

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
LANCASTER COUNTY LAND BANK AUTHORITY  
MAY 24, 2022  
AT 4:00 P.M.  
28 PENN SQUARE, SUITE 200  
LANCASTER, PA 17603**

---

The members of the Board of the Lancaster County Land Bank Authority met Tuesday, May 24, 2022. 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: Jim Eby, Christopher Boyd, Mike Callahan, Ed Fisher, Melinda Kauffman, and Jim Williams.

Staff members present were: Michaela Allwine, Director Housing and Community Development; Michael Brightbill, Director Finance & Administration; Terry Danforth, Tenant Services Director; Jocelynn Ritchey, Manager Planning & Resource Development; Sean Krumpe, Acquisition & Rehabilitation Program Coordinator; Audrey Steinmetz, Tenant Services Manager; Deb Jones, Human Services Director & *Lancaster County Homeless Coalition*; Jody Heinrich, *Grants Manager*; Beth Dreyer-DeGoede, *Executive Administrative Assistant* and Marian Joyce, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*; and Marissa Price, *GMS Funding Solutions*.

Mr. Jim Eby called the meeting to order at 4:02 p.m.

Public Comments – None

Minutes of the March 22, 2022 meeting were approved. The motion was made by Mr. Fisher, second by Ms. Kauffman, and unanimously accepted.

Communications – None

Staff Reports: Ms. Michaela Allwine welcomed new board member, Christopher Boyd. She provided a brief update, noting that they have have an RFP for 336 Main St. in Denver coming soon. Mr. Eby noted that he would like to see a copy of the recently completed Historic District Review of the property. The RFP for Manheim Fire House where they had 4 applicants is completed. Two of the 5<sup>th</sup> St. properties in Columbia have been demolished. They are planning summer outreach activities with Habitat for Humanity.

The Financial Report for the month of March and April was tabled until next month so that Board Members had a chance to review them. Mr. Eby, Board Chair, requested that the Financials be received by the Board the Friday before the monthly meeting.

Committee Reports: Mr. Jim Eby stated that the Project Review Committee met in May to review the proposals from the Manheim Fire House RFP.

Unfinished Business – None

New Business:

1) The Board approved a resolution authorizing the disposition of 26 East High Street in the Borough of Manheim. Mr. Sean Krumpe provided background. Ms. Allwine congratulated Mr. Krumpe on his first RFP. The motion to approve was made by Mr. Williams, second by Mr. Fisher, and unanimously carried. (A copy of said Resolution [May 22 #3] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Lancaster County Land Bank Authority that:

1. The Lancaster County Land Bank Authority disposed of the Property to G and Z Investments LLC (Purchaser) through negotiated sale;
2. The sale of the property is contingent on the Purchaser obtaining the necessary zoning approvals from the Manheim Borough Zoning Board for a conversion of the property to a mixed-use commercial and three-unit residential property.
3. The Executive Director of the Authority is hereby authorized and directed to execute all documents on behalf of the Authority which may be necessary or desirable to further the intent of this Resolution.
4. Purchaser shall enter into a Purchase and Development agreement as to allow the Authority to monitor the redevelopment of the property in order to ensure work goes according to the submitted proposal.

Other Business: Mr. Jim Eby announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **June 28, 2022** at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, Suite 200, at **4:00 p.m.**

The meeting was adjourned at 4:23 p.m.

---

Marian C. Joyce, Secretary