

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

**RESOLUTION No. 10**

**ADOPTED December 19, 2017**

**APPROVING THE DELETION OF REAL ESTATE PARCELS FROM THE CITY OF  
LANCASTER REVITALIZATION AND IMPROVEMENT ZONE**

**WHEREAS**, the Commonwealth of Pennsylvania has authorized the CRIZ Authority to remove real estate parcels from the current 129.69 acre CRIZ submitted to the Commonwealth of Pennsylvania in an effort to reduce the number of businesses filing annual CRIZ Revenue reports to the Commonwealth and the City of Lancaster; and

**WHEREAS**, the CRIZ Authority is permitted under Section 1814-C of the CRIZ Act to transfer parcels out of the zone as long as no CRIZ financial assistance has been given to a project or business sited on the parcels to be removed; and

**WHEREAS**, the Commonwealth has stated that the CRIZ Authority will be permitted to remove these properties without reducing its ability to add additional properties back into the CRIZ District as future development opportunities occur up to a 129.69 acre CRIZ District; and

**WHEREAS**, the CRIZ Authority today held a public meeting providing the opportunity for businesses and property owners being removed from the CRIZ the opportunity to comment on the proposed deletions, as required by Section 1814-C, A.1; and

**WHEREAS**, after consideration of comments received during the public meeting.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the City of Lancaster Revitalization and Improvement Zone Authority to authorize the removal of those parcels identified on Exhibit A as "CRIZ Parcels to be Deleted" from the City's approved City Revitalization and Improvement Zone.

**BE IT FURTHER RESOLVED** that the CRIZ Authority intends to hold the approximately 18.24 acres in reserve pending future projects; and

**BE IT FURTHER RESOLVED** that the CRIZ Authority certifies that no CRIZ financial assistance has been given any property listed in Exhibit A, or to any business operating at any of the properties listed.

**BE IT FURTHER RESOLVED** that Baker Tilly, the CRIZ Authority's independent auditor has certified that no CRIZ financial assistance has been provided to any property listed in Exhibit A, or to any business operating at any of the properties listed.

**BE IT FURTHER RESOLVED** that the deletion of these parcels is subject to the final approval of the Commonwealth of Pennsylvania.

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.



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Secretary, Thomas Baldrige

**Exhibit A CRIZ Parcels to be Deleted**

Property ID	Business/Owner	No.	D	Street Name	
3310671400000	Mio Studio	104	W	CHESTNUT	ST
3310671400000	Wonderhead Collective - Jonathan Yeager	104	W	CHESTNUT	ST
3310671400000	Molly S Photography	104	W	CHESTNUT	ST
3310671400000	Bodywise Center for Wellbeing	104	W	CHESTNUT	ST
3310671400000	Nick Gould Photography	104	W	CHESTNUT	ST
3310671400000	ZBAN Advertising	104	W	CHESTNUT	ST
3310671400000	Hourglass	104	W	CHESTNUT	ST
3310671400000	Melody Williams, DBA Winding Way Books at Gallery Row	106	W	CHESTNUT	ST
3319866800000	Transcending Flesh Inc, DBA Transcending the Flesh Tattoo, Steve Lowery	114	W	CHESTNUT	ST
3319866800000	Law Office of David Lewis	118	W	CHESTNUT	ST
3319866800000	Mr. Suit Records, Michael Madrigale	118	W	CHESTNUT	ST
3310098900000	Fine Tailoring By Harry, Harry Monohas, sole proprietor	110-112	W	CHESTNUT	ST
3368398100000	Steven T Hahn Plumbing & Heating	312	N	CHRISTIAN	ST
336700941336A	Hammer Group LLP (Residential condo)	336A/B	N	CHRISTIAN	ST
336700941336C	Hammer Group LLP (Residential Condo)	336C	N	CHRISTIAN	ST
336700941336D	Hammer Group LLP (Residential condo)	336D	N	CHRISTIAN	ST
336700941336E	Hammer Group LLP (Residential condo)	336E	N	CHRISTIAN	ST

336700941336F	Hammer Group LLP (Residential condo)	336F	N	CHRISTIAN	ST
3334429800000	Salon Unisex	14	S	DUKE	ST
3334429800000	Majestic Dance	14	S	DUKE	ST
3334476900000	Smile Care Group Ltd	18	S	DUKE	ST
3334476900000	Urban Realty Partners LLC	18	S	DUKE	ST
3334544800000	Beth Olmstead, Print, Repeat LLC	20	S	DUKE	ST
3334544800000	Nicole Michaels Bird and Banner	20	S	DUKE	ST
3334541600000	Trinity Square Assoc	22	S	DUKE	ST
3334541600000	Zimmerman Pfannebecker, Nuffort & Albert LLP	22	S	DUKE	ST
3399265700000	Lancaster General Services	38	W	FREDERICK	ST
3398564600000	Lancaster General Services	48	W	FREDERICK	ST
3316603700000	Country Meadow Farms, LLC	2	W	GRANT	ST
3316603700000	Dutch Country Deli	2	W	GRANT	ST
3316603700000	Flower Garden Crafts, Sallie Ylap	2	W	GRANT	ST
3316603700000	Kom-Essa	2	W	GRANT	ST
3316603700000	Lancaster Farm Fresh Cooperative, Lancaster Food Service	2	W	GRANT	ST
3316603700000	Longs Horseradish LLC	2	W	GRANT	ST
3316603700000	Rafiki's of Africa Deli	2	W	GRANT	ST

3316603700000	Stoltzfus Fresh Meats LLC	2	W	GRANT	ST
3316603700000	Stoltzfus Homestyle Baked Goods	2	W	GRANT	ST
3316603700000	The Goodie Shop, Craig and Holly Compston, sole proprietor	2	W	GRANT	ST
3316603700000	Thomas' Produce, William Thomas (Wilmer)	2	W	GRANT	ST
3316603700000	Amish Family Food Distributors LLC, DBA Amish Family Recipes	2	W	GRANT	ST
3316603700000	Art & Glass Works, Inc, DBA Forever Friends	2	W	GRANT	ST
3316603700000	Artus Candies&Confections LLC,DBA Miesse Candies	2	W	GRANT	ST
3316603700000	Barrs Farms	2	W	GRANT	ST
3316603700000	Brogue Hydroponics LLC	2	W	GRANT	ST
3316603700000	Buona Tavola LLC	2	W	GRANT	ST
3316603700000	Carr's LLC	2	W	GRANT	ST
3316603700000	Central Market Trust	2	W	GRANT	ST
3316603700000	Creative Edibles, Inc, DBA Delgiorno Italian Specialties	2	W	GRANT	ST
3316603700000	Glouner's Coastal Foods Inc, DBA The Turkey Lady	2	W	GRANT	ST
3316603700000	Green Circle Organics	2	W	GRANT	ST
3316603700000	Groffs Vegetables	2	W	GRANT	ST
3316603700000	Havana Juice, Rene Diaz Cabrera, sole proprietor	2	W	GRANT	ST
3316603700000	John R Stoner Vegetables	2	W	GRANT	ST

3316603700000	Kauffman Fruit Farm, Samuel Kauffman	2	W	GRANT	ST
3316603700000	Lancaster County Coffee Roasters	2	W	GRANT	ST
3316603700000	Central Market Juice, DBA Lancaster Juice Co	2	W	GRANT	ST
3316603700000	Linden Dale Farm	2	W	GRANT	ST
3316603700000	Maplehofe Dairy Inc	2	W	GRANT	ST
3316603700000	Mecks Produce	2	W	GRANT	ST
3316603700000	Narai Exotic Thai Cuisine	2	W	GRANT	ST
3316603700000	Oasis At Central Market, Oasis at bird in hand	2	W	GRANT	ST
3316603700000	Small Jobs Unlimited, DBA Pennsylvania Dutch Gifts	2	W	GRANT	ST
3316603700000	Pineapple House Creations Inc	2	W	GRANT	ST
3316603700000	Pretzels On Market	2	W	GRANT	ST
3316603700000	Pureblend LLC	2	W	GRANT	ST
3316603700000	Ric's Bread LLC, DBA RIC'S BREAD	2	W	GRANT	ST
3316603700000	Riverbound LLC, Riverbound A Heritage Deli	2	W	GRANT	ST
3316603700000	Rohrer Family Farm, Nelson Rohrer Farms	2	W	GRANT	ST
3316603700000	Rooster Street Provisions LLC	2	W	GRANT	ST
3316603700000	S. Clyde Weaver Inc	2	W	GRANT	ST
3316603700000	Saife's Middle Eastern Food	2	W	GRANT	ST

3316603700000	Shady Maple Farm Market Inc	2	W	GRANT	ST
3316603700000	Shenks Poultry	2	W	GRANT	ST
3316603700000	Spring Glenn Fresh Foods Inc	2	W	GRANT	ST
3316603700000	Spring Knoll Farms, Daniel Sullivan	2	W	GRANT	ST
3316603700000	Sweet Legacy Gourmet	2	W	GRANT	ST
3316603700000	Sweethearts of Lancaster County	2	W	GRANT	ST
3316603700000	The Candy Stand	2	W	GRANT	ST
3316603700000	The German Deli	2	W	GRANT	ST
3316603700000	The Herb Shop	2	W	GRANT	ST
3316603700000	The Lancaster Pet Bakery	2	W	GRANT	ST
3316603700000	Mean Cup Inc	2	W	GRANT	ST
3316603700000	Thoms Bread LLC	2	W	GRANT	ST
3316603700000	TIM G Inc, DBA Mr. Bills Seafood	2	W	GRANT	ST
3316603700000	Tulip Tree Hill Farm	2	W	GRANT	ST
3316603700000	Wendy Jo's Homemade	2	W	GRANT	ST
3316603700000	Styliani Xenou-Mylonas, DBA Stella's Authentic Greek Cuisine	2	W	GRANT	ST
3316603700000	Yoder Enterprises LLC, DBA=Lettuce Toss Salad	2	W	GRANT	ST
3316603700000	Lancaster Salad Company LLC	2	W	GRANT	ST

3316603700000	Zigs Bakery & Deli LLC	2	W	GRANT	ST
3316603700000	Yasou! Greek Pastries LLC	2	W	GRANT	ST
3340180900000	Elmer G Rohrer (Residential only)	1		HOFFMAN	TER
3326086100000	McMurtrie Family Limited Partnership, DBA, One Fifteen Associates	113	E	KING	ST
3326086100000	Engle-Hambright & Davies, Inc., DBA EHD An Assurex Global Partner	113	E	KING	ST
3326086100000	EHD Advisory Services Inc	113	E	KING	ST
	240 Associates - John Dantine	125	E	KING	ST
3327114400000	240 Associates - John Dantine	131	E	KING	ST
3327497500000	William Coleman	121-123	E	KING	ST
3326566800000	Lancaster Housing Opportunity Partnership	121-123	E	KING	ST
3312483000000	Fulton Opera House Foundation	101	W	KING	ST
3312014300000	Fulton Opera House Foundation	107	W	KING	ST
3311784000000	Fulton Opera House Foundation	109	W	KING	ST
3311563600000	Fulton Opera House Foundation	111	W	KING	ST
3311333200000	Fulton Opera House Foundation	113	W	KING	ST
3394362500000	Segro's Lancaster Hairport (Same ID as 2 West Lemon Street)	2	W	LEMON	ST
3310671400000	Parking Lot	None	E	LEMON	ST
3393780700000	Patricial Little (Residential only)	14	E	LEMON	ST



3393650500000	Scott A and Jennifer A Rhoades (Residential only)	16	E	LEMON	ST
3393520400000	Todd W Snader (Residential only)	18	E	LEMON	ST
3393370300000	Andre R Pham (Residential only)	20	E	LEMON	ST
3393239900000	Ahlan Group, LLC (Residential only)	22	E	LEMON	ST
3393943200000	Ta Nguyen LLC	311	N	MARKET	ST
3393625800000	Ecklin Development LLC	315	N	MARKET	ST
339311460000	Robert W Johnson	349	N	MARKET	ST
339407300000	Ecklin Development LLC	351	N	MARKET	ST
3390473000000	53 W. James LP	512	N	MARKET	ST
3399919500000	Robert and Barbara Walsh	19	W	NEW	ST
3361014900000	Burle Business Park LP	1000		NEWHOLLAND	AVE
3317672000000	Elite Property Investments LLC	4	N	PRINCE	ST
3312455100000	Fulton Opera House Guild Inc, DBA Fulton Theatre	12	N	PRINCE	ST
3311862800000	Fulton Opera House Foundation	12	N	PRINCE	ST
3313153900000	Fulton Opera House Foundation	24	N	PRINCE	ST
3311473900000	Millersville University of PA	42	N	PRINCE	ST
3311473900000	Opera Lancaster	42	N	PRINCE	ST
3313287200000	MFE - Music For Everyone	42	N	PRINCE	ST

3311473900000	Here To Timbuktu, Moirajeanne Fitzgerald	46	N	PRINCE	ST
3311473900000	Mark Glessner, DBA Stan's Record Bar	48	N	PRINCE	ST
3312880600000	Diamantoni, Stephen	50	N	PRINCE	ST
3311694000000	Undone, Ashley Ambrosini	52	N	PRINCE	ST
3311796800000	City Line Jeweler, Phi Nguyen	54	N	PRINCE	ST
3311789800000	Diamantoni, Stephen	54	N	PRINCE	ST
3310856500000	Historic Preservation Trust of Lancaster County	123	N	PRINCE	ST
3399723600000	PPL Electric Utilities Corporation	529	N	PRINCE	ST
3399397400000	Lancaster General Hospital	547	N	PRINCE	ST
3366779800000	William Scott Soost	305	N	QUEEN	ST
3366817200000	Weingarten-Viceroy Partners LLP	307	N	QUEEN	ST
3367168300000	Kimmy Kreations	307	N	QUEEN	ST
3366713600000	Mommalicious Inc, Alicia Byler and Dennis Snader	310	N	QUEEN	ST
3366713600000	Building Character LLC, DBA Madcap & CO	310	N	QUEEN	ST
3366713600000	40th Parallel Fiber Studio And Leather Goods	310	N	QUEEN	ST
3366713600000	Deborah Serdy, DBA My Aunt Debbie	310	N	QUEEN	ST
3366713600000	Tortoise&The Hare	310	N	QUEEN	ST
3366713600000	Lake&Cabin	310	N	QUEEN	ST

3366713600000	Origami Earrings	310	N	QUEEN	ST
3366713600000	Hello Niccoco	310	N	QUEEN	ST
3366713600000	Deb Sielski	310	N	QUEEN	ST
3366713600000	Studioweit	310	N	QUEEN	ST
3366713600000	Wise Oak Herbs	310	N	QUEEN	ST
3366713600000	Wood N Glass, Deb Becker	310	N	QUEEN	ST
3366713600000	B.N. Luna	310	N	QUEEN	ST
3366713600000	Colorland Company	310	N	QUEEN	ST
3366713600000	Renaissance Chimney DBA Touch of Fire	310	N	QUEEN	ST
3366713600000	Roaring Dog Studio	310	N	QUEEN	ST
3366713600000	Miller Cast Products	310	N	QUEEN	ST
3366713600000	Sanctuary	310	N	QUEEN	ST
3366713600000	Eric Esbenshade	310	N	QUEEN	ST
3394887600000	Ecklin Development LLC, Robert Ecklin Jr	314	N	QUEEN	ST
3394887600000	Binh V Le, DBA Le Nails	314	N	QUEEN	ST
3394887600000	Steve Murray, (Vacant Property, land only)	315	N	QUEEN	ST
3367391300000	Pillar Inc, DBA The Pillar Lounge	317	N	QUEEN	ST
3394270000000	Developers 1000 Inc, DBA Concord Construction & Development Co.	317	N	QUEEN	ST

3367391300000	Then And Again Antiques, Tonya Stambaugh	318	N	QUEEN	ST
3366713600000	Ziffer Associates	319	N	QUEEN	ST
3394887600000	Ecklin Development LLC, Robert Ecklin Jr	320	N	QUEEN	ST
3394270000000	The Scarlet Willow Inc	320	N	QUEEN	ST
3394270000000	J A Sharp Custom Jewelers Inc	322	N	QUEEN	ST
3394073000000	Anchor Development LLC	323	N	QUEEN	ST
3367269300000	MDMD LLC, Greg Yoder	323	N	QUEEN	ST
3368398100000	Ben Reeder Photography	323	N	QUEEN	ST
3367269300000	D&J Scott Galleries, Geraldine Scott	323	N	QUEEN	ST
3367269300000	Matthew Lester Photography LLC	323	N	QUEEN	ST
3367269300000	Charlies & Rev Chi Antiques Inc, DBA Rev Chi	324	N	QUEEN	ST
3394073000000	Ecklin Development LLC, Robert Ecklin Jr	324	N	QUEEN	ST
3394073000000	The Framing Concept, Michelle Bingham	328	N	QUEEN	ST
3394073000000	Ecklin Development LLC, Robert Ecklin Jr	330	N	QUEEN	ST
3394073000000	Ecklin Development LLC, Robert Ecklin Jr	330 1/2	N	QUEEN	ST
3367184200000	Redevelopment Authority of the City of Lancaster (parking lot)	331	N	QUEEN	ST
3367184200000	R&S For the Home Inc, DBA Radel And Stauffer Fine Giftware	332	N	QUEEN	ST
3394073000000	The Shoppe Inc, DBA Revival Skate Shop	334	N	QUEEN	ST

3394073000000	Ecklin Development LLC, Robert Ecklin Jr	334 1/2	N	QUEEN	ST
3394073000000	PA Guild Of Craftsmen	335	N	QUEEN	ST
3367137400000	Space, Jesse Speicher	336	N	QUEEN	ST
3394073000000	GlamTribale	340	N	QUEEN	ST
3394073000000	Handmade By Kange	340	N	QUEEN	ST
3394073000000	Hip Thrift	340	N	QUEEN	ST
3394073000000	Kind Vine Weaver	340	N	QUEEN	ST
3394073000000	Lil Red Brick House, Kristin Lapp	340	N	QUEEN	ST
3394073000000	Onions Cafe	340	N	QUEEN	ST
3394073000000	River Valley Music Collective	340	N	QUEEN	ST
3394073000000	Steve's Vintage Man Cave, Steven Harkins	340	N	QUEEN	ST
3394073000000	Style Archaeology LLC	340	N	QUEEN	ST
3394073000000	The 918 Club, DBA The Heritage Press Museum	340	N	QUEEN	ST
3394073000000	The Purple Giraffe, Joyce Brosey	340	N	QUEEN	ST
3394073000000	40th Parallel Fiber Studio And Leather Goods	340	N	QUEEN	ST
3394073000000	Antique It Candles LLC	340	N	QUEEN	ST
3394073000000	Barbers Artglass, Philip Barbers	340	N	QUEEN	ST
3394073000000	Blueberry Hill, Denise McDaniels	340	N	QUEEN	ST

3394073000000	Bronze Age Antiques	340	N	QUEEN	ST
3394073000000	Building Character LLC	340	N	QUEEN	ST
3394073000000	Cairtree, Carrie King	340	N	QUEEN	ST
3394073000000	DBA Cheap Frills, Andrea Martin and Kristina Martin	340	N	QUEEN	ST
3394073000000	Clay Path Studio	340	N	QUEEN	ST
3394073000000	CSW Design, Heather Marston	340	N	QUEEN	ST
3394073000000	Debi's Artistry, Deborah Peters	340	N	QUEEN	ST
3394073000000	Eclectic Collective, Sandra Mauer	340	N	QUEEN	ST
3394073000000	Fotographiya, Erin Waters	340	N	QUEEN	ST
3394073000000	Garden Party Soapworks LLC, DBA Garden Party Soapworks	340	N	QUEEN	ST
3394073000000	HH&H Signs and Designs, Heidi Herr	340	N	QUEEN	ST
3394073000000	It All Has a Purpose, Vinny Crowley	340	N	QUEEN	ST
3394073000000	Love Letters, Cynthia Price	340	N	QUEEN	ST
3394073000000	Melding Studios	340	N	QUEEN	ST
3394073000000	Mr Zip MDO, Cindy Patzer Egner	340	N	QUEEN	ST
3394073000000	Opportunities	340	N	QUEEN	ST
3394073000000	Plarnstar, PS Vintage, Christina Hoffman	340	N	QUEEN	ST
3394073000000	Reclaimed Art, Austin Horning	340	N	QUEEN	ST

3394073000000	Sabinas Shooting Gallery, Sabina Hower	340	N	QUEEN	ST
3394073000000	Sandracycled	340	N	QUEEN	ST
3394073000000	Scrappy Bags, Wendy Braton Diem	340	N	QUEEN	ST
3394073000000	Serendipity Gourds by Audrey Baxter	340	N	QUEEN	ST
3394073000000	Shecre8S	340	N	QUEEN	ST
3394073000000	Shimpin Salvage	340	N	QUEEN	ST
3394073000000	Silk N Scents, Terri Gavin	340	N	QUEEN	ST
3394073000000	Sticks & Stones by Roxanne	340	N	QUEEN	ST
3394073000000	Sweet Sally's Soaps, Sarah Wagner Raney	340	N	QUEEN	ST
3394073000000	The Sassy Tassel, Victoria Glassman	340	N	QUEEN	ST
3394073000000	The White Elephant, Pamela Francis Kiehl	340	N	QUEEN	ST
3394073000000	Vintage Lancaster, Rust and Junk, Holly Lessey	340	N	QUEEN	ST
3394073000000	Wood N Glass, Deb Becker	340	N	QUEEN	ST
3367269300000	Lululemon	341	N	QUEEN	ST
336700941001	Mise En Place Cooking Store	341	N	QUEEN	ST
3394073000000	Ecklin Development LLC, Robert Ecklin Jr	342	N	QUEEN	ST
3394073000000	Russell Locksmith, Safesmith Inc	342	N	QUEEN	ST
3394073000000	Candy is Sweet LLC, DBA The Candy Factory	342	N	QUEEN	ST

3394073000000	ITP Taxes	342	N	QUEEN	ST
3394073000000	Affinity IT LLC	342	N	QUEEN	ST
3394073000000	Hammer Group LLP	345	N	QUEEN	ST
3394073000000	Uptown Antiques, Lewis Bechtold	350	N	QUEEN	ST
3394659000000	Soho To Go	354	N	QUEEN	ST
3394356400000	Allison Noriega LLC, DBA Be Well Lancaster	354	N	QUEEN	ST
3394659000000	Steve and Ann Miller Rental Property	354	N	QUEEN	ST
3394659000000	Next Step Realty LLC	356	N	QUEEN	ST
3391917200000	Lancaster General Hospital	550	N	QUEEN	ST
3390937900000	Seventh Ward Republican Club	716	N	QUEEN	ST
339436250000	Arts & Glass Works, Inc, DBA Forever Friends	319-321	N	QUEEN	ST
3367344500000	Sa La Thai Restaurant, Inc., Pruksukkasem	337-339	N	QUEEN	ST
3367269300000	Ecklin Development LLC, Robert Ecklin Jr	341A-341E	N	QUEEN	ST
3367421700000	Steven A and Randi Jacobs (Residential only)	11	E	WALNUT	ST
3367641900000	James Diamantoni (Residential only)	13	E	WALNUT	ST
3367842200000	Ronald N and Audrey R Dideon (Residential only)	15	E	WALNUT	ST
3368052800000	Easy Rental Realty LLC (Residential only)	17	E	WALNUT	ST
3310453300000	Fulton Opera House Foundation	18	N	WATER	ST



3319942200000	Kurtz (Residential Only)	141	N	WATER	ST
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# MEMORANDUM

**TO:** Ray D'Agostino, Chairman and CRIZ Authority Board Members  
**CC:** Randy Patterson, Acting Executive Director, CRIZ Authority  
**FROM:** CRIZ Business and Infrastructure Enhancement Task Force  
**DATE:** December 1, 2017  
**SUBJECT:** Task Force Report and Recommendations

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Earlier this year we were tasked by the CRIZ Authority to consider opportunities that would enable small businesses now located in the CRIZ, and businesses that may choose to locate in the CRIZ, to take advantage of the financial assistance available through the CRIZ Program from the discretionary, or uncommitted increment available to the Authority. Specifically, the Chair challenged us to:

- Identify the acceptable category of applicants and types of projects (e.g. retail, professional offices, mixed-use of commercial and residential, restaurants, etc.; start-ups, acquisition, expansions, renovations, FF&E, etc.; and city infrastructure)
- Develop a process to accept, review and recommend applications for funding
- Establish priorities, criteria and methodology for selecting projects
- Recommend how the CRIZ funds can and should be utilized (e.g. loans, grants, or both)
- CRIZ funds utilized through direct state discretionary increment allocation or through a bond
- Recommend fees structures to be charged, leveraging amounts, minimum / maximum funding per project and by type, etc.

The following individuals participated in the meetings held from June 1, 2017, our kick-off meeting, through October 12, 2017:

Tom Baldrige	Lancaster Chamber of Commerce / CRIZ Authority Board
Ray D'Agostino*	LHOP / CRIZ Authority Board
Fred Engle	SCORE
Josh Funk	TFB Restaurants & Co., Properties, Catering (Annie
Ole Hongvanthong	PhotoOle Photography / SouthWest Neighborhood Board
Lyle Hosler, Chair	Lancaster County Economic Development Company
Jessica King/Jonathan Coleman	Assets
Luis Morales	El Jardin Flowers & Garden Room
Randy Patterson*	Lancaster City / CRIZ Staff
Tom Ponessa	Café D'Vietro/ Marion Court/Ponessa Associates
James Reichenbach	Lancaster City Council - Economic Development
Bob Shoemaker	Lancaster City Alliance / CRIZ Authority Board
Kyle Sollenberger	Commons Company (Prince St. Café, Passenger Coffee,
Terry Trego*	State Senator Scott Martin
Marisol Torres	Lancaster City/CRIZ staff

^ Task Force Chairman

\* Ex-officio non-voting member

**The two principle recommendations of the Task Force are as follows:**

1. The Task Force recommends the CRIZ Authority consider issuing a bond, the size to be determined later but probably in the \$5.0-\$7.0 million range, to establish a Small Business Revolving Loan Fund that can provide financial assistance to small businesses within the CRIZ to open, expand or improve their businesses. The unallocated annual increment provided to the CRIZ Authority by the Commonwealth would be used to pay the annual debt service on the bond. Loan repayments would be returned to the Loan fund for financing additional projects rather than paying debt service on the bond.
2. The Task Force also recommends that the CRIZ Authority consider reserving a portion of the annual CRIZ increment received by the Authority to provide small business opportunity grants for projects. The grants would not exceed \$25,000. It would be important that a business receiving a grant would still create some level of CRIZ increment over time. The increment to be created by the business over the life of the CRIZ Program would offset the grant being provided. The Authority should determine a maximum amount to set up a pilot program for the grants to allow the Authority to evaluate if grants are needed and if they are returning some of level of increment back to the CRIZ.

**The Task Force identified the following key benefits of establishing an alternative method for small businesses in the CRIZ to benefit from the overall economic impact of the Program:**

- Provide existing CRIZ businesses an opportunity to benefit from their CRIZ contributions and annual reporting.
- Diversify the real estate ownership group in CRIZ by size, gender and ethnicity.
- Attract new and retain existing CRIZ businesses.
- Serve to beautify the CRIZ streetscape.

**The Task Force recommends that CRIZ resources made available under this alternative method of accessing CRIZ resources be used for the following activities:**

- Acquisition, construction, renovation of property
- New equipment related to expansion of an existing business
- Façade improvements if the property is owned by the business, or the property owner agrees to the façade improvement
- Activities that would assist in removing impediment to the development of a property; i.e. environmental remediation.
- Acquisition of existing equipment when buying the assets of an existing business to continue operations under new ownership.

**Regarding a determination as to a business or property owner's eligibility to access the financial assistance to be made available, the Task Force recommends the following criteria:**

- Small businesses only, but retain some flexibility if a larger business has a small project that would allow it to expand. (No definition of "small business" was established but the Task Force was focused on owner-operated businesses. It was decided to leave this definition to the CRIZ Authority).
- Must have capacity to generate CRIZ-eligible state and local taxes, but not necessarily equal to the cover the annual debt service on financing being provided.\*
- Ability to create some level of positive CRIZ increment over time\*
- Mixed-use projects, including residential, although recognizing a residential project with no other uses will not create a CRIZ increment).
- Priority for assistance would be for those businesses already located in the CRIZ and filing annual reports, but not receiving any direct benefit to the business.
- For-profit, developers, businesses leasing space, as well as those owning space, whether a building or a condominium unit within a building.
- Non-profits businesses would only be eligible if the business would create a positive CRIZ increment
- For new businesses moving in to the CRIZ from outside the CRIZ, the focus would be on undeveloped and underutilized properties rather than currently occupied commercial space. \*
- Allow "character" to be a decision point in determining eligibility for financing approval as opposed to just normal underwriting ratios. This was an important issue because the Task Force was concerned that small businesses are already having difficulty accessing conventional financing from banks because banks are required to use those ratios and credit risk analysis in making final lending decisions. The age of "character" loans has ended.
- While providing eligibility decisions based on "character," underwriting of some degree must still be undertaken to insure the sustainability of the businesses being assisted.

*\* These items are critical components of the CRIZ Program.*

**The Task Force recommends the following structure to the financial assistance made available:**

- "Grants only" would not be provided from proceeds of a bond issue. Grants would only be available to small businesses (to be defined).

- Small business loans would be provided from the proceeds of the bond issue.
- Interest rates would be established at the cost of funds to the Authority or match the State interest rate on small business lending programs.
- The CRIZ Authority should consider using the proceeds of the bond issue as a loan guarantee, or establishing a debt service reserve fund for loans that would be provided by financial institutions in addition to doing direct lending. This would provide the greatest flexibility and possibly extend the impact of the bond issue.
- Loans would be limited to small and mid-sized businesses (larger businesses should be able to apply to the CRIZ Authority to access the annual CRIZ increment they create).
- All loans would still be subject to required CRIZ match requirements of \$1 of private funds for every \$5.00 of CRIZ assistance provided.

**The Task Force recommends the following structure to the amount of financial assistance to be provided:**

- The maximum loan would be \$100,000.
- The maximum grant would not exceed \$25,000.
- The maximum total assistance to be provided to a small business would be \$125,000 (combination of \$100,000 loan and \$25,000 grant).
- The Authority should consider that the maximum grant be limited to the likely Increment to be created by the business over time.
- Financial assistance through loans could be matched to some ratio of the increment expected to be created by the business. i.e. the maximum loan a business could receive would be not greater than XX times the annual increment expected to be generated, subject to the overall maximum of \$100,000.
- The CRIZ required match of \$1.00 to \$5.00 must be met.

**The Task Force recommends the following terms and conditions to financial assistance to be provided:**

- Project site must be in CRIZ district and meet all other State CRIZ requirements
- Funds must be drawn down between November – April if provided as a grant from the unallocated annual increment.
- Establish 90 day rolling periods for applications for loan assistance.
- Prevailing wages will be applicable for any project exceeding \$25,000.

- Consider establishing Job creation/retention requirements that pay a livable wage and give first preference in hiring to City residents

**The Task Force discussed application fees and an annual loan management fee. The recommendation was that if an application fee is necessary that it be something in the range of \$100.00 to \$250.00. The loan management fee would also be less than the current annual management fee that is equal to 2.5% of the loan amount.**

The Task Force stands ready to meet again to fine tune and develop specific recommended guidelines to this recommendation after review of the CRIZ Authority Board, and to assist in further defining policy and procedures and application formats.