

LANCASTER COUNTY CONVENTION CENTER AUTHORITY

**AUTHORIZATION OF RELEASE OF CLAIMS RELATED TO
LANCASTERHISTORY.ORG DAMAGES**

WHEREAS, the Lancaster County Convention Center Authority (the “LCCCA”) 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, in 2024 and 2025, the LCCCA undertook design improvements for the south end of the convention center in the interior area facing Vine Street, which area is known as “Commons on Vine.”

WHEREAS, the improved Commons on Vine area is situated near the Vine Street entrance and the area leased by LancasterHistory.Org (pursuant to a June 2022 lease, which is hereafter referred to as “the Lease”) for the use of the Thaddeus Stevens & Lydia Hamilton Smith Center for History and Democracy (“Stevens/Smith Center”).

WHEREAS, the improvements to Commons on Vine included construction, audio/video and electrical upgrades to enhance audio/video capabilities and seating within the area.

WHEREAS, on February 9, 2026, a chilled water coil in HVAC unit #10 (on a roof) cracked and leaked water into Commons on Vine and into the Stevens/Smith Center.

WHEREAS, the HVAC unit required repair, including mechanical and plumbing services, and the damaged area of Commons on Vine and the Stevens/Smith Center required clean-up and drying by Serv Pro.

WHEREAS, the LCCCA reported the damages to the property insurance carrier, Traveler’s Indemnity Company of America (“Travelers”), pursuant to policy #HJ630-76561824 (“the Policy”), which is maintained by the Penn Square Condominium Association.

WHEREAS, Travelers has indicated they will make payment for repairs in Commons on Vine, Freedom Hall and the heating coil that erupted but declined to provide payment for other repairs and services required in order to restore the Stevens/Smith Center on the basis that the responsibility for those repairs should be covered by LancasterHistory.Org’s insurance policy required by the Lease.

WHEREAS, Section 13 of the Lease identifies the insurance required under the Lease, including builder’s risk insurance in an amount “reasonably sufficient, given the then existing construction costs, to protect” both the LCCCA and LancasterHistory.Org.

WHEREAS, the LCCCA disputed Travelers’ partial denial of claim #F8J8776, on the basis that it was not possible to piece out closure of claim #F8J8777 in its entirety on the basis of

its conclusion that LancasterHistory.Org's builder's risk insurance should be the primary source of coverage for the site damages caused by the HVAC water coil leak on February 9, 2026.

WHEREAS, on or about March 25, 2026, the LCCCA issued payment in the amount of \$54,802.60 to Benchmark Construction for the necessary repairs to Commons on Vine and Stevens/Smith Center, which payment was made from the LCCCA operations budget.

WHEREAS, the LCCCA Board meeting scheduled for June 18, 2026 was cancelled due to the lack of a meeting quorum.

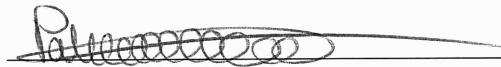
NOW, THEREFORE BE IT RESOLVED, that the LCCCA hereby authorizes payment to Benchmark Construction in the amount of \$54,802.60 from the operations budget for the repairs necessary as a result of the February 9, 2026 damage caused by the cracked water coil in the HVAC unit.

BE IT FURTHER RESOLVED, that the Executive Director of the LCCCA is authorized to execute a release with LancasterHistory.Org relating to the claim and releasing both parties from liability as a result of the February 9, 2026 water damage.

ADOPTED this 20 day of August, 2026 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 August 20, 2026.


Patrick Snyder, Secretary