

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
MAY 25, 2021
IMMEDIATELY FOLLOWING THE 4:30 P.M. MEETING OF THE
LANCASTER COUNTY HOUSING AUTHORITY
28 PENN SQUARE, SUITE 200
LANCASTER, PA 17603**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, May 25, 2020. The Board meeting was held at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Suite 200, and via Zoom Videoconference.

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

Staff members present were: Matthew Sternberg, Executive Director; Terry Danforth, Tenant Services Director; Michael Brightbill, Controller; Justin Eby, Deputy Executive Director; Aimee Tyson, Planning & Compliance Manager; Michaela Allwine, Housing Programs Manager; Steve Kaufhold, Technical Resources Coordinator; Audrey Steinmetz, Tenant Services Manager; Rebecca Santos, Program Coordinator; and Marian Joyce, Secretary.
Also in attendance: Don Murphy, Cimarron/315 Locus Street LLC.

Mr. Fisher called the meeting to order at 4:25 p.m.

Public Comments - None

Minutes of the April 27, 2021 meeting were approved. The motion was made by Ms. Lyon Slaymaker, second by Mr. Robinson and accepted. Mr. Jim Eby abstained as he was not in attendance at the April meeting.

The Treasurer's Report for the month of April was deferred to the following month.

Report of the Executive Director: Mr. Sternberg and Mr. Justin Eby updated the Board on plans to emerge from Covid-related public restrictions. It is expected to be a hybrid-approach.

Communications: Ms. Aimee Tyson, Planning & Compliance Manager, informed the Board that in the 2020 Annual Community Assessment, the Fair Housing initiatives were commended. Furthermore, regarding HUD's 2021 Allocation Letter, the CDBG allocation posted online for everyone was different to what agencies received via mail. As a result, the Authority has an additional \$43,000 more in CDBG funds than originally posted.

Committee Report: Developer Don Murphy updated the Board with a slide presentation and Project Plan to redevelop the Hotel Locust/Hotel Columbia property in Columbia. The slide presentation showed the buildings to be demolished and the remaining original historic buildings to be restored, with corresponding floor plans.

The plan is to:

- Restore and rehabilitate Existing two Historic Hotel Buildings
- Demolish Rear Deteriorating Brick Buildings and 307 Locust Street
- Construct new rear addition with 25 parking spaces on lower level, with access from Avenue H
- Above Parking Area in the New Addition, Construct 37 new market-rate apartments ranging in rate from \$1100-\$1500 per month
- New Building will include Elevator, Charging Docks for Electric Cars
- Original Historic Buildings will contain Commercial/Retail Space on 1st Floor (Locust Street)
- Historic Restoration to include Façade work to 309 and 315 Locust Street buildings.

The final slide showed the funding gap to complete the project reflected in the Demolition/Façade/Site Work part of the Project and was based on Davis-Bacon Labor Rates. Otherwise despite construction cost-increases nationally, they had been holding the project steady. Mr. Murphy noted that the update is mainly to get Board input and guidance to keep the project moving forward. These properties have sat for 7 years as vacant blighted buildings in downtown Columbia.

He answered questions from Board Members Fisher and Eby regarding additional parking besides the basement - and how the various levels on the historic building and the newer building will interact with the elevator. He answered questions from Board Member Eby re: key benchmarks, monthly equity, and window replacement; and a question from Mr. Fisher re: storage. Mr. Justin Eby, Deputy Executive Director, stated that this is a preliminary presentation but there is no action item at today's meeting. Board members expressed a great interest in the project and its historical significance. In addition, Mr. Jim Eby stated since the project plan is to work with the existing historic structure while the demolition involves only *insignificant* structures, that should not affect the historical review.

Unfinished Business: Mr. Justin Eby, Deputy Executive Director, updated the Board on the status of the new strategic plan. Stakeholder meetings on Community Development had provided great feedback and the two staff sessions had also been very productive.

New Business:

1) The Board approved a Resolution honoring Matthew Sternberg, retiring Executive Director. Mr. Ed Fisher, Board Chair, Mr. Jim Williams, Vice-President and Mr. Justin Eby, Deputy Executive Director, each took turns reading portions of the following recognition and appreciation. The motion to approve was made by Mr. Williams, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [May 21 #25] is attached hereto, and made a part hereof).

WHEREAS, on July 10, 2006, Matthew T. Sternberg began his service as the Executive Director of the Lancaster County Housing and Redevelopment Authorities; and

WHEREAS, during his tenure, Matthew has overseen continuing operation of the Lancaster County Housing Authority in providing rental assistance to low-income Lancaster County residents and in maintaining a HUD rating as a High-Performing Housing Authority; and

WHEREAS, Matthew has overseen continuing operation of traditional programs of the Redevelopment Authority, such as Community Development Block Grant, Emergency Solutions Grant, and Home Investment Partnership Program, creatively expanding the parameters of these programs and supporting affordable housing development, fair housing, homeownership, home repair programs, and lead-paint hazard and homelessness elimination programs; and

WHEREAS, Matthew has proactively sought to explore and capture resources outside of traditional HUD funding streams for Redevelopment Authority activities, and was instrumental in establishing the nonprofit Lancaster County Redevelopment Fund as a mechanism to utilize such resources; and

WHEREAS, Matthew was instrumental in establishing the Lancaster County Land Bank Authority and fostering the participation of County municipalities and school districts in joining Land Bank efforts to use this new entity and the existing Vacant Property Reinvestment Board to acquire and rehabilitate vacant, blighted, and under-utilized properties; and

WHEREAS, Matthew has overseen major capital improvements to the Clipper Magazine Stadium and has maintained support of the Barnstormers Baseball Team through change of ownership; and

WHEREAS, Matthew has successfully engaged many County municipalities in innovative planning and implementation of downtown revitalization efforts which came to fruition with the support of Redevelopment Authority staff; and

WHEREAS, Matthew has overseen the Redevelopment Authority's facilitation of projects using Multifamily Tax-Exempt Bonds, which have resulted in the preservation of more than 700 affordable housing units in Lancaster County and neighboring counties; and,

WHEREAS, Matthew has tirelessly sought to inform and actively involve the Boards of Directors in guiding both ongoing and evolving initiatives of the Authorities; and

WHEREAS, Matthew has announced he will be retiring as Executive Director of the Authorities on May 31, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Redevelopment Authority of the County of Lancaster to recognize and to sincerely thank Matthew for his fifteen years of service to the municipalities, community partners, and citizens who have benefited from his commitment to the work of the Authorities.

2) The Board approved a Contract with *The Factory Ministries*. Ms. Aimee Tyson provided background relating to the second round of CARES funding and the following three responses to the RFP. The motion to approve was made by Ms. Lyon Slaymaker, second by Mr. Williams and unanimously carried. (A copy of said Resolution [May 21 #26] 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 execution of a contract with The Factory Ministries for a new roof for The Factory Ministries Project in an amount not to exceed Two Hundred Thousand And 00/100 Dollars (\$200,000.00) of Fiscal Year 2019 Community Development Block Grant CV2 funds.

3) The Board approved a Contract with *Landis Communities – Landis Quality Living*. Ms. Aimee Tyson provided background. The motion to approve was made by Mr. Jim Eby, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [May 21 #27] 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 execution of a contract with Landis Communities for the

Welsh Mountain Home Bathroom Facilities Improvement Project in an amount not to exceed One Hundred Thousand And 00/100 Dollars (\$100,000.00) of Fiscal Year 2019 Community Development Block Grant CV2 funds.

4) The Board approved the Lancaster County CARES Rental Housing Rehabilitation Program Manual. Ms. Michaela Allwine provided background, noting that this program is in response to a real lack of rental units and can be used for single unit properties as long as they are NEW rental units. The Loan Committee will have to approve on a project by project basis. The motion to approve was made by Mr. Williams, second Ms. Lyon Slaymaker and unanimously carried. (A copy of said Resolution [May 21 #28] 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 CARES Rental Housing Rehabilitation Program Manual.

5) The Board approved a Contract with *The Food Hub*. The motion to approve was made by Mr. Robinson, second by Mr. Jim Eby and unanimously carried. Ms. Aimee Tyson explained that the primary focus was to continue a successful existing program using ESG funds. (A copy of said Resolution [May 21 #29] 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 The Food Hub for a period beginning on July 1, 2021 and terminating June 30, 2022 in the amount of Forty Thousand And Eight Dollars (\$40,008.00) using Fiscal Year 2019 Emergency Solutions Grant-CV2 Funds.

6) The Board approved a Contract with *Tenfold* (formerly *Tabor Community Services*) for Rapid Rehousing. Ms. Aimee Tyson stated that this was another ongoing program using the same funding source. The motion to approve was made by Mr. Williams, second by Ms. Lyon Slaymaker and unanimously carried. (A copy of said Resolution [May 21 #30] 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 Tenfold for a period beginning on July 1, 2021 and terminating June 30, 2022 in the amount of Thirty-Eight Thousand Seven Hundred Eighty-Seven Dollars (\$38,787.00) using Fiscal Year 2019 Emergency Solutions Grant-CV2 Funds.

7) The Board approved a Contract with *Tenfold* (formerly *Tabor Community Services*) for Homeless Outreach Services. Ms. Aimee Tyson stated that this funding would enable the hiring of Outreach Workers. The motion to accept was made by Ms. Lyon Slaymaker, second by Mr. Williams and unanimously carried. (A copy of said Resolution [May 21 #31] 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 Tenfold for a period beginning on July 1, 2021 and terminating June 30, 2022 in the amount of Thirty-Nine Thousand and Four Hundred and Fifty-Eight Dollars (\$39,458.00) using Fiscal Year 2019 Emergency Solutions Grant-CV2 Funds.

8) The Board approved a Contract with *Tenfold* (formerly *Tabor Community Services*) for Emergency Shelter Beds. Ms. Tyson explained the connection between this shelter program and the previous resolution program. The motion to accept was made by Mr. Robinson, second by Mr. Jim Eby and unanimously carried. (A copy of said Resolution [May 21 #32] 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 Tenfold for a period beginning on July 1, 2021 and terminating June 30, 2022 in the amount of Eighty Thousand Dollars (\$80,000.00) using Fiscal Year 2019 Emergency Solutions Grant-CV2 Funds.

Other Business: Mr. Fisher announced that the next meeting of the Board of the Redevelopment Authority of the County of Lancaster is expected to be held Tuesday, **June 22, 2021**, immediately **following the 4:30 p.m. meeting** of the Lancaster County Housing Authority.

The meeting was adjourned at 5:15 p.m.

Marian C. Joyce, Secretary