

**MINUTES OF A  
SPECIAL MEETING  
OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER  
MARCH 8, 2022  
VIA ZOOM VIDEO CONFERENCE  
28 PENN SQUARE, SUITE 200  
LANCASTER, PA 17603**

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The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, March 8, 2022 to consider two resolutions: one concerning replacement of flooring at *Clipper Magazine Stadium*, and the other a grant application to the *Department of Community and Economic Development (DCED)*.

Members of the Board in attendance: Ed Fisher, Jim Williams, Jim Eby, Melinda Kaufman, and Gerald Robinson.

Redevelopment Authority Staff: Justin Eby, Executive Director; Michaela Allwine, Director Housing and Community Development; Steve Kaufhold, Technical Resources Coordinator; and Marian Joyce, Secretary. Also in attendance: Lauren Reilly, and Lisa Greener, *Community Basics Inc.*

Mr. Fisher called the meeting to order at 4:33 p.m.

Public Comments - None

New Business:

1) The Board authorized a contract for replacement of flooring at *Clipper Magazine Stadium*. Mr. Justin Eby Executive Director, and Mr. Steve Kaufhold, Technical Resources Coordinator, provided background. Mr. Kaufhold referred Board Members to the three bids in their documentation packet. He stated that staff had determined one bid was the right fit, followed prevailing wage requirements and was ready to go forward. Mr. Justin Eby noted that one bid came in lower but did not respond to the prevailing wage requirement. Mr. Ed Fisher, Chair, summarized the discussion and noted the urgency to get the job finished before Opening Day as these hallways have high traffic. The motion to approve was made by Mr. Robinson, second by Mr. Williams and unanimously carried. (A copy of said Resolution [MAR 22 #3] is attached hereto and made a part hereof).

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the Redevelopment Authority hereby authorizes the Executive Director to execute a contract with Martin's Flooring Inc. and authorizes an expenditure not to exceed FORTY THOUSAND SIX HUNDRED AND SEVEN DOLLARS AND 65/100 CENTS (\$40,607.65) representing the bid price plus additional package and a 15% contingency, for replacement of the Second Floor East & West Wing Hallways at Clipper Magazine Stadium.

2) The Board approved a resolution authorizing a grant application to the *Department of Community and Economic Development (DCED)* on behalf of *Community Basics Inc.*

Mr. Justin Eby referred the Board Members to the *PA Gaming Local Share Assessment Grant* document in their packet and provided additional background on this brand-new program from gaming funds that the State collects. He stated that in the past only areas where gaming occurs could take advantage of the funds, but now it is state-wide. He noted that the Authority will be a fiscal sponsor, similar to the RACP grants. The projects involved will be owned, managed, and operated by another organization but we are the fiscal pass-through. In 8-9 months, the result will be available.

Lisa Green from *Community Basics Inc.* gave a brief synopsis of the Preservation Portfolio Project – noting that four out of the five preservation projects are adaptive reuse – and this preservation should enable the buildings to keep going for another 15-20 years. Mr. Justin Eby stated that if the grant is received it will maximize existing projects. The 1 Million dollars is the maximum you can request with this grant. Mr. Justin Eby answered questions from Board Members Ed Fisher and Jim Eby. The motion to approve was made by Mr. Robinson, second by Mr. Williams and unanimously carried. (A copy of said Resolution [MAR 22 #4] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED by the Board of the Lancaster County Redevelopment Authority to authorize the Executive Director or Board Chair to submit an application to the DCED/CFA Statewide Local Share Assessment Program for up to ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00) to support Community Basics, Inc. Preservation Portfolio Project in Lancaster County.

BE IT FURTHER RESOLVED that the Applicant does hereby designate The Executive Director and the Board Chairman or Vice Chairman as the official(s) 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. Justin Eby thanked everyone for carving out time for the Special Meeting to ensure projects were kept on track.

Mr. Fisher announced that the next regular meeting of the Board of the Redevelopment Authority of the County of Lancaster is expected to be held Tuesday, **March 22, 2022** at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, Suite 200, immediately **following the 4:00 p.m. meeting** of the Lancaster County Land Bank Authority and Lancaster County Housing Authority meeting thereafter.

The meeting was adjourned at 4:50 p.m.

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Marian C. Joyce, Secretary