

**CITY OF LANCASTER REVITALIZATION AND IMPROVEMENT ZONE
AUTHORITY**

RESOLUTION No. 8-2017

ADOPTED December 19, 2017

**APPROVING AN APPLICATION FROM THE REDEVELOPMENT AUTHORITY OF THE
COUNTY OF LANCASTER REQUESTING CRIZ FINANCIAL ASSISTANCE TO
UNDERTAKE CAPITAL IMPROVEMENTS AT CLIPPER MAGAZINE STADIUM**

WHEREAS, the Redevelopment Authority of the County of Lancaster (RACL) has submitted an application to the City of Lancaster City Revitalization and Improvement Zone (CRIZ) Authority seeking CRIZ financial assistance to finance capital improvements at Clipper Magazine Stadium and

WHEREAS, the Redevelopment Authority of the County of Lancaster, a public authority, is the owner of the Clipper Magazine Stadium and Lancaster Baseball, LLC is a tenant using the stadium; and

WHEREAS, the Redevelopment Authority of the County of Lancaster submitted an application for consideration and appeared before the Project Review Committee on November 14, 2017 to present the application for consideration by the Committee; and

WHEREAS, the Applicant is requesting CRIZ financial assistance to cover the cost of replacing the backstop netting, HVAC units and grease traps at Clipper Magazine Stadium that have exceeded the useful life of the equipment; and

WHEREAS, the Redevelopment Authority of the County of Lancaster (RACL) which is responsible for capital improvements under the terms of a lease with Lancaster Baseball, LLC to use Clipper Magazine Stadium, has insufficient capital reserves to cover the cost of replacing the above noted improvements; and

WHEREAS, the Project Review Committee has recommended approval of the application, with conditions.

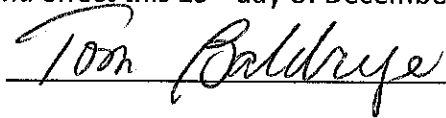
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City of Lancaster Revitalization and Improvement Zone (CRIZ) Authority to approve providing CRIZ financial assistance, in an amount not to exceed \$207,000 from available 2016 CRIZ increment received from the Commonwealth of Pennsylvania on November 8, 2017, to the Redevelopment Authority of the County of Lancaster project as stipulated in the Project Review Committee recommendation, attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that this commitment of CRIZ financial assistance is also conditioned upon the approval of the project by the Pennsylvania Department of Community and Economic Development, the Pennsylvania Department of Revenue and the Pennsylvania Office of Budget.

BE IT FURTHER RESOLVED that upon receipt of the required approvals of the aforementioned Commonwealth of Pennsylvania agencies, the Acting Executive Director is authorized to prepare the Grant Agreement and all other legal documents with the assistance of legal counsel required to provide the CRIZ financial assistance to the Applicant

CERTIFICATE OF SECRETARY

I hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the Board of Directors of the City of Lancaster Revitalization and Improvement Zone Authority at a regular meeting of said Board duly called and held on December 19, 2017; that public notice of said meeting was given as required by law; that said Resolution has been duly recorded upon the minutes of said Board; and that said Resolution has not been amended, repealed or superseded and is in full force and effect this 19th day of December 2017.



Secretary, Thomas Baldrige

CONFIDENTIAL

MEMORANDUM

TO: CRIZ BOARD OF DIRECTORS
FROM: PROJECT REVIEW COMMITTEE
SUBJECT: REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER
DATE: NOVEMBER 18, 2016
CC: RANDY S. PATTERSON

On December 12, 2017, the Project Review Committee met to discuss a presentation made by Mr. Matthew Sternberg, Executive Director of the Redevelopment Authority of the County of Lancaster (RACL), owners of Clipper Magazine Stadium, on Tuesday, November 14, 2017 requesting CRIZ financial assistance to undertake required capital improvements at Clipper Magazine Stadium. These are improvements that are the responsibility of the Redevelopment Authority under the terms of the Lease with Lancaster Baseball, LLC, owners of the team. At the present time the Redevelopment Authority does not have sufficient capital reserves to cover these expenses.

The total project cost of the capital improvements required prior to opening day in 2018 is estimated to be a maximum of \$207,000. This amount consists of up to \$67,500 for replacement of the backstop netting, up to \$65,600 to replace two HVAC units that have failed and up to \$39,700 to replace three grease traps serving concession areas. These costs do not include the cost of prevailing wages for the work to be completed. All three projects would be required to pay prevailing wages. The CRIZ-funded portion of the project would be capped at \$207,000 or 5/6 of the total cost of the work, whichever is less. Matching funds for the remaining 1/6 portion would be provided by the Redevelopment Authority.

Attached to this recommendation is a copy of the capital improvements to be undertaken prior to the opening day of 2018.

It was the consensus of the Project Review Committee that the project meets the financing guidelines established by the CRIZ Authority. The Committee has recommended that the project receive the CRIZ financial assistance as outlined below. It is recommended that the CRIZ financial assistance will be paid from the current \$3.75 million increment the CRIZ Authority has received from the State for CRIZ revenues generated in 2016 by the CRIZ.

Following the interview with Mr. Sternberg and deliberations on December 12, the Project Review Committee submits the following recommendation to the CRIZ Authority Board:

1. The CRIZ Authority provides up to \$207,000 or 5/6th of the total cost of the three projects, whichever is less, to the Redevelopment Authority of the County of Lancaster from the 2016 incremental CRIZ revenue received by the CRIZ Authority. The CRIZ funds would be provided as a grant to the Redevelopment Authority. The Redevelopment Authority is permitted to subgrant the dollars to Lancaster Baseball, LLC to undertake the work and manage the three projects.
2. CRIZ financial assistance is conditional upon the following:
 - a. Receipt of a listing of the expected capital improvements that will be required at the Stadium through at least the retirement of the revenue bond (2023) and which would be the responsibility of the Redevelopment Authority to finance.
 - b. The Redevelopment Authority will finance a minimum of 1/6 of the total project, or whatever is needed should 5/6 of the total cost of the project exceed \$207,000.
 - c. The Redevelopment Authority or Lancaster Baseball, Inc. will insure that the appropriate prevailing wages are paid to all those working on the three projects. Failure to do so would require repayment of any funds disbursed by the CRIZ Authority to the Redevelopment Authority.
 - d. The CRIZ Authority and Redevelopment Authority entering into a Grant Agreement stipulating the responsibilities of both parties.
 - e. The project must be approved by the Commonwealth of Pennsylvania.
3. The CRIZ Authority will submit the list of future expected capital improvements to the Commonwealth seeking approval to possibly finance the improvements in future years with available CRIZ increments, rather than seeking approval on an annual basis.

The above recommendation was unanimously approved by the Project Review Committee. The Project Review Committee recommends the CRIZ Authority Board approve the recommendation as presented and authorizes the CRIZ Authority staff to issue a commitment letter to the Redevelopment Authority of the County of Lancaster as outlined above.

Lancaster County Redevelopment Authority
 Clipper Magazine Stadium
 Capital Improvements for the 2018 Season

The Barnstormers have provided proposals for the capital projects they feel are required prior to the 2018 baseball season.

- I. Replacement of backstop netting: The netting will be 13 years old next season and is rapidly deterioration. Also, industry standards now recommend the net be extended farther toward the dugouts, better protection the fans. Three proposals have been received.

Proposal #1	Alternative 1	\$44,996.38
	Alternative 2	\$62,015.80
	Alternative 3	\$67,547.70
Proposal #2		\$24,988.25
Proposal #3	Alternative 1	\$21,675.00
	Alternative 2	\$28,995.00

Note: These prices do not reflect prevailing wage.

- II. Replacement of two HVAC units: The units have passed their useful life and failed. The system is currently getting by on backup units, but this does not have sufficient capacity to handle regular operations during the season.

Proposal #1	\$52,141.00
Proposal #2	\$44,895.00
Proposal #3	\$65,600.00

Note: These prices do not reflect prevailing wage.

- III. Replace three grease traps: The equipment is visibly deteriorating.

Proposal #1	\$32,250.00
Proposal #2	\$39,700.00
Proposal #3	\$21,147.77

Note: These prices do not reflect prevailing wage.

The total cost is estimated to range from \$87,717.77 (all low bids) to \$172,847.70 (all high bids) plus the additional cost for prevailing wage. If funded by the CRIZ, all projects will be rebid at prevailing wage and awarded according to the Redevelopment Authority's standard procedures.