

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
MARCH 28, 2023 AT 4 P.M.
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 28, 2023. 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: Jim Eby, Ed Fisher, Gerry Robinson, Jim Williams, and Melinda Kaufman.

Staff members present were: Justin Eby, Executive Director; Michael Brightbill, Director Finance & Administration; Deb Jones, Director of Human Services and the Office for the Coalition; Audrey Steinmetz, Director Tenant & Landlord Services; Sean Krumpe, Acquisition & Rehabilitation Program Coordinator; Monica Dixon-Howard, Human Resources Manager and Beth Dreyer-DeGoede, Secretary.

Also in attendance: Tim Stuhldreher, Editor *OneUnitedLancaster.com*; John Trescot, *Lancaster County Commissioner*; Marissa Price, *GMS Funding Solutions*; Jennifer Beck, *Direct Wire and Cable*; Jim Shultz, *Little Conestoga Creek Foundation*; Dawn Watson, *Millersville University*; and Jeffry Porter, *Millersville University*

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

Public Comments - None

Minutes of the January 24, 2023 Meeting were approved. The motion was made by Mr. Robinson, second by Mr. Williams, and unanimously accepted.

The Treasurer's Report for November and December of 2022 and January and February 2023 was tabled and will be presented at the April meeting.

Staff Reports: Ms. Jones reported that the Homelessness Coalition's Point in Time Count numbers of sheltered and unsheltered homeless individuals will be released soon. The Homelessness Coalition is in the midst of the Joint Funding determination process. She thanked Melinda Kaufman for being on the review committee. There are over \$3 million in requests but only \$1.5 million available to award. A special meeting of the board is requested for Tuesday, May 9 at 4 pm to approve funding allocations. Ms. Jones noted that connections are being made for the Reentry Coalition. A Reentry Simulation is planned for April 21 at 11 am at Millersville University. Mr. Stuhldreher asked about the funding stream for joint funding. It is Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Homeless Assistance Program (HAP) and United Way funding.

Mr. Justin Eby reported that Ms. Allwine, Director of Housing and Community Development, was in Washington D.C. the previous week for a conference. They are awaiting guidance from HUD on Coronavirus (CV) funding. Ms. Allwine and Ms. Ritchey, Manager Planning & Resource Development ,

were at the State Capitol today to discuss housing. \$3.9 million was released to the County for the Whole Home Repair Program. Sod replacement and sound system upgrades are ongoing at the Clipper Magazine Stadium. The Director of Finance position has been filled.

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 Conewago Flood Control and Distribution Center Project. Marissa Price from GMS Funding Solutions provided background on this project in West Donegal Township. The motion was made by Mr. Robinson, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 23 #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 TCH Realty and Development Co. LLC to prepare an application for \$8,000,000 for the Conewago Flood Control and Distribution Center 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 TCH Realty and Development Co. LLC on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

2) The Board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Direct Wire and Cable Project. Jennifer Beck from Direct Wire and Cable provided background. The motion was made by Mr. Robinson, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 23 #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 authorize the appropriate officers, employees and solicitor of the Authority to (1) work with Direct Wire & Cable Inc to prepare an application for \$1,000,000 for the Direct Wire & Cable Inc 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 Direct Wire & Cable Inc on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

3) The Board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the little Conestoga Creek Project. Jim Shultz from the Little Conestoga Creek Foundation provided background. The motion was made by Ms. Kaufman, second by Mr. Robinson and

unanimously carried. (A copy of said Resolution [MAR 23 #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 to authorize the appropriate officers, employees and solicitor of the Authority to (1) work with Little Conestoga Creek Foundation to prepare an application for \$1,900,000 for the Little Conestoga Creek 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 Little Conestoga Creek Foundation on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 4) The Board authorized the submission of an application for a Redevelopment Assistance Capital Grant in connection with the Millersville University Sports Complex Improvements Project. Jeffry Porter from Millersville University provided background. The motion was made by Mr. Williams, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [MAR 23 #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 appropriate officers, employees and solicitor of the Authority to (1) work with Millersville University of Pennsylvania to prepare an application for \$2,500,000 for the Millersville University Sports Complex Improvement 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 Millersville University of Pennsylvania on such terms and conditions as are acceptable to the appropriate officers, employees and solicitor of the Authority.

- 5) The Board approved an intergovernmental agreement with the City of Lancaster to reduce homelessness and mitigate the impacts of homelessness in Lancaster City. Mr. Justin Eby noted this is a \$1.6 million agreement in American Rescue Plan Act (ARPA) funding. The City will be bringing the agreement to Council in April. Mr. Stuhldreher asked for the terms of the agreement which are 2 years since it is ARPA funding. He asked what the funds would be used for. The intent is for the Prince Street Hub and for expansion of the current shelter capacity. He also asked what the County was contributing. They are giving Community Development Block Grant (CDBG) funds. The motion to approve was made by Mr. Williams, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [MAR 23 #13] is attached hereto and made a part hereof).

NOW, THEREFORE, in consideration of the commitments and terms contained herein, the board of the Redevelopment Authority of the County of Lancaster approves the said commitments and activities as described in the Intergovernmental Agreement and Exhibit A.

- 6) The Board approved a policy amendment to the CDBG Public Improvements Program. Mr. Krumpke noted that this amendment will limit the number of grants a subgrantee can have without expending funding to one to help meet timeliness deadlines. Mr. Fisher asked if they

encourage the grantees to have shovel ready projects, and yes, they do. Mr. Robinson asked where our HUD office is. We primarily work with the Philadelphia office, but sometime the Washington D.C. office as well. The motion to approve was made by Mr. Robinson, second by Mr. Williams, and unanimously carried. (A copy of said Resolution [MAR 23 #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 approve updating the Public Improvements Program and associated programmatic guidelines for funding to restrict Subrecipients to one (1) grant allocation until a Notice to Proceed is issued for that project by the Authority, at which point the Subrecipient is again eligible to apply for and receive funding.

7) The board approved a funding request for the use of CDBG-CV funding for the Penn Medicine Frederick Project. Ms. Jones noted that this house will be shelter for medically compromised homeless individuals. HUD has funded the other renovations to the house. They plan to open in May this year. Mr. Fisher asked if the proposed amount is the total cost of the sprinkler system and it is. He also asked how many individuals can stay in the house at one time and 3 people can stay simultaneously. The motion was made by Ms. Kaufman, second by Mr. Robinson, and unanimously carried. (A copy of said Resolution [MAR 23 #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 use of CDBG-CV funds in the amount of TWENTY-ONE THOUSAND EIGHT HUNDRED FORTY-FOUR AND 93/100 DOLLARS (\$21,844.93) for the sprinkler system for Penn Medicine Lancaster General Hospital's Frederick building.

Other Business: 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, **April 25, 2023** 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 Board went into Executive Session at 4:40 pm to discuss a legal matter and a personnel matter. The meeting was adjourned at 4:53 pm.

Beth A. Dreyer-DeGoede, Secretary