

LANCASTER COUNTY CONVENTION CENTER AUTHORITY

RESOLUTION #2 of 2025

**APPROVING DEVELOPER'S REVISIONS TO INTENDED USE
FOR 101 SOUTH QUEEN STREET**

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, the LCCCA previously determined it necessary and appropriate 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, at its meeting held on April 25, 2024, LCCCA awarded the bid of the Swan Hotel to Brentwood Builders, as the highest responsible bid, contingent upon 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 "Developer's Agreement") within one hundred twenty (120) days of the award of bid; and

WHEREAS, the Purchaser provided a Developer's Agreement identifying that the intended use for the Swan Hotel was to construct a boutique hotel with nine (9) hotel rooms and a speakeasy-style bar; and

WHEREAS, the LCCCA approved the Purchaser's proposed use and the Developer's Agreement was executed on August 22, 2024 by the LCCCA and Purchaser; and

WHEREAS, the Purchaser recently proposed a revision to the Developer's Agreement to change the intended use of the Swan Hotel by increasing the number of rooms to eleven (11) and by eliminating the proposed speakeasy-style bar; and

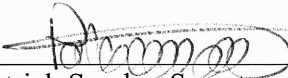
BE IT RESOLVED, LCCCA approves the Purchaser's revisions to the Developer's Agreement as presented; and

BE IT FURTHER RESOLVED, that the Executive Director of the LCCCA is authorized to draft, execute, and deliver all documents necessary to effectuate the execution of any revisions to the Developer's Agreement regarding the Swan Hotel.

ADOPTED this 23rd day of January, 2025 by the Board of the Lancaster County Convention Center Authority under the requirements of law at a meeting held on that date.

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 January 23, 2025.



Patrick Snyder, Secretary