

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF THE  
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER  
FEBRUARY 24, 2026, AT 4 PM  
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, February 24, 2026. 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, Melinda Kaufman, Mike McGee and Jim Williams.

Staff members present were: Justin Eby, Executive Director; Scott Fredo, Director of Administration and Finance; Marjorie Shaffer, Continuum of Care Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Lancaster County resident and Alice Yoder, Lancaster County Commissioner.

Mr. Fisher called the meeting to order at 4:03 p.m.

Public Comments: Mr. Stuhldreher brought two concerns to the board's attention. First, the temporary Tenfold Emergency Shelter is scheduled to close at the end of the month. With approximately 50 people that will be displaced at that time he would like to know what can be done. Second, he has reservations about the cost of the proposed Prince Street Community Hub. He fully agreed that we needed to create additional housing but felt that there would be lower cost alternatives to the proposed plan. Mr. Eby acknowledged that we share his concerns. There are teams working on the transition plan for shelter. He also asked Mr. Stuhldreher to share additional locations for housing development as more is needed. He is hopeful that the Prince Street Hub cost will be lower when we do some value engineering.

Minutes of the January 2026 Board Meeting were approved. The motion was made by Ms. Kaufman, second by Mr. Williams, and accepted.

The Treasurer's Report for the month of January 2026 was approved on a motion by Mr. McGee, second by Mr. Williams, and unanimously accepted. Mr. Fredo noted that there was a 3-week IDIS issue that was resolved and will be reflected in the February financials. He also reported that the 2024 Redevelopment Authority audit was complete and published and there were no findings. He said that all 2025 audits should be completed on time. Mr. Eby thanked Mr. Fredo and his team for their work and thanked the board for their patience.

Staff Reports: Mr. Eby noted that Ms. Maldonado and Ms. Jones were on well-deserved vacations. The team is working on the 5-year consolidated plan. Ms. Shaffer noted that the Notice of Funding Opportunity (NOFO) should be published on June 1 and awarded December 1. The Joint Funding application period opened on February 19 with applications due March 23. Commissioner Yoder noted that the presentation done by the Office of the Coalition staff that day for Joint Funding applicants was very well done.

Mr. Stuhldreher asked how much funding is in the NOFO. We currently have approximately \$2.3 million.

Mr. Eby said the Housing and Homelessness Strategic Plan Steering Committee met on February 9. They determined more input was needed for the plan and that the plan needs to be actionable. The Health Management Associates consultant report was a 1<sup>st</sup> phase; they identified the pillars. Work groups will be formed around the pillars. Mr. Fisher was interested in East Lampeter Township's policy on accessory dwelling units was making a difference. Mr. Eby said that it was still cost prohibitive.

Mr. Eby shared that the small area plan for the stadium district was not released yet, but discussions continue.

Communications - None

Committee Reports – None

Unfinished Business – None

New Business

- 1) The board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Jura Hospitality Center project. Mr. Eby noted that this is the 3<sup>rd</sup> award that Jura has received for this project. The motion to approve was made by Ms. Kaufman, seconded by Mr. Williams and unanimously approved. (A copy of said Resolution [FEB 26 #9] 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 appropriate officers, employees and solicitor of the Authority to (1) work with *Jura, Inc.* to prepare an application for \$4,250,000 for the Jura Hospitality Center III Project through the Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (the Application), (2) to execute and submit the Application as the Applicant and (3) to enter into and carry out its obligations under a grant agreement with The Commonwealth of Pennsylvania (Acting through the Office of the Budget) and a cooperation and sub-grant agreement with *Jura, Inc.* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 2) The board approved a cooperation and sub-grant agreement with Pleasant View Communities for the Pleasant View Communities Technology Upgrades project Local Share Account grant. Mr. Eby noted this was a 2023 grant application that was awarded and the state requires a cooperation agreement with the sub-grantee. The motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously approved. (A copy of said Resolution [FEB 26 #10] 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 a Cooperation and Sub-Grant Agreement with Pleasant View Communities.

- 3) The board authorized the acquisition of 44 Crescent Drive, Manheim Borough in conjunction with the Lancaster County Vacant Property Reinvestment Board. Mr. Eby shared a photo of the property. There will be a sheriff sale in May. We are waiting on an appraisal. A motion to approve was made by Ms. Kaufman, second by Mr. McGee and unanimously approved. (A copy of said Resolution [FEB 26 #11] 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 Executive Director of the Redevelopment Authority is hereby authorized to initiate and execute proceedings to acquire 44 Crescent Drive, Manheim, through negotiated purchase or eminent domain in a manner consistent with state and federal regulations governing such actions.
  2. The Executive Director of the Redevelopment Authority is hereby authorized and directed to execute all documents on behalf of the Redevelopment Authority which may be necessary or desirable to further the intent of this Resolution.
  3. Acquisition of this property will be contingent on Community Development Block Grant (CDBG) funding for acquisition.
- 4) The board approved entering into a contract for professional services. Ms. Shaffer noted this is part of the Youth Homelessness Systems Improvement grant. The current partner's contract ends in April. They had a request for proposals and had eight (8) applicants. They have six (6) interviews scheduled and hope that the contract can be awarded by March 6. They will be doing asset mapping of youth resources. A motion to approve was made by Mr. Williams, second by Ms. Kaufman and unanimously approved. (A copy of said Resolution [FEB 26 #12] 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 enter into a contract with the provider that is selected by The Coalitions in an amount not to exceed TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$240,000.00) according to the terms and conditions of the Youth Homeless Services Improvement Grant.

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, **March 24, 2026** 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 4:51 pm.

  
Beth A. Dreyer DeGoede, Secretary