

**MINUTES OF A  
SPECIAL MEETING  
OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER  
APRIL 13, 2021  
4:00 P.M. VIA ZOOM VIDEO CONFERENCING  
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, April 13, 2021 to consider three resolutions related to the allocation of a second round of Coronavirus funding necessitating a Substantial Change to the 2019 Annual Action Plan – and an amendment to a Rental Housing Reservation of Funds Letter to cover increased construction costs due to the COVID-19 Pandemic.

The meeting was held via Zoom platform with all the following participants on video:

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

Redevelopment Authority Staff: Matthew Sternberg, Executive Director; Justin Eby, Deputy Executive Director; Michael Brightbill, Controller; Aimee Tyson, Planning & Compliance Manager; Michaela Allwine, Housing Programs Manager; and Marian Joyce, Secretary.

Mr. Fisher called the meeting to order at 4:04 p.m.

Public Comments - None

New Business:

1) The Board approved a resolution endorsing a Substantial Change to the 2019 Annual Action Plan. Mr. Justin Eby, Deputy Executive Director, provided background, noting that this allocation is from HUD and to be used for COVID-related activities. The Authority staff expect to see increased housing and other needs for June/July after the Eviction Moratorium expires in June 2021. He highlighted one feature of the Mobile Hygiene Unit, that they are fitted with showers to be used especially by people who find themselves living in their cars. He stated that some hotels are hesitating about housing families that are homeless, now that the Hospitality sector is reopening, so the Coalition partners are also looking to acquire more affordable housing.

Ms. Aimee Tyson, Planning & Compliance Manager, provided background on the RFP process, and shared that many of the applications received were not eligible. The motion to approve was made by Mr. Jim Williams, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [APR 21 #12] 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 recommend the Board of Commissioners of the County of Lancaster approve the Substantial Change including the addition of the second round of Community

Development Block Grant Coronavirus (CDBG-CV2) and Emergency Solutions Grant Coronavirus (ESG-CV2) funds through the Coronavirus Aid, Relief and Economic Security Act (CARES Act).

2) The Board authorized a contract with *Lancaster General Hospital dba Lanc Co MyHome* for a Mobile Hygiene Unit to provide Medical Care/Vaccinations using CDBG-CV2 Funds. Mr. Justin Eby described how this innovative project is modeled after one in San Francisco to provide mobile laundry and shower options. This is an opportunity to jumpstart the program and hospitals will continue funding in the longer term. He noted that the truck and trailer received funding from the County and the Authority is funding operations. He answered a question from Mr. Williams confirming that the monies will continue until April 2022. The motion to approve was made by Mr. Robinson, second by Mr. Jim Williams, and unanimously carried. (A copy of said Resolution [APR 21 #13] 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 a contract *with Lancaster General Hospital dba Lanc Co MyHome* for a period beginning on May 1, 2021 and terminating April 30, 2022 using Fiscal Year 2019 Community Development Block Grant-CV2 Funds in the amount of \$132,378.00 conditioned upon the approval of the Lancaster County Board of Commissioners on April 14, 2021.

3) The Board authorized a contract with *Lancaster General Hospital dba Lanc Co MyHome* for Homeless Services using ESG-CV2 Funds. Mr. Justin Eby, provided background, stating that the Authority is proud of the partnership put together with hotels that could include a voucher coupon for someone to stay at a hotel until a new place or permanent housing become available. The motion to approve was made by Mr. Jim Williams, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [APR 21 #14] 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 a contract *with Lancaster General Hospital dba Lanc Co MyHome* for a period beginning on May 1, 2021 and terminating April 30, 2022 using Fiscal Year 2019 Emergency Solutions Grant-CV2 Funds, in the amount of \$1,235,907.00 conditioned upon the approval of the Lancaster County Board of Commissioners on April 14, 2021.

4) The Board approved a resolution amending the Rental Housing Program Reservation of Funds Letter for *Saxony Ridge Apartments*. Mr. Matthew Sternberg and Ms. Allwine, Housing Programs Manager, provided background on the construction costs driving this amendment. Ms. Allwine noted that the developer had been able to negotiate costs down with the builder before coming back to the Authority for the remainder. Mr. Fisher, Board Chair, commended the developer for getting the described discount. The motion to approve was made by Mr. Jim Eby, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [APR 21 #15] 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 issuance of an Amendment to the previously authorized Reservation of Funds letter for the Saxony Ridge Apartments project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental Housing Program, in an amount not to exceed \$1,000,000.00 of HOME Investment Partnerships Program funding.

Other Business:

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, **April 27, 2021**.

Mr. Sternberg thanked Board Members for their patience and willingness to make themselves available for the special mid-month meeting so these documents could go forward.

The meeting was adjourned at 4:22 p.m.

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Marian C. Joyce, Secretary