

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER  
SEPTEMBER 27, 2022  
IMMEDIATELY FOLLOWING THE 4:00 P.M. MEETING OF THE  
LANCASTER COUNTY HOUSING 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, September 27, 2022. 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, Gerald Robinson, Jim Eby and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Michaela Allwine, Director Housing and Community Development; Deb Jones, Director of Human Services and the Homelessness Coalition; Audrey Steinmetz, Director Tenant & Landlord Services; Jocelynn Ritchey, Manager Planning & Resource Development; Sean Krump, Acquisition & Rehabilitation Program Coordinator; Jody Heinrich, Grants Manager; Carrie Kurtz, Director of Reentry Planning & Coordination; Monica Dixon-Howard, Human Resources Manager, and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Commissioner John Trescot, *Lancaster County*; Craig Walt, *City of Lancaster*

Mr. Fisher called the meeting to order at 4:23 p.m.

Public Comments - None

Minutes of the August 23, 2022 Meeting were approved. The motion was made by Mr. Jim Eby, second by Mr. Williams, and unanimously accepted.

The Treasurer's Report for July 2022 was approved. Mr. Williams made a motion to approve, second by Mr. Jim Eby, and unanimously accepted.

Staff Reports: Ms. Michaela Allwine reported that a delegation from Lancaster City and the Redevelopment Authority were selected to attend a workshop to set up a housing study. They were one of five delegations from across the country selected for this event.

Ms. Deb Jones reported that the Reentry Coalition joined the Department of Human Services on September 26, 2022. Carrie Kurtz was hired as the Director of Reentry Planning & Coordination. The Homelessness Coalition's Fall Continuum of Care meeting was held today, September 27, and approximately 75 people from agencies across the county attended. She has an upcoming meeting regarding Fair Housing with Tenfold.

Mr. Justin Eby reported that the Barnstormers are in the championship round of the play offs, the first time since 2014. They have an insurance claim in for roof repairs to the Clipper Stadium and are planning to replace the grass field with turf. They will seek bids in October/November and then come to the board for approval. The Redevelopment Authority was asked to review ARPA applications. Commissioner Trescot expressed his gratitude for helping with this process.

Communications – None

Committee Reports – None

Unfinished Business – None

New Business

1) The Board approved the 2023 Meeting Schedule. The resolution was approved on a motion by Mr. Jim Eby, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [SEP 22 #53] 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 the regular meetings for the year 2023 shall be held on the *fourth* Tuesday of each month, with the exception of December when the meeting shall be on the *third* Tuesday. Said meetings will be held after the 4:30 p.m. meeting of the Lancaster County Housing Authority, at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Lancaster, PA 17603 or via the *Zoom* video-conferencing platform.

2) The Board tabled the resolution to approve the Release and Termination of the Development Agreement with WGMC Properties for the Property at 521 Locust Street in Columbia Borough. Mr. Krumpke noted that the property was sold and redeveloped and then had a fire, which they believe to be arson. The developer cannot rebuild and they do not have another developer as yet. They do not plan to execute the termination agreement until a new developer is found. The board decided to table the resolution until that time. The motion to table was made by Mr. Williams, second by Mr. Robinson and unanimously carried.

3) The Board approved the resolution approving a HOME-ARPA Funding Reservation for YWCA's Y-Forward Housing Project. Ms. Allwine noted that Craig Walt from the City of Lancaster was in attendance and they worked on the process together. This is the first HOME-ARPA project up for approval. This will fund 4 studio apartments from a 16 unit project to house individuals who are below 50% AMI. Commissioner Trescot asked how much funding they were receiving, it is \$639,016. The resolution was approved on a motion by Mr. Jim Eby, second by Mr. Williams and unanimously accepted. (A copy of said Resolution [SEP 22 #54] 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 YForward 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 Six Hundred Thirty Nine Thousand Sixteen Dollars (\$639,016) of the Redevelopment Authority's 2022 HOME Investment Partnerships Program American Rescue Plan Act (HOME-ARPA) funding.

4) The Board approved the resolution approving a HOME-ARPA Funding Reservation for funding for Chestnut Housing Corporation's Housing Project. Ms. Allwine asked to amend the amount from \$500,000 which was in the written resolution to \$550,000. The motion to approve was made by Mr. Robinson, second by Mr. Jim Eby and unanimously carried. (A copy of said Resolution [SEP 22 #55] 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 Millburn Apartments 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 Five Hundred Fifty Thousand Dollars (\$550,000) of the Redevelopment Authority's 2022 HOME Investment Partnerships Program American Rescue Plan Act (HOME-ARPA) funding.

5) The Board approved the appointment of a new member to the Homelessness Coalition Steering Committee. Ms. Jones noted that the board approved the rest of the roster last month, but they had an additional applicant which brings the committee membership to sixteen. The motion to approve was made by Mr. Williams, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [SEP 22 #56] 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 appoint James D. Reichenbach to the Lancaster County Homelessness Coalition Steering Committee.

6) The Board approved the Charter of the Homelessness Coalition Steering Committee. Ms. Jones noted that with the transition of the Homelessness Coalition from Lancaster General Health to the Redevelopment Authority, a new charter needed to be created and approved. The Steering Committee already approved it. Mr. Justin Eby noted that he was currently serving on the Committee but that a member of the Redevelopment Authority board should take his place at some point. The motion to approve was made by Mr. Robinson, second by Mr. Williams and unanimously carried. (A copy of said Resolution [SEP 22 #57] 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 Lancaster County Homelessness Coalition Steering Committee Charter.

7) The Board approved the Continuum of Care's Entitlement Notice of Funding Opportunity (NOFO) Ranking. Ms. Heinrich noted the Entitlement NOFO approval is needed annually. All projects are renewals and total \$2.5 million. Once the board approves the ranking the application can be submitted to HUD. The motion to approve was made by Mr. Williams, second by Mr. Robinson and unanimously carried. (A copy of said Resolution [SEP 22 #58] 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 Lancaster County Homelessness Entitlement NOFO Ranking Submission.

Other Business: There will be a Special Meeting of the Board of the Redevelopment Authority of the County of Lancaster on Tuesday, **October 11, 2022 at 4 pm** for Special Notice of Funding Opportunity (NOFO) approval. Mr. Fisher announced the next regular meeting of the Board of the Redevelopment Authority of the County of Lancaster is expected to be held Tuesday, **October 25, 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 5:00 pm.

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Beth A. Dreyer-DeGoede, Secretary