

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
MAY 23, 2023 FOLLOWING
THE 4 PM MEETING OF 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, May 23, 2023. 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: Jim Eby, Ed Fisher, Gerry Robinson, Jim Williams, and Melinda Kaufman.

Staff members present were: Justin Eby, Executive Director; Michaela Allwine, Director Housing and Community Development; Michael Brightbill, Retiring Director Finance & Administration; Scott Fredo, Director Finance & Administration; Audrey Steinmetz, Director Tenant & Landlord Services; Jocelynn Ritchey, Manager Planning & Resource Development; Marjorie Shaffer, Homelessness Housing Coordinator, Brian Nicarry, Technical Services Coordinator, Anna DeGoede, summer intern and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Elizabeth Russoli, *GSL Government Consulting*; Joe Kuklis, *XCaliber Communications*; Jeremy Feakins, *OzFund*; Scott Reid, *Jura Inc*

Mr. Fisher called the meeting to order at 4:14 p.m.

Public Comments - None

Minutes of the April 25, 2023 Regular Board Meeting and the May 8, 2023 Special Board Meeting were approved. The motion was made by Mr. Jim Eby, second by Mr. Williams, and unanimously accepted.

The Treasurer's Report for March and April 2023 were approved. The motion was made by Mr. Jim Eby, second by Ms. Kaufman, and unanimously accepted. Mr. Brightbill reported that the only notable item was the \$3.9 million deposit for the Whole Home Repair Program. Ms. Allwine gave a brief summary of that program at the request of Mr. Jim Eby. Mr. Fisher asked about the stadium expenses. Mr. Justin Eby noted that we will be reimbursed for them, they were for approved stadium improvement projects.

Staff Reports: Ms. Allwine reported that Brian Nicarry joined their team as a technical services coordinator. They had 9 submissions for the Public Facilities and Infrastructure letter of intent request. Mr. Sean Krumpe is working through them. They had 22 letters received for the HOME Investment Partnership Multi-Family letter of intent request. An application round will follow. The Whole Home Repair Program has had 120 applicants, 20 projects are currently active. They should hear about their PHARE funding application by the June board meeting.

Communications – None

Committee Reports – None

Unfinished Business – None

Mr. Justin Eby noted that the agenda items for New Business have changed since the agenda was published in the LNP. By the Sunshine Law, this change needs to be voted on before being addressed. Mr. Williams made a motion to approve the amended agenda, Mr. Robinson seconded, and it was unanimously approved.

New Business

- 1) The Board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Shady Lane Curtain Expansion Project. Mr. Joe Kuklis, from XCaliber Communications noted that this is a Amish-owned manufacturing facility in Bird-In-Hand. They plan to begin construction this summer. The motion was made by Mr. Williams, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [MAY 23 #33] 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 *Shady Lane Curtains, LLC* to prepare an application for \$1,500,000 for the Shady Lane Curtains Expansion 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 *Shady Lane Curtains, LLC* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 2) The Board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Jura Hospitality Center. Mr. Scott Reid, from Jura Inc. noted that this facility to be built in Mount Joy will bring in 4-60 new jobs over the next 20 years. They are a Swiss company that manufactures high-end coffeemakers. The motion was made by Mr. Jim Eby, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [MAY 23 #34] 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 *Jura, Inc.* to prepare an application for \$7,000,000 for the JURA Hospitality Center 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 *Jura, Inc.* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 3) The Board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Rebman's Building Redevelopment Project. Mr. Jeremy Feakins, from the OzFund noted this is a 52-unit apartment project with units available for lower income individuals and includes a grocery/convenience store that will be built on South Queen Street in Lancaster City. The motion was made by Mr. Williams, second by Mr. Jim Eby, and unanimously carried. (A copy of said Resolution [MAY 23 #35] 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 *Ozfund, Inc.* to prepare an application for \$1,000,000 for the Rebman's Building Redevelopment 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 *Ozfund, Inc.* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 4) The Board approved an amendment to Resolution #3 of 2019 authorizing the submission of an application for a Redevelopment Assistance Capital Grant in connection with Lancaster General Hospital Expansion and Ann Barshinger Cancer Center Project. Mr. Justin Eby noted that this is an administrative change requested by the Office of the Budget. Ms. Kaufman questioned why Lancaster General Hospital would apply for these funds. Mr. Justin Eby noted that our state legislators determine who gets this funding, so it is open to anyone to apply. The motion was made by Mr. Robinson, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAY 23 #36] 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 amend the action of Resolution #3 of 2019 to authorize the appropriate officers, employees and solicitor of the Authority to (1) work with Lancaster General Hospital to prepare an application for \$2,000,000 for the Lancaster General Hospital Expansion and Ann Barshinger Cancer Center 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 Lancaster General Hospital, on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 5) The Board approved an amendment to a contract with Tenfold for Street Outreach Services using Continuum of Care funds. Mr. Justin Eby noted that after a re-evaluation of their contract, they requested to move some of their Coordinated Assessment funding to their Outreach program. The motion was made by Ms. Kaufman, second by Mr. Williams and unanimously carried. (A copy of said Resolution [MAY 23 #37] 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 an amendment to Tenfold's contract of July 2022 and is effective immediately.

Other Business: Mr. Fisher noted that the next regular meeting of the Board of the Redevelopment Authority of the County of Lancaster is expected to be held Tuesday, **June 27, 2023** 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 4:37 pm.

Beth A. Dreyer-DeGoede, Secretary