

**MEETING MINUTES OF THE
VACANT PROPERTY REINVESTMENT BOARD
THURSDAY, FEBRUARY 19, 2026, AT 8:00 A.M.
AT THE OFFICES OF THE
LANCASTER COUNTY HOUSING AND REDEVELOPMENT AUTHORITIES
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Vacant Property Reinvestment Board met Wednesday, February 19, 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: Adam Coe, Ed Fisher, Bob Heiserman, Scott Graham, and Heather Zink.

Staff members present: Justin Eby, Executive Director; Yessenia Blanco, Community Development Specialist; and Beth Dreyer-DeGoede, Secretary.

Other members present: Ann Roda and Pam Roberts from Elizabethtown Borough, and Randall Frye, property owner.

Mr. Heiserman called the meeting to order at 8:01 am.

There were no public comments.

The minutes of the December 2025 meeting were reviewed. Mr. Fisher made a motion to approve the minutes and Ms. Zink seconded the motion. The minutes were unanimously approved.

There were no Hearings.

Communications: Mr. Eby noted the project breakdown that was distributed with the agenda. The 118 N. 8th Street property in Columbia was sold and we reached out to the new owner for a rehabilitation plan, but we have not heard anything. Ms. Zink said that they have been doing a lot of work on the property. 2764 Lebanon Road in Rapho Township was also purchased in judicial sale and we hope to have a rehabilitation plan at our March meeting. Ms. Zink asked if demolition was an acceptable remediation plan and it is because it removes the blight. Mr. Eby also introduced Yessenia Blanco, our new Community Development Specialist who is jumping into all of the projects.

Old Business: None

New Business:

1. Consideration of rehabilitation plan for 317 East Washington Street in Elizabethtown Borough. Mr. Frye, the property owner, submitted a plan. Work has been delayed because of all of the snow, he has done some clean up work already and is not included in the plan. Ms. Roda said that the borough has received payment for past due bills and violations. They appreciate

Mr. Frye working with them. We will need written confirmation that items have been resolved. Staff recommends that we accept the rehabilitation plan with conditions because not all of the items of blight are addressed on the plan. Mr. Graham made that motion, Ms. Zink seconded and it was accepted. Ms. Blanco and Ms. Maldonado will communicate with Mr. Frye on next steps.

2. Consideration of First Blight Determination Resolution for 317 East Washington Street in Elizabethtown Borough. Mr. Graham made a motion to table this consideration since they have a rehabilitation plan, Ms. Zink seconded the motion and it was approved.
3. Consideration of First Blight Determination Resolution for 109 Circle Road in Millersville. Mr. Eby said that there has been no correspondence from the estate of this property. Ms. Zink made a motion to consider the first blight determination, Mr. Fisher seconded and it was approved.
4. Consideration of 156 West High Street in Elizabethtown Borough for entry into the Vacant Property Reinvestment Board. Mr. Eby discussed the elements of blight and presented photos of the property. Ms. Roda said that the property owner has been nonresponsive. Ms. Roberts said the property is not maintained in any way, there are rodents and trash. Mr. Heiserman asked if the borough had been inside the building and they have not. Ms. Zink made a motion to approve the property into the program, Mr. Fisher seconded and it was approved.
5. Referral of 44 Crescent Drive in Manheim Borough to the Lancaster County Redevelopment Authority for Acquisition. Mr. Eby said that all blight determinations have been completed and the next step would be to refer the property to the Redevelopment Authority for sale. The property was put up for sheriff sale; we do not know the status of that sale. If purchased the new owner would need a remediation plan. Ms. Zink made a motion to approve the referral, Mr. Coe seconded and it was approved.

Other Business: Mr. Eby said there is a lot going on and there will most likely be a couple more referrals of properties coming in the near future.

The next meeting of the Vacant Property Reinvestment Board will be held March 19, 2026, at 8 a.m. at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, 1st Floor, Suite 200, Lancaster, PA and via the Zoom video conferencing platform.

Mr. Fisher made a motion to adjourn, Ms. Zink seconded and the meeting was adjourned at 8:37 am.



Beth Dreyer-DeGoede, Secretary