

**MINUTES OF A
SPECIAL MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
JUNE 7, 2022
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, June 7, 2022 for a Special Meeting. 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, Melinda Kauffman, Gerald Robinson, and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Michaela Allwine, Director Housing and Community Development; Deb Jones, Human Services Director & Lancaster County Homelessness Coalition; Jody Heinrich, Grants Manager; Marjorie Shaffer, Resource Coordinator and Beth Dreyer-DeGoede, Executive Administrative Assistant.

Also attending: Craig Walt, Simone Dia and Brynn McGowan from the *City of Lancaster*, and Shelby Nauman and Jake Thorsen from *Tenfold*.

Mr. Jim Williams called the meeting to order at 4:38 p.m.

In light of the retirement of Marian Joyce, current Secretary of the Board of the Redevelopment Authority of the County of Lancaster, Mr. Justin Eby announced her replacement, Beth Dreyer-DeGoede. Mr. Jim Eby made a motion to approve, second by Ms. Melinda Kauffman, and unanimously accepted.

Public Comments - None

New Business:

Resolutions 1 and 2 from the agenda were handled in reverse order because of the use of current and forward funding allocations.

1) The Board approved the authorization of an issuance of a Rental Housing Program Reservation of Funds Letter in connection with the *Willows at Mill Creek Phase I* project. Ms. Michaela Allwine provided background on the project. This project completes the current funding allocation. The resolution was approved on a motion by Mr. Jim Eby, second by Ms. Kauffman and unanimously accepted. (A copy of said Resolution [June 22 #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 authorize the issuance of a Reservation of Funds letter for the Willows at Mill Creek Phase I 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 One Million Two Hundred Thousand Dollars (\$1,200,000.00) of the Redevelopment Authority's 2022 HOME Investment Partnerships Program funding.

2) The Board did not approve the authorization of an issuance of a Rental Housing Program Reservation of Funds Letter in connection with the *Manor View Terrace* project. Ms. Allwine provided background on the project. Several concerns were raised by Mr. Jim Eby. The motion to approve was made by Mr. Williams, second by Ms. Kauffman but it was not approved. Mr. Williams voted aye, but Mr. Eby, Ms. Kauffman and Mr. Robinson voted nay.

3) The Board approved contracts with Nonprofit Organizations for Homelessness Services through the use of Emergency Solutions Grant Funds. Ms. Jones provided background. Ms. Jones recognized the work of the Joint Funding Committee and the Joint Funding Application Review Committee. She answered questions from Mr. Robinson about the process. The motion to approve was made by Mr. Robinson, second by Ms. Kauffman and unanimously carried. (A copy of said Resolution [June 22 #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 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, 2022, and terminating June 30, 2023, using Fiscal Year 2022 Emergency Solutions Grant Funds.

4) The Board approved contracts with Nonprofit Organizations for Homelessness Services through the use of Community Development Block Grant Funds. The motion to approve was made by Mr. Robinson, second by Ms. Kauffman and unanimously carried. (A copy of said Resolution [June 22 #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 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, 2022, and terminating June 30, 2023, using Fiscal Year 2022 Community Development Block Grant Funds.

5) The Board approved contracts with Nonprofit Organizations for Homelessness Services through the use of Homeless Assistance Program Grant Funds. Ms. Jones provided background. This is a new funding source for the Redevelopment Authority, it was previously through Penn Medicine. It is a conditional award as funding has not been finalized. These numbers are based on last year's award. Ms. Kauffman made a motion to approve, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [June 22 #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 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, 2022, and terminating June 30, 2023, using Fiscal Year 2022 Homeless Assistance Program Grant Funds.

6) The Board approved contracts with Nonprofit Organizations for Homelessness Services through the use of Continuum of Care Grant Funds. Ms. Jones noted that this is also new funding for the Redevelopment Authority and previously through Penn Medicine. The motion to approve was made by

Mr. Robinson, second by Ms. Kauffman and unanimously carried. (A copy of said Resolution [June 22 #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 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, 2022, and terminating June 30, 2023, using Fiscal Year 2022 Continuum of Care Grant Funds.

7) The Board approved contracts with Nonprofit Organizations for Homelessness Services through the use of Emergency Solutions Grant Coronavirus Funds. Ms. Jones noted that this funding is to add additional support to those providing emergency shelter. Mr. Robinson made a motion to approve, second by Ms. Kauffman and unanimously carried. (A copy of said Resolution [June 22 #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 contracts with nonprofit organizations for the specified amounts listed in "Exhibit A" for a period beginning on July 1, 2022, and terminating June 30, 2023, using Fiscal Year 2022 Emergency Solutions Grant COVID Funds.

8) The Board approved the filing of a proposal for funds with the Department of Community and Economic Development, Commonwealth of Pennsylvania. Ms. Jones recognized the City of Lancaster partners who lost their ESG funding this year. Mr. Craig Walt, from the City of Lancaster, provided background. If awarded these funds, they will be used to supplement emergency shelter funding and prevention services. Mr. Jim Eby made a motion to approve, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [June 22 #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* that:

1. The proposed project(s), Emergency Shelter and Homelessness Prevention, to be funded by a grant from the Pennsylvania ESG Program meet the ESG interim rule requirements at §24 CFR 576 are eligible and approved.

2. The *Redevelopment Authority of the County of Lancaster* on behalf of the *Lancaster County Homelessness Coalition (CoC)* is authorized and directed to execute an ESG Program application in the amount not to exceed FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00) to the PA Department of Community and Economic Development.

3. The *Lancaster County Homelessness Coalition (CoC)* will assume the responsibility for oversight in securing the required matching amount of project funds or request a waiver of match funds to DCED.

4. The *Redevelopment Authority of the County of Lancaster* will reimburse the commonwealth for any expenditure found to be ineligible.

5. The *Redevelopment Authority of the County of Lancaster* is authorized to provide such assurances, certificates, and supplemental data or revised data that DCED may request in connection with the application.

Other Business: Mr. Jim Eby asked some follow up questions about the Rental Housing Program funding. The next regular meeting of the Board of the Redevelopment Authority of the County of Lancaster is expected to be held Tuesday, **June 28, 2022** 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 5:32 p.m.

Beth A. Dreyer-DeGoede, Secretary