approve was made by Mr. Robinson, seconded by Mr. Williams and unanimously approved. (A copy of said Resolution [JAN 26 #1] 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 Policy Statement attached hereto amending authorized signatories for official documents required to administer the various programs of the Redevelopment Authority of the County of Lancaster.

- 2) The board approved contracts with non-profit organizations for homelessness services using Pennsylvania Housing Finance Agency Home4Good funds. Ms. Jones said they received letters of interest from local providers, a review team approved eight (8) of them and they were funded. The motion to approve was made by Mr. Robinson, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [JAN 26 #2] 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 contracts with said agencies.

- 3) The board approved an amendment to contracts with Tenfold for Housing Counseling and Landlord Tenant Counseling. Mr. Eby said that the previously approved amounts were switching because Tenfold was piloting a program with the Lancaster City Magistrate's Office. A motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [JAN 26 #3] 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:

1. Amend the Landlord Tenant Counseling contract to an amount not to exceed FIFTEEN THOUSAND AND 00/100 (\$15,000);
2. Amend the Housing Counseling contract to an amount of THIRTY-FIVE THOUSAND AND 00/100 (\$35,000).

- 4) The board approved an amendment to a contract with Framework Strategies for the Youth Action Board Consultant. Ms. Jones noted that the board previously approved the contract with Framework Strategies using the Youth Homelessness Strategic Initiative grant, this amendment extends the contract until April 30, 2026. A motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [JAN 26 #4] 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 amend the contract with Framework Strategies for an amount not to exceed TEN THOUSAND AND 00/100 (\$10,000.00) to continue the work through no later than April 30, 2026.

- 5) The board authorized the acquisition of 118 North 8th Street in Columbia Borough in conjunction with the Lancaster County Vacant Property Reinvestment Board. Ms. Maldonado noted the property went through the Vacant Property Reinvestment Board process. Community Development Block Grant funds will be used to acquire the property. It is a single family, row home that they hope to turn into affordable housing. A motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [JAN 26 #5] 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:

1. The Executive Director of the Redevelopment Authority is hereby authorized to initiate and execute proceedings to acquire 118 North 8th Street, Columbia, through negotiated purchase or eminent domain in a manner consistent with state and federal regulations governing such actions.
 2. The Executive Director of the Redevelopment Authority is hereby authorized and directed to execute all documents on behalf of the Redevelopment Authority which may be necessary or desirable to further the intent of this Resolution.
 3. Acquisition of this property will be contingent on Community Development Block Grant (CDBG) funding for acquisition.
- 6) The board authorized the acquisition of 447 Union Street in Columbia Borough in conjunction with the Vacant Property Reinvestment Board. Ms. Maldonado said this property followed the same timeline and process as the previous property with the same goal of creating additional affordable housing. A motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [JAN 26 #6] 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:

1. The Executive Director of the Redevelopment Authority is hereby authorized to initiate and execute proceedings to acquire 447 Union Street, Columbia, through negotiated purchase or eminent domain in a manner consistent with state and federal regulations governing such actions.
 2. The Executive Director of the Redevelopment Authority is hereby authorized and directed to execute all documents on behalf of the Redevelopment Authority which may be necessary or desirable to further the intent of this Resolution.
 3. Acquisition of this property will be contingent on Community Development Block Grant (CDBG) funding for acquisition.
- 7) The board approved funding for a website development services contract. Mr. Eby introduced Ms. Jessica Deer, Marketing and Communications Coordinator. Our current provider has gaps in functionality and does not engage in resolving them. A motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [JAN 26 #7] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED by the Board of the *Redevelopment Authority* that the Executive Director is authorized to sign documents required to engage *QNTM Marketing* per the updated proposal dated January 22, 2026; and

FURTHER BE IT RESOLVED that the contract will be funded through a combination of HUD Administrative funds and private grants in an amount not to exceed FIFTY THOUSAND AND 00/000 DOLLARS (\$50,000.00).

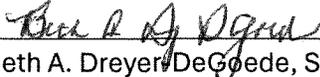
- 8) The board approved an application to the Local Share Account Statewide Program administered by the Commonwealth Financing Authority for Pleasant View Communities Pleasant View Makerspace project. The motion to approve was made by Ms. Kaufman, second by Mr. Robinson and unanimously approved. (A copy of said Resolution [JAN 26 #8] 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 Makerspace.

Be it further resolved that the Applicant does hereby designate Justin Eby, Executive Director of the Lancaster County Redevelopment Authority and Beth Dreyer-DeGoede, Executive Administrative Assistant of the Lancaster County Redevelopment Authority, 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.

Other Business: Mr. Fisher thanked all who have been helping with the Code Blue and was grateful for all of the collaboration. He noted that the next regular meeting of the Board of the Redevelopment Authority of the County of Lancaster is expected to be held Tuesday, **February 24, 2026** 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 5:24 pm.


Beth A. Dreyer-DeGoede, Secretary