

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER  
MAY 26, 2026, AFTER THE 4 PM MEETING OF THE  
LANCASTER COUNTY LAND BANK 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 26, 2026. 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: Ed Fisher, Melinda Kaufman and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Audrey Steinmetz, Director Tenant and Landlord Services; Deb Jones, Director of Human Services; Marisol Maldonado, Director of Housing and Community Development; Rachel Valmonte, Compliance Manager; John Hursh, Finance and Administration Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, community member; Lancaster County Commissioner Alice Yoder; Paula Thomas, community member and Renee Austraw, community member.

Mr. Fisher called the meeting to order at 4:29 p.m.

Public Comments: Ms. Austraw said that she had been living in shelter for over 2 years and finally, through grit and determination, found help through the Factory Ministries. She would like to find additional resources to be able to help herself and the community. She was connected to Ms. Jones for follow up discussions.

Minutes of the April 2026 Board Meeting were approved. The motion was made by Ms. Kaufman, second by Mr. Williams, and accepted.

The Treasurer's Report for the month of April 2026 was approved on a motion by Mr. Williams, second by Ms. Kaufman, and unanimously accepted. Mr. Hursh noted that next month we will have payments for the Penn Medicine Park stadium. We received and paid out Redevelopment Assistance Capital Program funds for Lancaster General Hospital and Pleasant View Communities projects.

Staff Reports: Mr. Eby said that there were no official reports, there was a lot going on throughout the organization. Mr. Fisher inquired about a sold sign at the Oyster Point Apartment project, Ms. Maldonado confirmed that the project is moving forward with 16 efficiency units for those with disabilities.

Mr. Stuhldreher asked for an update on the Prince Street Hub project. Mr. Eby said that demolition is scheduled in the next couple of weeks with construction to begin in August or September. \$15 million is the anticipated cost for the project.

Communications – None

Committee Reports - None

Unfinished Business – None

New Business

- 1) The board endorsed the Consolidated Plan for Fiscal Years 2026-2030 and the Annual Action Plan for Fiscal Year 2026. Ms. Valmonte gave an overview of the plan. The motion to approve was made by Ms. Kaufman, seconded by Mr. Williams and unanimously approved. (A copy of said Resolution [MAY 26 #21] 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 Fiscal Years 2026-2030 Consolidated Plan and the Fiscal Year 2026 Annual Action Plan as presented and authorize the Redevelopment Authority to submit said plan to HUD for the CDBG, HOME and ESG programs.

- 2) The board approved an administrative agreement with the County of Lancaster. Ms. Valmonte noted this is the annual agreement with the county for US Department of Housing and Urban Development (HUD) grants. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [MAY 26 #22] 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 Agreement with the County of Lancaster appointing the Redevelopment Authority of the County of Lancaster as the administering agency for the Community Development Block Grant Program, the HOME Investment Partnerships Program and the Emergency Solutions Grant Program for Grant Year 2026.

Resolutions 3 through 5 were approved on a motion made by Ms. Kaufman, second by Mr. Williams and unanimously approved. Mr. Eby noted these agreements are a condition of the Local Share Account grant agreement.

- 3) The board approved a cooperation and sub-grantee agreement with Pleasant View Communities. (A copy of said Resolution [MAY 26 #23] 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 a Cooperation and Sub-Grant Agreement with Pleasant View Communities.

- 4) The board approved a cooperation and sub-grantee agreement with Good Samaritan Services. (A copy of said Resolution [MAY 26 #24] 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 a Cooperation and Sub-Grant Agreement with Good Samaritan Services.

- 5) The board approved a cooperation and sub-grantee agreement with Lancaster County Christian School. (A copy of said Resolution [MAY 26 #25] 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 a Cooperation and Sub-Grant Agreement with Lancaster County Christian School.

- 6) The board approved FY25 contract amendments. Ms. Jones noted this was a reallocation of unused funds that were set to expire. Commissioner Yoder asked if the agencies were able to choose where the funds were redirected and they do not because of the eligibility requirements for the funds. The motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [May 26 #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 authorize the Executive Director to execute FY25 amendments to contracts with nonprofit organizations reallocating funding as noted in "Exhibit A."

Resolutions 7 through 12 were approved on a motion from Mr. Williams, second by Ms. Kaufman and unanimously approved. Ms. Jones noted there were the Joint Funding awards for fiscal year 2026-2027 for the various programs. The application requests were for over \$4 million but our office only had \$1.752 million to award. Mr. Fisher said he was happy to see it disbursed throughout the county. Mr. Stuhldreher asked how the determination was made. Mr. Jones said there was a public request for proposals where non-profit agencies submitted an application and budget. An independent Grants Review Team reviews the applications with a rubric and analyzes them with the help of the Office of the Coalition staff and they make the determination based on the application, data, past performance and geography. Their recommendation then goes to the Lancaster County Homelessness Coalition Steering Committee for approval before coming to the Redevelopment Authority board.

- 7) The board approved contracts with non-profit organizations for homelessness services using Emergency Solutions Grant (ESG) funds. (A copy of said Resolution [MAY 26 #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 authorize the Executive Director to execute contracts with nonprofit organizations for the specified amounts listed in "Exhibit A" for a period beginning on July 1, 2026, and terminating June 30, 2027, using Emergency Solutions Grant Funds.

- 8) The board approved contracts with non-profit organizations for homelessness services using Community Development Block Grant (CDBG) funds. (A copy of said Resolution [MAY 26 #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 authorize the Executive Director to execute contracts with nonprofit

organizations for the specified amounts listed in “Exhibit A” for a period beginning on July 1, 2026, and terminating June 30, 2027, using Community Development Block Grant Funds.

- 9) The board approved contracts with non-profit organizations for homelessness services using Homeless Assistance Program (HAP) grant funds. (A copy of said Resolution [MAY 26 #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 nonprofit organizations for the specified amounts listed in “Exhibit A” for a period beginning on July 1, 2026, and terminating June 30, 2027, using Fiscal Year 2026 Homeless Assistance Program Grant Funds.

- 10) The board approved contracts with non-profit organizations for homelessness services using Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) grant funds. (A copy of said Resolution [MAY 26 #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 nonprofit organizations for the specified amounts listed in “Exhibit A” for a period beginning on July 1, 2026, and terminating June 30, 2027, using Pennsylvania Housing Affordability and Rehabilitation Enhancement Funds.

- 11) The board approved contracts with non-profit organizations for homelessness services using Lancaster County Community Foundation Gaeth Funds. (A copy of said Resolution [MAY 26 #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 nonprofit organizations for the specified amounts listed in “Exhibit A” for a period beginning on July 1, 2026, and terminating June 30, 2027, using Lancaster County Community Foundation Gaeth Grant Funds.


- 12) The board approved contracts with non-profit organizations for homelessness services using Lancaster City American Rescue Plan Act (ARPA) Funds. (A copy of said Resolution [MAY 26 #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 a contract with the YMCA of the Roses for a period beginning on July 1, 2026, and terminating June 30, 2027, using TWO HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$225,000) of Lancaster City ARPA funds.

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 23, 2026** 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 5:02 pm.

  
Beth A. Dreyer DeGode, Secretary