September 8, 2026

The East Lampeter Lincoln Highway Lancaster Business Improvement District meet on Tuesday, September 8,2026 at 4:00 pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The statement of recorded meetings was played for all in attendance. Chairman Steve Sikking called the meeting to order at 4:00pm, followed by the Pledge of Allegiance. In attendance were Mr. Zach Gieg and Mr. Brandon Martin. Also present in the meeting room were Ms. Kimberly Piestrak, Assistant Township Manager, and Ms. Leigh Obetz, Administrative Assistant.

Public Present:

Nick Wagner, Resident

Public Comment (non-agenda items only):
None

Consent Agenda:

a. Approval of the September 8, 2026, Lincoln Highway Lancaster Business Improvement District Authority meeting agenda.
b. Approval of the Minutes for the Monday April 13, 2026, meeting.

Mr. Sikking moved to approve the Consent Agenda, seconded by Mr. Martin. The motion carried.

Treasurer Report:

Ms. Piestrak stated bills were mailed out at the beginning of July 2026. We are anticipating $103,840.80. To date we have approximately $30,200. Mr. Sikking asked if they were sent out at the beginning of July and was the payment deadline of 30 days. Ms. Piestrak stated it was 30 days that were put on the bill. We pushed to get these out. Mr. Sikking stated it did stimulate some activity and conversation from some of the participants along the corridor. Mr. Sikking asked when bills were sent out in the beginning of July and given 30 days' notice. When is the date by which you have given us that calculation of $30,000. Ms. Piestrak stated it was as of today. Mr. Sikking noted that 70% are still out

Mr. Sikking moved to approve the Consent Agenda, seconded by Mr. Martin. The motion carried.

Old and Unfinished Business:

None

New Business:

a. Discuss Billing Procedures.

Members discussed recent questions from property owners about the new Business Improvement District (BID) assessment. Several residents and business owners contacted both the township and BID representatives seeking clarification on how the funds will be used. They were directed to the township's website and the BID plan that outlines the intended streetscape improvements, including benches, signage, trash cans, and other enhancements along the corridor.

There is general confusion among property owners about the assessment, including how it appears on the bill and how the funds will be spent. Members noted that the BID's collected funds, estimated around $100,000, may be accumulated over multiple years to support larger streetscape projects. The broader streetscape plan—managed by the township's Board of Supervisors and led by Ms. Hitchens—is progressing slowly due to typical municipal timelines and required RFP processes. The BID may fund components of that larger plan that are currently unfunded.

Questions were also raised about enforcement for nonpayment of the assessment, with confirmation that liens, similar to stormwater and sewer processes, can be used for delinquent accounts.

Discussion also included membership updates: Mr. Patel expressed interest in remaining on the Authority and believed he could resume attending meetings. He will be contacted to confirm ongoing participation.

b. Possible projects.

Members continued discussion regarding the first round of BID assessment billing and the expected responses from property owners. Since this is the initial year of the assessment, some confusion among recipients is anticipated. The township issued 110 bills after completing required financial setup, including establishing the BID bank account. Address accuracy remains a challenge due to property transfers, ownership changes, and outdated records, and corrections will be made as responses are received.

Regarding delinquent accounts, the township plans to send a second notice approximately 60 days after the initial bill. If nonpayment persists, enforcement options—similar to stormwater and sewer billing—include placing liens on properties.

The group emphasized the need to better understand the larger township-managed streetscape plan before making decisions about BID fund allocation. Ms. Hitchens, who is leading the broader project, will be contacted for clarification on proposed improvements, timelines, and how BID resources can support unfunded portions of the plan.

Members also discussed the possibility of placing collected BID funds in an interest-bearing account such as a CD if significant expenditures are not expected in the near term. Decisions on such financial strategies will be considered after receiving guidance from Ms. Hitchens regarding project timing and needs.

Other Business:

None

Public Comments:

Mr. Wagner Thanked the board for having him.

Adjournment:

Mr. Sikking made a motion to adjourn. Seconded by Mr. Martin. The motion carried and meeting adjourned at 4:45 p.m.

The next meeting will be held on October 13, 2026 at 4:00 p.m.