

**LANCASTER COUNTY CONVENTION CENTER AUTHORITY**

**RESOLUTION 6 of 2024**

**AUTHORIZING AWARD OF THE SALE OF 101 SOUTH QUEEN STREET TO  
BRENTWOOD BUILDERS**

**WHEREAS**, the Lancaster County Convention Center Authority ("LCCCA") is the owner of real property located at 101 South Queen Street, 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**, Section 2399.2(a)(9) of the Third Class County Convention Center Authority 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 Authority 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 making recommendations for a convention center district (hereafter "2023 CSL Report"); and

**WHEREAS**, the LCCCA believed it was in its best interest to explore development opportunities and authorized by prior Resolution the public sale of the Swan Hotel pursuant to the Third Class County Convention Center Act, 16 P.S. §2399.1 *et. seq.*, for the purpose of enhancing the area around the Lancaster County Convention Center; and

**WHEREAS**, the LCCCA gave public notice of the sale of the Swan Hotel on February 9, 2024, in the LNP newspaper and on February 16, 2024, in the Central Penn Business Journal; and

**WHEREAS**, the LCCCA began collecting bids and responses to the Request for Proposals at noon on February 9, 2024, with all bids received by 11:00a.m. on April 16, 2024; and

**WHEREAS**, the LCCCA determined that, in addition to the proposed purchase price for the Swan Hotel, the best interests of the LCCCA would be served by a bidder exhibiting the following "Desired Qualifications": Urban redevelopment & design experience, Experience in the adaptive reuse of historic structures, Financial capacity to undertake project, Experience in private/public partnerships, Proven ability to execute urban projects, and Sustainable building practices; and

**WHEREAS**, Brentwood Builders provided the greatest purchase price for the Swan Hotel while at the same time exhibiting most or all of the Desired Qualifications; and

**WHEREAS**, the proposal for the purchase and development of the Swan Hotel from Brentwood Builders provides adequate and fair consideration for the sale of that property.

**NOW, THEREFORE, BE IT RESOLVED**, that the LCCCA, upon review of all responsive bids for the purchase and development of the Swan Hotel, does hereby approve the award of the sale of the Swan Hotel to Brentwood Builders, as the highest responsible bid; and

**BE IT FURTHER RESOLVED**, that the award of the bid is contingent upon the LCCCA and Brentwood Builders entering into an agreement that details the terms of the purchase, financing, development and use of the Swan Hotel property consistent with the proposal (generally, a "Development Agreement"), which Development Agreement must be submitted to and approved by the LCCCA; and

**BE IT FURTHER RESOLVED**, that the Executive Director and Solicitor of the LCCCA are directed to draft the Development Agreement; and

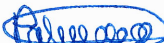
**BE IT FURTHER RESOLVED**, that if a Development Agreement is not agreed to by the LCCCA and Brentwood Builders within 120 days, then this award of bid to Brentwood Builders shall be revoked; and

**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 award of the bid for the sale of the Swan Hotel.

#### 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 April 25th, 2024.

  
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Patrick Snyder, Secretary