

**AGENDA**  
**MEETING OF THE BOARD OF THE**  
**REDEVELOPMENT AUTHORITY OF THE COUNTY OF LANCASTER**  
**TUESDAY, SEPTEMBER 22, 2020**  
**VIA ZOOM VIDEO CONFERENCING**  
**IMMEDIATELY FOLLOWING THE**  
**LANCASTER COUNTY HOUSING AUTHORITY MEETING**  
**WHICH FOLLOWS THE**  
**4 P.M. BOARD MEETING OF THE**  
**LANCASTER COUNTY LAND BANK AUTHORITY**  
**LANCASTER, PA 17603**

---

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. MINUTES OF THE AUGUST 25, 2020 MEETING
- IV. TREASURER'S REPORT FOR AUGUST 2020
- V. REPORT OF THE EXECUTIVE DIRECTOR
- VI. COMMUNICATIONS
- VII. COMMITTEE REPORTS
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS

**1. RESOLUTION AMENDING THE JULY 7, 2020 RESOLUTION *RA-JUL 20 #30* AUTHORIZING NOTE TC4 LP.DOCX**

The Board is asked to amend and supplement Resolution *RA-JUL 20 #30* authorizing Note - TC4 LP.DOCX originally adopted on July 7, 2020. This amendment is to address the new structure of the financing which changed from a 3-party loan agreement format (that is Borrower, Authority, and Lender) to a Project Loan Agreement (Borrower, Fiscal Agent, and Authority) and a Funding Loan Agreement (Authority, Fiscal Agent, Lender).

The resolution is also amended to provide for a single Authority Revenue Note in the principal amount of \$14,500,000 to address the requests of the lender. The resolution is being supplemented to reflect that the Authority has received the necessary governmental approvals under the Authority's Act and under the Internal Revenue Code.

**2. RESOLUTION AMENDING THE JULY 7, 2020 RESOLUTION RA-JUL 20 #31  
AUTHORIZING THE REINVESTMENT OF AN EXISTING HOME LOAN TO  
HDC MID-ATLANTIC FOR THE TC4 LP PROJECT**

The Board is asked to 1) Authorize the assignment and assumption of the *Oak Bottom Village III Apartments* HOME Loan to TC4 LP;  
2) Authorize the reinvestment of \$360,000 in HOME financing previously provided for Oak Bottom Village III Apartments to be used as part of the financing package for the TC4 LP Project;  
3) Authorize an amendment to extend the term of the Loan to 31 years and 6 months and set the per annum interest rate on the Loan to the Applicable Federal Rate (“AFR”) at the time of closing;  
4) Authorize the subordination to any mortgage or mortgages securing the Borrower’s obligations on the Authority’s Housing Revenue Note (TC4 Project), Series of 2020 and any mortgage or mortgages securing the Borrower’s obligations to the Pennsylvania Housing Finance Agency PennHomes; and  
5) Authorize the Executive Director or Deputy Executive Director to execute the documents required to complete this transaction.

**3. RESOLUTION AMENDING THE JULY 7, 2020 RESOLUTION RA-JUL 20 #32  
AUTHORIZING THE REINVESTMENT OF AN EXISTING HOME LOAN TO  
HDC MID-ATLANTIC FOR THE TC4 LP PROJECT**

The Board is asked to 1) Authorize the assignment and assumption of the *Apartments at Heatherwoods* HOME Loan to TC4 LP;  
2) Authorize the reinvestment of \$1,200,000 in HOME financing previously provided for Apartments at Heatherwoods to be used as part of the financing package for the TC4 LP Project;  
3) Authorize an amendment to extend the term of the Loan to 31 years and 6 months and set the per annum interest rate on the Loan to the Applicable Federal Rate (“AFR”) at the time of closing;  
4) Authorize the subordination to any mortgage or mortgages securing the Borrower’s obligations on the Authority’s Housing Revenue Note (TC4 Project), Series of 2020 and any mortgage or mortgages securing the Borrower’s obligations to the Pennsylvania Housing Finance Agency PennHomes; and  
5) Authorize the Executive Director or Deputy Executive Director to execute the documents required to complete this transaction.

**4. RESOLUTION AUTHORIZING REPAINTING OF STRUCTURAL BEAMS AND CORRUGATED  
CEILINGS AT CLIPPER MAGAZINE STADIUM**

The Board is asked to authorize the Executive Director to execute a contract with *Two Dudes Painting Company*; and authorize an expenditure not to exceed \$86,250 representing the bid price plus a 15% contingency, for repainting of structure steel and upper concourse elements at Clipper Magazine Stadium.

**5. RESOLUTION AUTHORIZING ISSUANCE OF A DEMOLITION PROGRAM RESERVATION OF FUNDS LETTER FOR CIMARRON INVESTMENTS LLC**

The Board is asked to authorize a Reservation of Funds letter for a Partial Demolition as part of the *Chip Factory Hotel Project*, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Demolition Program, in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) of Community Development Block Grant Funding contingent on the ability of Cimarron Investments LLC to secure funding for the entirety of the project and meet the guidelines outlined in the Reservations of Funds Letter.

**6. RESOLUTION AUTHORIZING ISSUANCE OF A HOME PROGRAM RESERVATION OF FUNDS LETTER FOR SHF MANHEIM REALTY LLC**

The Board is asked to authorize the issuance of a Reservation of Funds letter for the *Weary Traveler Apartments* project, determined by the Redevelopment Authority Loan Committee to meet the terms, conditions and requirements of the Rental Housing Program, in an amount not to exceed Five Hundred Fifty Thousand Dollars (\$550,000) of HOME Investment Partnerships Program funding.

**7. RESOLUTION APPROVING CONTRACTS WITH NON-PROFIT ORGANIZATIONS FOR HOMELESS SERVICES THROUGH THE USE OF ESG FUNDS**

The Board is asked to authorize the Executive Director to execute contracts with nonprofit organizations for a period beginning on October 1, 2020 and terminating June 30, 2021 using Fiscal Year 2020 Emergency Solutions Grant Funds. Applications were reviewed and funding recommendations for homeless services were made by the Governance Board of the Lancaster County Homelessness Coalition.

**8. RESOLUTION APPROVING CONTRACTS WITH NON-PROFIT ORGANIZATIONS FOR THE OPERATION OF HOMELESS PROGRAMS THROUGH THE USE OF CDBG FUNDS**

The Board is asked to authorize the Executive Director to execute contracts with nonprofit organizations for a period beginning on October 1, 2020 and terminating June 30, 2021 using Fiscal Year 2020 Community Development Block Grant Funds. Applications were reviewed and funding recommendations for homeless program activities were made by the Governance Board of the Lancaster County Homelessness Coalition.

**X. OTHER BUSINESS**

The next meeting of the Board of the Redevelopment Authority of the County of Lancaster will be held **October 27, 2020** immediately following the meeting of the *Lancaster County Housing Authority* which follows the **4:00 p.m. meeting of the Lancaster County Land Bank Authority**.

XI. EXECUTIVE SESSION AS NEEDED

XII. ADJOURNMENT

***The meeting will be held remotely, through video conferencing. Anyone wishing to attend the video conference meeting via Zoom should contact Justin Eby at [jeby@lchra.com](mailto:jeby@lchra.com) or visit [www.lchra.com](http://www.lchra.com) to obtain information to join the meeting.***

*For additional information or questions regarding this agenda, please contact Matthew T. Sternberg, Executive Director at 717-394-0793 or by e-mail at [msternberg@lchra.com](mailto:msternberg@lchra.com). If you need language assistance, or if you are a person with a disability who wishes to attend this meeting and requires any auxiliary aid, service, or other accommodation please contact the Lancaster County Redevelopment Authority at (717) 394-0793 x225, or email [jeby@lchra.com](mailto:jeby@lchra.com) at least five days beforehand, to discuss how we may best accommodate your needs.*

*Todas personas tengan la oportunidad de ser escuchada y de responder a los programas o las actividades de los Autoridades de Housing y Redevelopment del Condado de Lancaster. Favor de llamar a 717-394-0793 x225 por lo menos cinco días antes, si quiere atender y participar en esta reunion, para pedir ayuda de idioma. . O manda un correo electronico a [jeby@lchra.com](mailto:jeby@lchra.com)*