

**LANCASTER COUNTY CONVENTION CENTER AUTHORITY**

**RESOLUTION 2 of 2024**

**AUTHORIZING IMPROVEMENTS TO ENTRY AREA FACING QUEEN AND  
KING STREET AND PAYMENT OF EXPENSES**

**WHEREAS**, the Lancaster County Convention Center Authority (the “Authority”) is a public body corporate and politic organized and existing under the Third Class County Convention Center Authority Act, Act of December 27, 1994, P.L. 1375, as amended and supplemented (the “Act”), of the Commonwealth of Pennsylvania (the “Commonwealth”); and

**WHEREAS**, the Penn Square Hotel and Convention Center real estate is held as a condominium consisting of Unit No. 1, which is owned by the Authority, and Unit No. 2, which is owned by the Redevelopment Authority of the City of Lancaster and leased to Penn Square Partners; and

**WHEREAS**, certain property is defined as constituting common elements which are managed by Penn Square Condominium Association (“Condominium Association”) in accordance with the Condominium Association's Declarations and Bylaws enacted in March of 2007; and

**WHEREAS**, the Condominium Association is responsible for the repair and replacement of certain areas of the real estate that are defined as “Common Elements” of the Condominium; and

**WHEREAS**, as the owner of Unit No. 1 of the Condominium, the Authority is responsible for a portion of the costs of the repair of the Common Elements, as provided for in the Condominium Declaration; and

**WHEREAS**, the Executive Board of the Condominium Association has identified portions of the Common Elements of the Condominium that are in need of significant repair and replacement; and

**WHEREAS**, the chair of the Authority, Sharron V. Nelson, currently serves as the President of the Condominium Association; and

**WHEREAS**, improvements to the entry area facing Queen Street and King Street, Common Elements of the Condominium, are necessary, and the repairs should be complete prior to the commencement of U.S. Women’s Open Golf Championship, scheduled to begin on May 28, 2024; and

**WHEREAS**, the improvements include replacement of pavers and concrete at the entry area facing Queen Street and King Street and installation of uplighting; and

**WHEREAS**, it is anticipated that improvements will not exceed \$300,000, of which the Authority will be responsible for 50% and Penn Square Partners will be responsible for 50%.

**NOW, THEREFORE BE IT RESOLVED**, that the Penn Square Condominium Association will authorize a contract for the improvements to the Common Elements of the Condominium, namely the entry area facing Queen Street and King Street; and

**BE IT FURTHER RESOLVED**, that the chair of the Lancaster County Convention Center Authority is hereby authorized to act in her capacity as the Authority's designee to the Condominium Association and vote for and execute documents for the purpose of carrying out the improvements to the Common Element entry facing Queen Street and King Street in accordance with the Amended and Restated Qualified Convention Center Management Agreement.

**ADOPTED** this 25 day of January, 2024, by the Board of the Lancaster County Convention Center Authority under the requirements of law at a meeting held on Jan. 25, 2024.

LANCASTER COUNTY CONVENTION  
CENTER AUTHORITY

By: Sharon V. Nelson  
(Vice) Chair

Rebecca  
(Assistant) Secretary