

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY LAND BANK AUTHORITY
JANUARY 27, 2026
AT 4:00 P.M.
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Land Bank Authority met Tuesday, January 27, 2026. The Board meeting was held at the offices of the Lancaster County Housing & Redevelopment Authorities, 28 Penn Square, Lancaster, and via Zoom Videoconference.

Members of the Board in attendance: Mike Callahan, Ed Fisher, Melinda Kaufman, Gerald Robinson 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; Scott Fredo, Director of Administration and Finance; Jessica Deer, Communications and Marketing Coordinator and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Ethan Byers, Columbia Borough Council and Tim Stuhldreher, Lancaster County resident.

Mr. Williams called the meeting to order at 4:01 p.m.

Public Comments – Mr. Ethan Byers, newly elected member of the Columbia Borough Council introduced himself.

Mr. Justin Eby asked for nominations for the Land Bank board chair position. Mr. Fisher nominated Mr. Jim Williams, Ms. Kaufman seconded and Mr. Jim Williams was approved as board chair. Mr. Williams asked for nominations for the rest of the board slate. Mr. Fisher made a nomination to keep the current board slate, Ms. Kaufman seconded and it was approved. Mr. Williams is chair, Mr. Callahan is vice-chair, Mr. Robinson is treasurer and Ms. Dreyer-DeGoede is the appointed secretary.

The motion was made by Mr. Fisher, second by Mr. Callahan and passed unanimously to re-appoint the firm of *Stevens & Lee* as General Counsel for the Lancaster County Land Bank Authority, and appoint the firm of *Stevens & Lee* as Solicitor for Acquisition/Disposition of Property.

Minutes of the December 2025 meeting were approved. The motion was made by Mr. Fisher, second by Mr. Robinson, and accepted.

Communications - None

Staff Reports: Ms. Maldonado reported that Yessenia Blanco will fill the open acquisition and

rehabilitation position starting on February 2. Mr. Williams asked for a status update on the Fire House building in Manheim. Ms. Maldonado and Mr. Eby will be meeting with them on Thursday, January 29.

The Financial Report for December 2025 was approved on a motion by Mr. Robinson, second by Mr. Fisher, and unanimously accepted. Mr. Fredo noted that there was normal activity for the month.

Committee Reports - None

Unfinished Business - None

New Business:


- 1) The board approved the authorized signatories for official documents. The motion to approve was made by Ms. Kaufman, second by Mr. Robinson and unanimously approved. (A copy of said Resolution [JAN 26 #1] is attached hereto and made a part hereof).

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Lancaster County Land Bank Authority to amend the Policy Statement attached hereto in order to update the authorized signatories for official documents required to administer the various programs of the Lancaster County Land Bank Authority.

Other Business:

Mr. Williams announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **February 24, 2026** at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, Suite 100, at 4:00 p.m.

The meeting was adjourned at 4:12 p.m.


Beth A. Dreyer, DeGoede, Secretary