

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
MARCH 24, 2026, AT 4 PM
28 PENN SQUARE, SUITE 100
LANCASTER, PA 17603**

The members of the Board of the Redevelopment Authority of the County of Lancaster met Tuesday, March 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; Marisol Maldonado, Director of Housing and Community Development; Deb Jones, Director of Human Services; John Hursh, Finance and Administration Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Lancaster County resident; Lisa Greener, Community Basics Inc. and Lauren Reilly, Community Basics Inc.

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, he noted the concern of the closure of the Tenfold Winter Shelter and then the closure of an encampment. He said that more resources and a better transition was needed. He also stated that he felt the Housing and Homelessness Strategic Plan should be released as soon as possible even if it was incomplete.

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

The Treasurer's Report for the month of February 2026 was approved on a motion by Mr. Williams, second by Ms. Kaufman, and unanimously accepted. Mr. Fredo noted that receipt of Community Development Block Grant, Emergency Solutions Grant and HOME funds were back to normal with a resolution of IDIS issues within the US Department of Housing and Urban Development (HUD). He also noted that the Lancaster County Homelessness Coalition received some PHARE funds.

Staff Reports: Ms. Maldonado reported that she has hired Peter Voci for our open Construction Specialist position, which now gives her a full staff. The Whole Home Repair Pilot Program is set to launch in July or August. Applications for Public Improvements will open in April.

Ms. Jones reported that the Office for the Coalition is in their joint funding cycle. Staff recently completed a Continuum of Care fundamentals training. The Lancaster County Homelessness Coalition Steering Committee will be forming an advisory committee to help guide the Prince Street Community Hub project. All board members are invited to the Spring Continuum of Care meeting on April 30 at 9 am at the Public Safety Building, 101 Champ Boulevard, Manheim. Mr. Stuhldreher noted the improved Point in Time count

process and looks forward to the timely results. He asked if the Continuum of Care meeting was open to the public. It is, but please let Beth Dreyer-DeGoede know you will be attending as it is a limited capacity space.

Mr. Eby shared that the 5-year consolidated plan is underway and they expect the numbers to be released soon. They anticipate level funding. It will need board endorsement in May. There will be a Philadelphia HUD all-grantees meeting which will be in person for the first time since the pandemic. He also shared that the small area plan for the stadium district was not released yet, the City Revitalization Improvement Zone is waiting on state approvals for funding.

Communications: Mr. Eby shared that we received notice that the Community Development Block Grant timeliness test was not met. We are required to submit a work plan, which we did, and will have a follow up meeting with HUD. Several large projects did not move forward with construction is what led to the issue.

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 GSK Marietta project. Mr. Eby noted that this is a \$9 million award. The motion to approve was made by Mr. McGee, seconded by Mr. Williams and unanimously approved. Mr. Fisher abstained. (A copy of said Resolution [MAR 26 #13] 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 *Corixa Corporation dba GSK Vaccines* to prepare an application for \$9,000,000 for the GSK Marietta 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 *Corixa Corporation dba GSK Vaccines* on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 2) The board approved contracts for Homelessness Services using PHARE funds. Ms. Jones noted that the \$150,000 PHARE award would fund 3 agencies doing transitional housing programs. The motion to approve was made by Ms. Kaufman, second by Mr. McGee and unanimously approved. (A copy of said Resolution [MAR 26 #14] 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 contracts with said agencies.

- 3) The board authorized a reservation of funds for Oyster Point Landing. Mr. Eby noted this was a Community Basics Inc project and Ms. Greener and Ms. Reilly were in attendance. Ms. Greener said this project would include 10 single room occupancy units and 6 efficiency units with part-time case management services. 60% of the funds have been obtained and their board approved acquisition of the property. A motion to approve was made by Ms. Kaufman, second by Mr. Williams and unanimously approved. (A copy of said Resolution [MAR 26 #15] 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 preservation of the Oyster Point Landing 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 Nine Hundred Thousand and 00/100 Dollars (\$900,000) of the Redevelopment Authority's Community Development Block-CV Grant 2020 and Community Development Block Grant 2025 funds.

- 4) The board approved a contract amendment with Framework Strategies. Ms. Jones noted this was in connection with the tri-county Youth Homelessness Systems Improvement grant. Our consultant contract was extended through April but needed some additional funds. Mr. Fisher asked if the other counties were in agreement and they are. A motion to approve was made by Mr. McGee, second by Mr. Williams and unanimously approved. (A copy of said Resolution [MAR 26 #16] 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 amend the contract with Framework Strategies for an amount not to exceed an additional EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$8,500.00) to continue the work through no later than April 30, 2026.

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, **April 28, 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 4:39 pm.


Beth A. Dreyer-DeGoede, Secretary