

**CITY OF LANCASTER REVITALIZATION AND IMPROVEMENT ZONE  
AUTHORITY**

**RESOLUTION No. 3-2019  
ADOPTED – APRIL 8, 2019**

**APPROVING AN AMENDMENT TO CRIZ AUTHORITY RESOLUTION NO. 2-2019  
AUTHORIZING THE USE OF SERIES 2015 TAX REVENUE BOND FUNDS TO  
PROVIDE ADDITIONAL FUNDING TO ACQUIRE 151 NORTH QUEEN STREET, UNIT  
#2, COVER LEGAL COSTS ASSOCIATED WITH THE ACQUISITION AND PAY FOR  
PRECONSTRUCTION MANAGEMENT SERVICES ASSOCIATED WITH THE  
LANCASTER SQUARE REDEVELOPMENT PROJECT**

**WHEREAS**, the City of Lancaster City Revitalization and Improvement Zone (CRIZ) Authority approved the inclusion of the Lancaster Square redevelopment project including the Hotel Lancaster property (to become the Holiday Inn Lancaster in 2019) and annex, the property at 101 North Queen Street (formerly known as the Bulova Building and now known as 101 NQ) and the public plaza in the CRIZ Authority's application to the Commonwealth of Pennsylvania filed in December of 2013; and

**WHEREAS**, the redevelopment of Lancaster Square will include the development of the property at 151 North Queen Street, Unit #2 of the Two Square Condominium (the "Property") which is an adjacent property to the current Hotel Lancaster, that will include the demolition of the current building and remaining stairs and deck structure on the plaza and the construction of a building will include a two-story structure to house the Lancaster Public Library and an approximately 300-space public parking garage (the "Project") to accommodate additional parking needs of the Hotel Lancaster, the proposed Library, commercial tenants and customers of 101 North Queen Street, as well as attendees of future events to be held on the public plaza space; and

**WHEREAS**, the Lancaster Parking Authority is requesting the CRIZ Authority to provide financial assistance to cover all costs of acquisition of the Property, legal fees associated with the acquisition of the property including those incurred by the owner of the Property to complete the acquisition of the property, and preconstruction services to be provided by Benchmark;

**WHEREAS**, Resolution #2-2019 authorized the use of \$350,000 of Series 2015 Tax Revenue Bond proceeds to cover professional services, predevelopment costs and selective demolition costs related to the "Project"; and

**WHEREAS**, upon completion of negotiations to acquire the Property an additional \$200,000 above the \$1,000,000 committed by the CRIZ Authority in Resolution #13-2018 is required to complete the transaction based upon the review and acceptance of two independent appraisals.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the City of Lancaster Revitalization and Improvement Zone (CRIZ) Authority to approve amending the authorized use of \$350,000 of Series 2015 Tax Revenue Bond from those authorized in Resolution #2-2019 to provide \$200,000 toward the acquisition of the Property, \$116,000 toward the cost of preconstruction services and \$34,000 to cover legal costs associated with the acquisition of the Property.

**BE IT FURTHER RESOLVED** that the Acting Executive Director is hereby authorized to prepare all legal documents, with the assistance of legal counsel, required to commit the CRIZ financial assistance as hereby approved by the CRIZ Authority, including the amendment of the current CRIZ Grant Agreement with the Lancaster Parking Authority.

CERTIFICATE OF SECRETARY

I hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Board of Directors of the City of Lancaster Revitalization and Improvement Zone Authority at a special meeting of said Board duly called and held on April 8, 2019; that public notice of said meeting was given as required by law; that said Resolution has been duly recorded upon the minutes of said Board; and that said Resolution has not been amended, repealed or superseded and is in full force and effect this 8th day of April, 2019.



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Secretary, Thomas Baldrige