

LANCASTER COUNTY COMMISSIONERS' WORK SESSION AGENDA

TUESDAY, FEBRUARY 3, 2026

10:00 a.m. – Conference Room #701, 7th Floor

The Work Session is being video recorded for public viewing and is available on the County's website.

1. Executive Session Announcement:

2. Minutes As Distributed: Approval of the January 20, 2026 Work Session Minutes.

3. Public Session:

a. 10:00 a.m. EDC Finance Corporation –
Daniella Tristaino, Portfolio Officer

Resolution No. 7 of 2026 – Next Generation Farm Loan with Jacob S. and Rachel S. Beiler

Resolution No. 8 of 2026 – Next Generation Farm Loan with Ivan S. and Jemima S. Stoltzfus

4. Other Discussion Items

1. February 4, 2026 Commissioners' Meeting Agenda

5. Business from Guests

6. Adjourn

RESOLUTION NO. 7 OF 2026

**FUNDING THROUGH THE
NEXT GENERATION FARM LOAN PROGRAM**

On motion of Commissioner _____, seconded by Commissioner _____;

WHEREAS, the Penn Township Lancaster County Industrial Development Authority has held a public hearing on an application/project in the total amount of \$700,000.00 for the Next Generation Farm Loan for Jacob S and Rachel S. Beiler. The Industrial Development Authority financing is in the amount of \$682,000.00. The farm is located at 812 Vintage Road, Christiana, Lancaster County, Pennsylvania, which is in accordance with the Tax Equity and Fiscal Responsibility Act of 1982; and

WHEREAS, the Penn Township Lancaster County Industrial Development Authority has determined that the application/project conforms to the public purpose, eligibility, and financial responsibility requirements of the Pennsylvania Economic Development Financing Law and has approved the above application/project at a publicly advertised meeting; and

WHEREAS, the project's details are set forth in the public notice announcement on file in the Penn Township Lancaster County Industrial Development Authority Office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, that the Board hereby approves the revenue obligation or tax-exempt issues as stated above; and

BE IT FURTHER RESOLVED that the approval granted hereby shall not, in any way, pledge or obligate the credit or taxing power of the County, nor shall the County be liable for the payment of the principal of, or interest on, any obligations issued by the Authority.

ADOPTED this ___ day of February 2026, by the Board of Commissioners of the County of Lancaster, Pennsylvania, in lawful session duly assembled.

ATTEST:

Lawrence M. George
County Administrator/Chief Clerk
County of Lancaster, PA

Ray D'Agostino, Chairman

Joshua G. Parsons, Vice Chairman

Alice Yoder, Commissioner

Board of Commissioners of
Lancaster County, Pennsylvania

**Penn Township Lancaster County
Industrial Development Authority**

Board Members

Thomas Kifolo,
Chairman

Joe Eisenhower, Vice
Chairman

Seth Obetz, Treasurer

Mark Hiester,
Assistant Secretary

Jennifer Tulonen,
Secretary / Assistant
Treasurer

Mark Hiester,
Township Manager

Sean B. Frederick, Esq.,
Solicitor

PROJECT

**Jacob S. and Rachel S. Beiler
Next Generation Farm Loan**

Project Description: Jacob S. and Rachel S. Beiler will purchase a farm of approximately 58-acres from Jacob's parents, Daniel S. and Anna K. Beiler. The farm is located at 812 Vintage Road, Christiana, Bart Township, Lancaster County, PA. The farm has a dairy operation marketed to Dairy Farmers of America. Crops grown on the farm are corn and alfalfa for feed along with tobacco that is contracted with Lancaster Leaf Tobacco Company. The farm is being sold to Jacob and Rachel for \$700,000. The NGFLP program will be funding \$682,000 of the total with Univest Bank financing the remaining \$18,000. The seller will provide an in-kind gift for the non-ag residence.

Project Cost: \$700,000

Amount of IDA Financing: \$682,000 (NGFL)

Location of Project: 812 Vintage Road, Christiana, PA

Is Farm Preserved: Yes No X

Bank: Univest Bank, Jon Heacock

Timeline: The Beilers plan to close this loan by the end of March 2026

RESOLUTION NO. 8 OF 2026

**FUNDING THROUGH THE
NEXT GENERATION FARM LOAN PROGRAM**

On motion of Commissioner _____, seconded by Commissioner _____;

WHEREAS, the Penn Township Lancaster County Industrial Development Authority has held a public hearing on an application/project in the total amount of \$790,000.00 for the Next Generation Farm Loan for Ivan S. and Jemima S. Stoltzfus. The Industrial Development Authority financing is in the amount of \$682,000.00. The farm is located at 1846 Georgetown Road, Christiana, Lancaster County, Pennsylvania, which is in accordance with the Tax Equity and Fiscal Responsibility Act of 1982; and

WHEREAS, the Penn Township Lancaster County Industrial Development Authority has determined that the application/project conforms to the public purpose, eligibility, and financial responsibility requirements of the Pennsylvania Economic Development Financing Law and has approved the above application/project at a publicly advertised meeting; and

WHEREAS, the project’s details are set forth in the public notice announcement on file in the Penn Township Lancaster County Industrial Development Authority Office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LANCASTER, PENNSYLVANIA, that the Board hereby approves the revenue obligation or tax-exempt issues as stated above; and

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Township Manager

Sean B. Frederick, Esq.,
Solicitor

PROJECT

Ivan S. and Jemima S. Stoltzfus

Next Generation Farm Loan

Project Description: Ivan S. and Jemima S. Stoltzfus will purchase a farm of approximately 75-acres from Ivan's parents, Henry Z. and Mary S. Stoltzfus. The farm is located at 1846 Georgetown Road, Christiana, Colerain Township, Lancaster County, PA. The farm has a dairy operation marketed to Dairy Farmers of America. Crops grown on the farm are corn and alfalfa for feed along with tobacco that is contracted with Lancaster Leaf Tobacco Company and Hail & Cotton. The farm is being sold to Ivan and Jemima for \$790,000. The NGFLP program will be funding \$682,000 of the total. The remainder will come from borrower equity. The seller will provide an in-kind gift for the non-ag residence.

Project Cost: \$790,000

Amount of IDA Financing: \$682,000 (NGFL)

Location of Project: 1846 Georgetown Road, Christiana, PA

Is Farm Preserved: Yes No X

Bank: Bank of Bird-in-Hand, Robin Perry

Timeline: The Stoltzfuses plan to close this loan by the end of March 2026

LANCASTER COUNTY COMMISSIONERS' MEETING AGENDA

WEDNESDAY, FEBRUARY 4, 2026

9:15 a.m. – Conference Room #701, 7th Floor

The Commissioners' Meeting is being video recorded for public viewing and is available on the County's website.



1. Meeting Called to Order: This morning's meeting will be conducted by Commissioner Ray D'Agostino.
2. Pledge of Allegiance
3. Minutes as Distributed: Approval of the January 28, 2026 Commissioners' Meeting Minutes.
4. Old Business:
5. New Business:

- a. **EDC Finance Corporation –**
Daniella Tristaino, Portfolio Officer

Resolution No. 7 of 2026 – Next Generation Farm Loan with Jacob S. and Rachel S. Beiler

Resolution No. 8 of 2026 – Next Generation Farm Loan with Ivan S. and Jemima S. Stoltzfus

6. Business from Guests
7. Adjourn