

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF THE
LANCASTER COUNTY LAND BANK AUTHORITY
JUNE 27, 2017
28 PENN SQUARE, SUITE 200
LANCASTER, PA 17603**

The members of the Board of the Lancaster County Land Bank Authority met Tuesday, June 27, 2017. The Board meeting was held at the offices of the Redevelopment Authority of the County of Lancaster, 28 Penn Square, Suite 200.

Members of the Board in attendance: Jim Eby, Dennis Groff, Ed Fisher, Jim Williams, and Gerald Robinson.

Staff members present were: Matthew Sternberg, Executive Director; Terry Danforth, Tenant Services Director; Michael Brightbill, Controller; Justin Eby, Community Development Director; Aimee Tyson, Community Services Manager; Katherine Walsh, Resource & Community Development Manager; Michaela Allwine, Program Coordinator; and Marian Joyce, Secretary.

Also in attendance: Joe Younger, David Garpstas, and Jeff Groff, *Younger Realty Group*.

Mr. Jim Eby called the meeting to order at 4:05 p.m.

Public Comments – None

Minutes of the May 23, 2017 meeting were approved. The motion was made by Mr. Williams, second by Mr. Groff, and unanimously accepted.

Communications – None

Executive Director's Report: Mr. Sternberg informed the Board about the two different options for disposing of acquired properties. One option is partnering with a non-profit organization that renovates houses using mainly volunteer labor and then sells to owner-occupants. He noted that there would be finite capacity for how many houses they could upgrade. The second option is working with *Younger Realty Group*, (some of whose representatives were present), about a standing agreement to list land bank properties, as the Authority acquires them. Younger Realty would then manage the process of getting the properties out for bid, and fielding proposals, which would then come back to the Land Bank Board to select the winning bid. He stated that the City has been using the latter model successfully. Staff are not ready to make a specific recommendation yet, just updating the Board on the two different models under active consideration.

Mr. Sternberg asked Mr. Justin Eby to provide background on the Community Development Block Grant monies which had been identified, and might be used for Land Bank projects. Mr. Eby said that there was \$150,000 available from 2016, and another \$121,000 budgeted in 2017 for other activities. The priority use for these funds is towards blighted properties – and it would need to be a block-grant-eligible project. He confirmed the numbers and sources of these funds for Mr. Jim Eby, Board Chair, and answered additional questions.

The Financial Report for the month of May was approved on a motion by Mr. Williams, second by Mr. Fisher and unanimously accepted. Mr. Jim Eby, Chair, provided background for the Board on the portfolio properties. Mr. Sternberg answered a question from Mr. Jim Eby regarding the Executive Director's presentation to the School District of Lancaster on June 14, 2017. He had fielded constructive questions from School Board members and hopes to have a Resolution on the Agenda for their next meeting in August.

Property Review Committee Report: Mr. Jim Eby, Board Chair, summarized discussions from the Committee's second meeting. They had discussed the various proposals mentioned earlier for disposing of acquired properties, as well as how to estimate costs, gaps, and the market for these properties. The current focus of the committee is positioning properties for redevelopment and they are off to a good start. He hopes to do a field trip in July, so other Land Bank Authority board members can look at the houses acquired.

Unfinished Business – None

New Business – None

Other Business: Mr. Jim Eby announced that the next meeting of the Board of the Lancaster County Land Bank Authority is expected to be held Tuesday, **July 25, 2017** at the offices of the Lancaster County Housing and Redevelopment Authorities, 28 Penn Square, Suite 200, at **4:00 p.m.** before the meeting of the Lancaster County Housing Authority.

Mr. Sternberg requested an Executive Session to discuss a real estate matter. The Board went into Executive Session at 4:20 p.m. Mr. Sternberg and Mr. Justin Eby remained. All others exited the room.

The Board came out of Executive Session at 4:30 pm. and the meeting was adjourned.

Marian C. Joyce, Secretary