

**LANCASTER COUNTY CONVENTION CENTER AUTHORITY**

**RESOLUTION 1 of 2023**

**AUTHORIZING REQUEST FOR EXPRESSIONS OF INTEREST FOR  
PURCHASE AND DEVELOPMENT OF 101 S. QUEEN STREET AND  
PURCHASE AND DEVELOPMENT OF AIR RIGHTS AT 10 EAST VINE STREET  
AND 106 SOUTH CHRISTIAN STREET**

**WHEREAS**, the Lancaster County Convention Center Authority ("LCCCA") is the owner of real property located at 101 South Queen, Lancaster, Lancaster County, Pennsylvania designated as Tax Parcel No. 333-30637-0-0000 which previously was the site of the historic Swan Hotel (hereafter "Swan Hotel"); and

**WHEREAS**, the LCCCA is the owner of real property located at 10 East Vine, Lancaster, Lancaster County, Pennsylvania, designated as Tax Parcel No. 333-31736-0-0000, which currently is improved with a paved parking facility used in connection with large vehicle storage during convention center events (hereafter "Vine Street lot"); and

**WHEREAS**, the LCCCA is the owner of real property at 106 South Christian Street, Lancaster, Lancaster County, designated as Tax Parcel No. 333-32535-0-0000, which currently is an unimproved vacant lot (hereafter "106 South Christian Street"); and

**WHEREAS**, the LCCCA is the owner of the air space above the Vine Street lot and 106 South Christian Street (hereafter "air rights"); and

**WHEREAS**, Section 2399.2(a)(9) of the Third Class County Convention Center Act states that an important aspect of conventions centers is the removal of and development of blighted areas; and

**WHEREAS**, Section 2399.5(b) of the Third Class County Convention Center Act permits the LCCCA to sell, transfer or dispose of property or an interest therein with adequate and fair consideration; and

**WHEREAS**, Convention Sports and Leisure International prepared a District Futures Study on April 7, 2023, identifying areas of development around the Lancaster County Convention Center, including the Swan Hotel and the Vine Street lot, and making recommendations for a convention center district (hereafter "2023 CSL Report"), a copy of which is attached hereto as Exhibit "A";

**WHEREAS**, the 2023 CSL Report recommends exploration of development opportunities for the Swan Hotel and the air rights associated with the Vine Street lot and 106 South Christian Street; and

**WHEREAS**, the Swan Hotel, the Vine Street lot and 106 South Christian Street properties are located within the Central Business Districts and the Community

Revitalization Investment Zone ("CRIZ"), within the City of Lancaster, Lancaster County, Pennsylvania; and

**WHEREAS**, the LCCCA believes it is in its best interest to explore development opportunities and the public sale of the Swan Hotel and the air rights for the Vine Street lot and 106 South Christian Street for the purpose of enhancing the area around the Lancaster County Convention Center;

**WHEREAS**, the sale of the Swan Hotel and air rights is pursuant to the Third Class County Convention Center Act, 16 P.S. §2399.1 *et. seq.* and the Third Class City Code; and

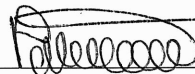
**NOW, THEREFORE, BE IT RESOLVED**, that the LCCCA does hereby approve the issuance of a Request for Expressions of Interest in Public Sale of the Swan Hotel and the air rights beginning at twenty (20) feet above grade at the Vine Street lot and 106 South Christian Street, Lancaster; and

**BE IT FURTHER RESOLVED**, that the foregoing recitals are hereby incorporated into this Resolution as if set forth in full; and

**BE IT FURTHER RESOLVED**, the Executive Director of the LCCCA is authorized to draft, execute and deliver all documents necessary to effectuate publication and distribution of the Request for Expressions of Interest in Public Sale.

#### CERTIFICATE

I, Patrick Snyder, duly elected Secretary of the Lancaster County Convention Center Authority, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Lancaster County Convention Center Authority under the requirements of law at a meeting held on June 15, 2023.



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Patrick Snyder, Secretary