

**Lancaster County Convention Center Authority**  
**Meeting of December 4, 2025 @ 5:30 p.m.**  
**Conestoga Room, Lancaster County Convention Center**  
**Lancaster, Pennsylvania**  
Agenda



- 1) Pledge of Allegiance
- 2) Purpose of Meeting:
  - Discover Lancaster Update; Jeff Vasser, Discover Lancaster President & CEO
  - Election of Officers for 2026
  - Resolution: Ratify Energy agreements
  - Commons on Vine Change Orders
  - CCTV, Reader Board & Wi-Fi change orders & additional funding required.
  - Review 106 S. Christian St building plan, direct architect to seek City approvals
  - Deliberate and vote on 2026 Board & Committee Meeting Schedule
  - LHS Interior Buildout Shannon A. Smith Electrical Contractor Change Order.
  - Approve 2026 Marketing Consortium Budget
- 3) Roll Call
- 4) Announcements
- 5) Chair Report: Introduction of Laura Chesterson, LCCC Director of Sales & Marketing
- 6) Public Comment - This Authority provides a reasonable opportunity at each of our meetings for residents and taxpayers of Lancaster County to comment on matters of concern, official action, or deliberation that are or may be before this Authority. People who wish to comment should state their name and address for the public.
- 7) LCCCA Board Comment Period
- 8) LCCCA Staff Comment Period
- 9) Special Presentation:
  - Jeff Vasser, Discover Lancaster President & CEO.
- 10) Election of Officers for 2026
  - a. Motion to approve the Nominating Committee recommendations for the LCCCA's Slate of Officers for 2026, as read at the October 23, 2025, Board Meeting:
    - ✓ Chair – Sharron Nelson
    - ✓ Vice Chair – Tom Showers
    - ✓ Treasurer – Darcy Pollock
    - ✓ Secretary – Patrick Snyder
    - ✓ Assistant Secretary – Zach Peirson
- 11) New Business
  - a. Review of Commons on Vine Change Orders for ratification.
    - i. Presenters: Ted Vedock, Architect / Kevin R. Molloy, LCCCA Executive Director
  - b. Motion to Ratify Commons on Vine Change Orders totaling \$550,848.87 as previously circulated to the board.
    - i. Uhrig Construction (General Contractor)
      - Power wash & 1 Coat of Anti-Graffiti Sealer to Precast Concrete \$ 17,671.50
      - Lock Cores \$ 186.72
      - Self-Leveler \$ 5,000.00
      - Total \$ 22,858.22

## 11) New Business (Continued)

### ii. Clark Inc (Electrical Contractor)

• Replace Exterior Lighting Above Entrance	\$ 5,034.00
• Door Access Equipment, Cabling, and Programming	\$25,134.00
• Additional Fire Alarm	\$ 4,431.00
• <u>Logo's sign credit (work to be done by Uhrig)</u>	<u>(\$ 8,942.00)</u>
Total	\$25,657.00

### iii. Garden Spot Mechanical (Mechanical Contractor)

• Heat Pipe Work	\$ 11,517.00
• Rework existing supply & return ducts, rehang & rework existing PIU-6A, and relocate PIU-11.	\$ 17,692.76
• <u>8 HVAC Drain Pans (to protect ceiling)</u>	<u>\$ 6,413.00</u>
Total	\$ 35,622.76

### iv. Garden Spot Mechanical (Plumbing Contractor)

• Existing HVAC units work (raise pipes, prep drains, 1. raise & relocate pumps, reroute existing pipes)	\$ 7,850.50
• Replace (2) 4" cleanouts	\$ 2,594.00
• <u>Modify Existing Drain</u>	<u>\$ 1,243.00</u>
Total	\$11,687.50

### v. Illuminated Integration (Audio Visual Contractor)

• Product Adjustment to QSC CREDIT	(\$ 1,086.36)
• WIFI AP Model Adjustment to Match Freedom Hall's CREDIT	(\$ 664.33)
• Alternate TV - Consumer OLED Displays CREDIT	(\$ 9,355.42)
• Adjust from QSC Speakers to Biamp due to Lead Times CREDIT	(\$ 2,392.00)
• Network Cable & HDSOI Adjustments	\$ 24,894.00
• Uniguest players & Licenses for video walls	\$ 40,409.50
• <u>CCTV System</u>	<u>\$ 403,218.00</u>
Total	\$ 455,023.39

**Grand Total: \$550,848.87**

### c. Review 106 South Christian Street preliminary building plan.

Architect to City approvals for 106 S. Christian Street redevelopment.

Presenters: Ted Vedock, Architect / Kevin R. Molloy, LCCCA Executive Director

### d. Motion to approve CCTV, Reader Board & Wi-Fi change orders as a part of the Commons on Vine Project.

#### i. Presenters: Ted Vedock, Architect / Kevin R. Molloy, LCCCA Executive Director

Project:	Contractor	Change Order [Budget]
CCTV	Illuminated Integration	403,218.00 [330,000.00]
Reader Board	Illuminated Integration	150,000.00 [100,000.00]
Wi-Fi	Illuminated Integration	430,000.00 [330,000.00]

### e. 2026 Capital Project Budget Additional Funding

#### i. Motion to approve additional 2026 Capital Project funds for approved CCTV Project:

Illuminated Integration	\$ 403,218.00
<u>Budget</u>	<u>330,000.00</u>
Capital Replacement fund budget request	73,218.00

ii. Motion to approve additional funds for approved Reader Board Capital Project:

Illuminated Integration	150,000.00
<u>Budget</u>	<u>100,000.00</u>
Additional funding requested:	50,000.00
Capital Replacement Funds 16.67%	8,335.00
2014 CRIZ 83.33%	41,665.00

iii. Motion to approve additional funds for approved Wi-Fi Capital Project:

Illuminated Integration	430,000.00
<u>Budget</u>	<u>330,000.00</u>
Additional funding requested:	100,000.00
Capital Replacement Funds 16.67%	16,670.00
2014 CRIZ 83.33%	83,330.00

12) Executive Director's Report

- a. Investment update
- b. Key Performance Indicators

13) Old Business

- a. Motion to approve Resolution Ratifying 2025 Energy Agreements, as previously circulated to the board.
- b. Motion to approve the 2026 Board & Committee Meeting Schedule, as previously circulated to the board.
- c. Review of LHS Interior Buildout Change Orders for ratification.

Motion to Ratify LHS Interior Buildout Change Orders totaling \$27,591.37 as previously circulated to the board.

Presenters: Ted Vedock, Architect / Kevin R. Molloy, LCCCA Executive Director

Shannon A. Smith (Electrical Contractor)

- Additional data drops & new server location \$ 24,268.39
- Additional Circuits \$ 1,088.54
- TV Box & Data \$ 525.89
- Receptacle switches \$ 486.40
- Canera Rough-in \$ 8,877.22
- Air Compressor voltage R1 \$ 1,538.27
- Failed inspection \$ 518.98
- Basement heater \$ 915.71
- Call-Box binder \$ 9,968.51
- Negotiated Settlement (\$20,000.00)
- Building Permit reimbursement to owner (\$ 3,279.46)
- Additional Circuits 2nd floor
  - (Building Management System) \$ 977.88
- Grand Total of above LHS Change Orders \$ 27,591.37

14) Consent Agenda – Motion to approve Board Meeting Summary Minutes, Expenditures, and Marketing Consortium Budget, as previously circulated to the board:

- a. LCCCA Board Meeting Minutes of October 23, 2025.
- b. November 2025 Operational Expenditures for Ratification totaling \$ 15,910.65
- c. November 2025 Capital Expenditures for Ratification totaling \$ 200,900.56
- d. November 2025 CRIZ 2025 Project Expenditures for Ratification paid with JVB Loan Proceeds totaling \$ 458,237.39
- e. 2026 Marketing Consortium Budget \$ 480,504

15) Adjournment

Next Regularly Scheduled Board Meeting: **Thursday, January 22, 2026, 5:30 p.m. Location - TBD,**