

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER  
JULY 25, 2023 FOLLOWING THE 4 PM MEETING OF  
THE LANCASTER COUNTY LAND BANK AUTHORITY  
28 PENN SQUARE, SUITE 100  
LANCASTER, PA 17603**

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The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, July 25, 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, and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Scott Fredo, Director Finance & Administration; Sean Krumpe, Acquisition & Rehabilitation Program Coordinator; and Beth Dreyer-DeGoede, Secretary.

Mr. Fisher called the meeting to order at 4:17 p.m.

Public Comments - none

Minutes of the June 27, 2023 Board Meeting were approved. The motion was made by Mr. Williams, second by Mr. Robinson, and unanimously accepted.

The Treasurer's Reports for June will be reviewed next month.

Staff Reports: Mr. Justin Eby noted that several of the staff were on vacation. They had several ongoing audits from HUD, County CDBG and independent auditors for the Housing Authority. The contracts that have been approved at previous board meetings are moving forward. Mr. Fisher asked if there were still Emergency Rental Assistance funds available. Mr. Justin Eby said that there was minimal funding left. They receive less than 100 recertifications per month now.

Communications – None

Committee Reports – None

Unfinished Business – None

New Business

- 1) The Board approved granting CDBG funding to the Lancaster County Land Bank Authority for the demolition of 336 Main Street in Denver Borough. Mr. Krumpe reported that they followed the State Historic Preservation Office (SHPO) process for approval to demolish. The motion was made by Mr. Jim Eby, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [JULY 23 #46] 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 Lancaster County Land Bank Authority for the expenditure of Community Development Block Grant funds for demolition and related costs for the property at 336

Main Street, Denver, PA in an amount not to exceed Ninety Thousand, Three Hundred Forty Five and 00/00 Dollars (\$90,345.00).

- 2) The Board approved the granting of CDBG funding to the Lancaster County Land Bank Authority for the acquisition of 170 S. 5<sup>th</sup> Street in Columbia Borough. Mr. Krumpe noted this is a property discussed in the Land Bank board meeting. The motion was made by Mr. Jim Eby, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [JULY 23 #47] 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 Lancaster County Land Bank Authority for the expenditure of Community Development Block Grant funds for acquisition and related costs for the property at 170 S. Fifth Street, Columbia, PA in an amount not to exceed 10% above appraised value.

- 3) The Board approved the granting of CDBG funding to the Lancaster County Land Bank Authority for the acquisition of 313 N. 2<sup>nd</sup> Street in Columbia Borough. Mr. Krumpe noted this is a property discussed in the Land Bank board meeting. The motion was made by Mr. Jim Eby, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [JULY 23 #48] 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 Lancaster County Land Bank Authority for the expenditure of Community Development Block Grant funds for acquisition and related costs for the property at 313 N. Second Street, Columbia, PA in an amount not to exceed 10% above appraised value.

- 4) The Board approved a third amendment to a lease agreement for Clipper Magazine Stadium. Mr. Justin Eby noted that we will discuss the finances of the Clipper Stadium at a future meeting. The amendment does not change anything regarding the finances. The stadium cannot make future commitments because of the current terms of the lease, this amendment will resolve that issue. Mr. Jim Eby asked about the real estate that is covered by the lease and would like to see drawings of the current property and hear about future plans. The motion was made by Mr. Williams, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [JULY 23 #49] 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 Third Amendment to the Lease Agreement with Lancaster Baseball Club, LLC.

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, **August 22, 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 4:35 pm.

  
Beth A. Dreyer-DeGoede, Secretary