



City of Lancaster Revitalization  
and Improvement Zone Authority  
c/o Lancaster City Alliance

115 East King Street  
Lancaster, PA 17602

717-394-0783

[lancastercityalliance.org/criz](http://lancastercityalliance.org/criz)

*The CRIZ-financed Southern Market  
Food Hall/Restaurateur Incubator and  
Offices, 100 South Queen Street.*

# 2024 Annual Report

Administration of the City Revitalization and Improvement Zone Program  
at the Commonwealth of Pennsylvania by:



Rick Siger, Secretary



Patrick Browne, Secretary

Josh Shapiro,  
Governor



Uri Monson, Secretary



Managed by  
LANCASTER CITY ALLIANCE



*“The New Lancaster Rainbow”, public art facade installation at the CRIZ-supported Christian Street Garage/Lancaster Public Library facility, 151 N. Queen St.*

## City of Lancaster Revitalization and Improvement Zone Authority

(as of December 31, 2024.)

**Marshall W. Snively**  
ACTING EXECUTIVE DIRECTOR  
President, Lancaster City Alliance

**Jeremy R. Young, MURP**  
ACTING MANAGING DIRECTOR  
Vice President, Community & Economic Development, Lancaster City Alliance

**Greg Keasey**  
PROGRAMS COORDINATOR  
Economic Development Manager, Lancaster City Alliance

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Realtor, Coldwell Banker Realty; City Resident

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Financial Associate, Raymond James

**Shelby Nauman**  
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**Rebecca Addington**  
ASSISTANT SECRETARY  
Small Business Owner, Ville & Rue; City Resident

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**Faith Craig**  
City Councilor; Small Business Owner; Realty ONE Group Unlimited

**John T. Reed, Esquire**  
Attorney and Partner, Barley Snyder

**Heather Valudes**  
President & CEO, Lancaster Chamber

**Chris Delfs (Non-Voting Member)**  
Director, City of Lancaster Department of Community Planning & Economic Development

**Terrance Trego**  
(Non-Voting Member)  
Deputy Chief of Staff, Office of State Senator Scott Martin (13th Dist.)



*Art galleries on Gallery Row, N. Prince St.  
(Photo courtesy of Franklin & Marshall College)*



## City Revitalization & Improvement Zone (CRIZ) Program

# A Vital Economic Development Funding Tool for the City of Lancaster

**Grants, Loans, and Annual Debt Service to Repayment Assistance to Support Business Growth, Catalytic Economic Development Initiatives, and the Development of Vacant/Underutilized Properties, including:**

- Real Estate Acquisition
- Site Preparation, Infrastructure, Demolition
- Real Estate Development Soft Costs (ex: Architectural, Engineering, Surveys, Legal Fees)
- New Construction
- Façade Improvements / Exterior Renovations
- Interior Renovations (including Leasehold Improvements)
- New Furniture, Fixtures, Equipment

Since 2014, nearly \$73 million in State & local tax revenues have been returned to the City of Lancaster and distributed, leveraging more than \$150 million in private, local, or federal matching funds invested to support more than \$233 million in economic development.

*A mason restores the brick wall inside the historical Kleiss Saloon, part of the Thaddeus Stevens & Lydia Hamilton Smith Center for History & Democracy, under construction. (Photo courtesy of Witmer Group)*

*On the cover: The Thaddeus Stevens & Lydia Hamilton Smith Center for History & Democracy's restored historic South Queen Street frontages.*

*All images courtesy of Lancaster City Alliance unless otherwise specified.*

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# What is “CRIZ”?

The City Revitalization and Improvement Zone (CRIZ) Program was established by Pennsylvania law (Act 52 of 2013 with amendments through Act 56 of 2024) to spur new growth in cities that have struggled to attract development, helping to revive downtowns, and create jobs for the residents in the regions.

A CRIZ is an area of up to 130 acres, comprised of parcels designated by an authority to capture state and local taxes for the purpose of improvement and development in the designated CRIZ area.

## How does CRIZ work?



1 CRIZ district is a special property-based economic development area in the City of Lancaster totaling approximately 130 acres, covering much of the Downtown and Harrisburg Avenue/N. Prince Street “Northwest Gateway” area as well as portions of Manor Street and South Duke Street.



2 Businesses, property owners, and contractors constructing CRIZ-approved projects located within the district are required by State law to file annual, confidential reports between April 1 and June 15 to the PA Department of Revenue and the City of Lancaster on the amount of qualified taxes (ex: PA Sales Tax, PA Employer Withholding Tax, Local Earned Income Tax, and others) generated by their business during the previous tax year. Businesses, property owners, and contractors doing business in the CRIZ districts do not incur any additional taxes as a result of being located in the CRIZ district. The CRIZ Program’s success and the amount of funding generated for the program is dependent on businesses fulfilling this reporting responsibility annually.

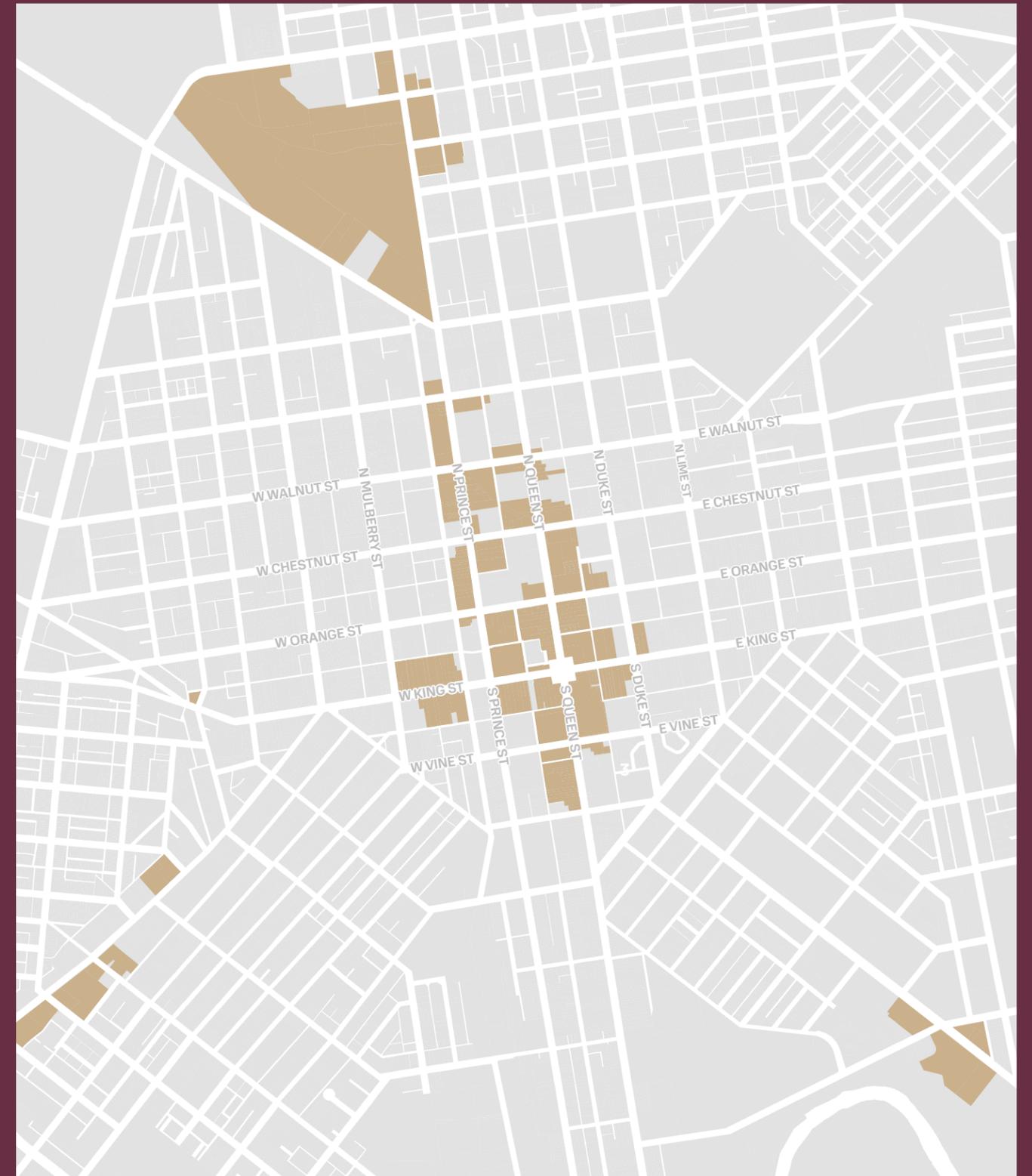


3 The Commonwealth of Pennsylvania and City of Lancaster certify the qualified taxes reported by businesses and property owners in the CRIZ districts and returns those tax dollars (“increment”) to the Lancaster CRIZ Authority. In 2024 alone, more than \$12.1 million was returned to the Lancaster CRIZ Authority to support economic development in Lancaster’s CRIZ, and nearly \$73 million has been returned and distributed to date.



4 Qualified state and local tax revenues (“increment”) returned to the Lancaster CRIZ Authority may be used for payment of debt service on loans issued for the acquisition and/or qualified capital improvements within the Zone and in support of development projects and other capital improvements, and business growth. The CRIZ Authority may also use the increment to issue bonds to fund special projects or programs such as the CRIZ Small Business Financial Assistance (SBFA) Grant & Loan Program created in 2018.

The City of Lancaster Revitalization and Improvement Zone Authority is a municipal entity with a Board of Directors appointed by the mayor and Lancaster’s state senator. The Authority was created in 2013 to oversee Lancaster’s CRIZ Program, and approves financial assistance made possible by the annual capture of state and local taxes to support development projects and other capital improvements, small business expansion, and job creation in the City of Lancaster. In 2021, the CRIZ Authority contracted with the nonprofit Lancaster City Alliance to manage the CRIZ Program.



## City Revitalization & Improvement Zone Map

### LEGEND

■ CRIZ AREA



**2024 Year in Review**

**CRIZ Program Highlights**

**Allocation/Distribution of 2023 CRIZ Incremental Tax Revenues and Matching Funds Invested**

The Lancaster CRIZ Authority allocated or distributed \$12,108,380 from 2023 state and local incremental tax revenues for state-approved CRIZ projects and leveraged \$7,598,156 in developer and property owner matching funds in 2024.

The pie chart and table on pages 11 and 12 provide a breakdown of the CRIZ Authority’s 2023 CRIZ incremental tax revenue allocations in 2024, including amounts for qualified projects, CRIZ Authority administration, and compliance services.

Since 2014, approximately \$72.8 million in state and local tax revenues have been captured for the city, leveraging more than \$150 million in private investments, and supporting over \$223 million in economic development.

*The 2023 Atlantic League Champions Lancaster Stormers face off against the Hagerstown Flying Boxcars on opening night of the 2024 season at Clipper Magazine Stadium (now Penn Medicine Park), playing for the first time on the newly installed artificial turf. The \$2.1 million turf conversion project was completed in the spring of 2024, and was funded by CRIZ incremental tax revenues awarded to the Lancaster County Redevelopment Authority, owner of the public facility.*

**Stormers Play Ball on New CRIZ-Funded Artificial Turf**

In April 2024, the Lancaster Stormers—2023 Atlantic League Champions—opened their season at the Clipper Magazine Stadium (now known as Penn Medicine Park), playing baseball on a newly installed artificial turf field in a high-profile matchup against the premiering Hagerstown Flying Boxcars. The turf installation was part of a multi-year capital improvements program at the stadium, funded by CRIZ incremental tax revenues awarded to the Redevelopment Authority of the County of Lancaster, which owns the facility.

The artificial turf project and a replacement of the original 2004-05 roof—completed in late 2024—are among several improvements identified in the stadium’s CRIZ-approved 2023–2028 Capital Improvements Program. Additional upgrades, including new safety netting, kitchen equipment replacements, and structural upgrades, are budgeted for implementation in 2025. The full program is supported by CRIZ funding, with matching investments made in kind by Lancaster Baseball, LLC, the Stormers’ ownership group, through other facility enhancements.

The Lancaster County Redevelopment Authority, which issued the original 2003 construction bonds for the stadium, does not have sufficient capital reserves

to meet ongoing improvement obligations under its lease agreement with the team. CRIZ support was approved by the CRIZ Authority and Commonwealth of Pennsylvania to fund eligible projects over multiple years, ensuring continued investment in this important public asset.

The home of the Lancaster Stormers is a key anchor in the city’s Stadium District and a priority site in the City’s state-approved strategic CRIZ plan. These upgrades enhance the year-round viability of the stadium, including the ability to host new programming such as concerts and potentially a new sports franchise such as a professional soccer team – while reinforcing its role as both a civic gathering place and economic engine for the community.

**Construction Underway on the Thaddeus Stevens & Lydia Hamilton Smith Center for History & Democracy**

The nonprofit LancasterHistory officially broke ground on the Thaddeus Stevens & Lydia Hamilton Smith Center for History & Democracy at 14-16 East Vine Street in 2024, marking the start of construction, led by general contractor Benchmark Construction, on what has been identified as a nationally significant interpretive museum dedicated to the legacy of Congressman Thaddeus Stevens and businesswoman Lydia Hamilton Smith. Supported by up to \$4 million in City Revitalization and Improvement Zone (CRIZ) financial assistance approved by the CRIZ Authority.

In 2022, the project will transform the restored home and law office of Stevens and the adjacent Kleiss Saloon into an immersive center exploring themes of equality, freedom, and democracy. The new cultural destination, expected to be completed in 2026, will serve as a cornerstone of redevelopment at the Queen and Vine Street gateway, complementing nearby projects such as Willow Valley Communities’ planned senior living tower and the award-winning Southern Market food hall.





*Passenger Coffee & Tea Showroom, 7 W. King Street, was awarded a Small Business Financial Assistance Grant to support the cost of leasehold improvements, new equipment, and new furniture. (Photo courtesy of Passenger Coffee & Tea Showroom)*

### New CRIZ-Supported Projects Approved and Pending Approval

In 2024, the Lancaster CRIZ Authority approved several projects to receive financial assistance from CRIZ incremental tax revenues, including:

- Major renovations to the Lancaster City Welcome Center at 38 Penn Square (final approval by the Commonwealth of Pennsylvania in December 2024)
- Lancaster County Convention Center Authority’s redevelopment of Commons on Vine at the Lancaster County Convention Center, East Vine Street (final approval by the Commonwealth of Pennsylvania pending as of December 31, 2024)
- The redevelopment of 422 Ruby Street into a mixed-use facility (including transfer of the property into the Zone; final approval by the Commonwealth of Pennsylvania pending as of December 31, 2024)

### Small Business Financial Assistance (SBFA) Program Success: Nearly \$1 million Awarded

In 2024, the CRIZ Authority’s Small Business Financial Assistance (SBFA) program awarded a total of \$971,002 in grants and low-interest loans to a diverse range of a total of twenty-two (22) businesses, with 27% awarded to BIPOC-owned and more than half (55%) to woman-owned businesses. The food and beverage (36%) and professional service (18%) sectors were notably represented.

## CRIZ Authority Backs Major Renovation of Historic Lancaster City Welcome Center

Lancaster’s historic Welcome Center—located at 38 Penn Square in the heart of Downtown—is preparing to undergo a transformative renovation thanks to financial support from the City Revitalization and Improvement Zone (CRIZ) Program. In July 2024, the CRIZ Authority approved a grant of up to \$1.6 million for the project, which received final authorization from the Commonwealth of Pennsylvania in December 2024.

Constructed in the late 1790s and listed in the National Register of Historic Places, the building is one of Lancaster’s most recognized historical landmarks. It currently houses Visit Lancaster City, a division of City government responsible for tourism, marketing, events, and community promotion. As the City’s central hub for visitor services, the Welcome Center plays a vital role in Lancaster’s local economy



*The circa 1795 Lancaster City Welcome Center at 38 Penn Square. (Photo courtesy of Visit Lancaster City)*

by greeting tourists, promoting local businesses, coordinating downtown events, and enhancing the city’s reputation as a vibrant destination.

The upcoming renovation—the first major overhaul since the building last served as City Hall in 1924—will focus on both restoration and modernization.

#### Plans include:

- **Reimagined Visitor Experience:** The center’s interior will be redesigned with updated wayfinding, improved pedestrian circulation, refreshed customer service areas, and new exhibit displays that highlight Lancaster’s history, culture, and visitor attractions.
- **Building Systems and Accessibility:** Upgrades to the HVAC system and other mechanicals, a new elevator, ADA-compliant access features, and building envelope reinforcements will bring the structure up to modern standards.
- **Historic Preservation and Exterior Enhancements:** Restoration of interior and exterior finishes, installation of architectural uplighting, and improved lighting at the entryways will enhance the building’s presence on Penn Square—especially in the evening.
- **Upper Floor Activation:** Underutilized space on the upper floors will be optimized for future public or administrative uses.

## Convention Center's Commons on Vine Redevelopment Moves Forward with Local CRIZ Support, Pending State Approval

A significant reinvestment is underway at the Lancaster County Convention Center, as the Lancaster County Convention Center Authority (LCCCA) prepares to redevelop the Commons on Vine—a 22,000-square-foot area within the facility—into a state-of-the-art, multi-use event space. In October 2024, the City Revitalization and Improvement Zone (CRIZ) Authority approved up to \$6.25 million in CRIZ financial assistance for the project through Resolution No. 26-2024, with final authorization from the Commonwealth of Pennsylvania pending as of December 31, 2024.

Originally designed as a registration and pre-function area when the Convention Center opened in 2009, the Commons on Vine has remained underutilized due to its distance from the main exhibit hall, Freedom Hall. The planned renovation will convert the space into a flexible venue suitable for weddings, corporate receptions, galas, and other community events—enhancing the Convention Center's overall functionality and strengthening its role as a regional economic engine.

The total project cost is \$7.5 million, including construction, professional design services, furniture, fixtures, and equipment, and a 15 percent contingency. The LCCCA has committed more than \$1.25 million in unrestricted capital reserves as matching funds, supplemented by \$5.05 million in private financing from Juniata Valley Bank.

As a publicly owned facility, the LCCCA qualifies for CRIZ funding under state legislation permitting incremental tax revenues to be reinvested in facilities. The CRIZ Authority will reimburse eligible project costs over a period of up to ten years using incremental tax revenues generated within the CRIZ district.

Once complete, the new Commons on Vine will expand Lancaster's capacity to host high-quality social and professional events, support local businesses, and drive tourism—all key goals of the City's Building On Strength Economic Strategic Development Plan. This investment continues the CRIZ Authority's strong record of support for transformative public projects such as Ewell Plaza, Penn Medicine Park, and the Lancaster City Welcome Center.

Construction is anticipated to begin following final Commonwealth approval in 2025, with completion expected in 2026.



Kevin Molloy, Executive Director of the Lancaster County Convention Center Authority, provides a tour of active demolition underway in the area of the Convention Center accessible via East Vine Street, known as Commons On Vine, in preparation for redevelopment of the facility to support new programming opportunities.

### Key project components include:

- **Comprehensive Interior Renovation:** Reconfiguration of the existing space with flexible seating, updated finishes, and enhanced acoustics to accommodate events of varying scale and type.
- **Technology and Equipment Upgrades:** Integration of advanced audiovisual systems and lighting to support modern event needs.
- **Improved Accessibility and Circulation:** Design refinements to strengthen connections within the overall Convention Center complex and improve visitor flow.
- **Architectural and Aesthetic Enhancements:** Updated design elements that complement the facility's existing architecture and create a welcoming environment along East Vine Street.

## Ruby Street Project Receives Local Green Light for CRIZ Inclusion and Redevelopment Funding Assistance

A transformative reinvestment is planned for Lancaster's southwestern West Lancaster Jewels neighborhood, where the long-neglected industrial property at 422 Ruby Street is set to be redeveloped into a vibrant mixed-use complex. In December 2024, the City Revitalization and Improvement Zone (CRIZ) Authority approved the addition of the property to the CRIZ District and authorized financial assistance to support the project, with final approval of CRIZ funding from the Commonwealth of Pennsylvania pending as of December 31, 2024.

Planned by Nickolas Surra of Gray House Property Holding Company, LLC, the \$3.1 million redevelopment will transform the 0.4-acre site, historically known as Hostetter's Garage, through the demolition and reconstruction of more than 10,000 square feet and renovation of 4,500 square feet of existing space. The project will include motorsport-related tenants such as Nice Bikes Motorcycle Company and Fingers Crossed Moto, as well as a 1,200-square-foot breakfast-and-lunch cafe at Ruby Street and Prangley Avenue developed by the ownership of popular Lancaster restaurant Cabalar Meat Co., and potentially additional neighborhood-serving amenities. Together, these uses will activate and bring new amenities to an underutilized property located just two blocks north of the Manor Street corridor—a priority area targeted for reinvestment in both the City's Building On Strength Economic Development Strategic Plan and Our Future Lancaster Comprehensive Plan.

The CRIZ Authority's approval enables the applicant to access annual CRIZ-qualified incremental tax revenues generated by businesses operating at 422 Ruby Street to help service debt on a \$605,000 loan from ACNB Bank used for property acquisition and development soft costs. Additional funding will come from equity investments and other private financing sources.

Once completed, the redevelopment of 422 Ruby Street will breathe new life into a formerly blighted and underutilized site, advance the Building On Strength economic development plan goals of fostering entrepreneurship and reinvestment, and strengthen the growing network of creative small businesses along and near the Manor Street corridor.

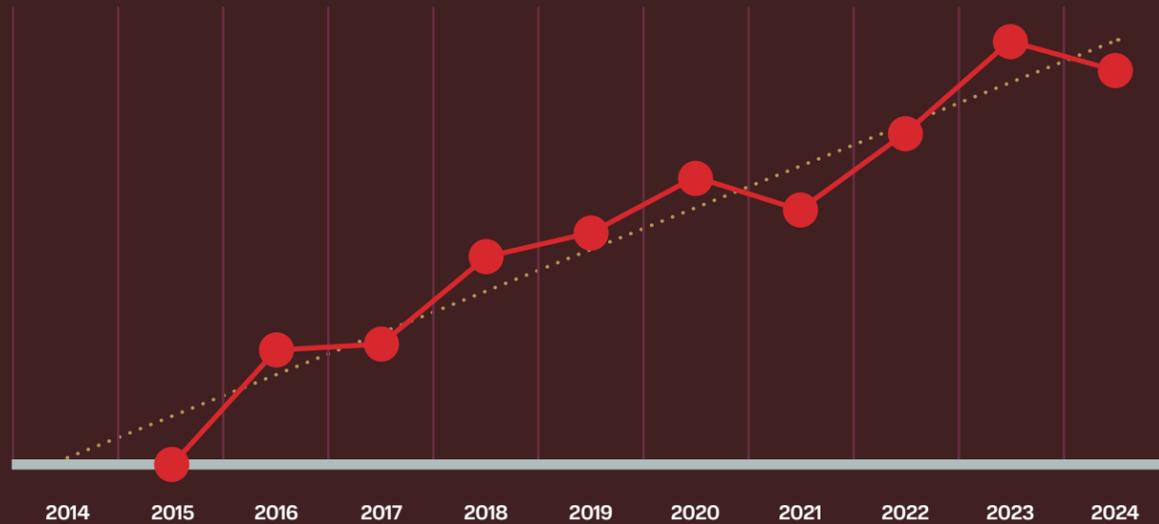


The redevelopment of 422 Ruby Street, a former industrial site near Lancaster's Manor Street corridor, has transformed a long-vacant property into a modern mixed-use destination featuring motorsport-related businesses, a café, and community event space. (Rendering courtesy of TONO Architects)

### Key project benefits include:

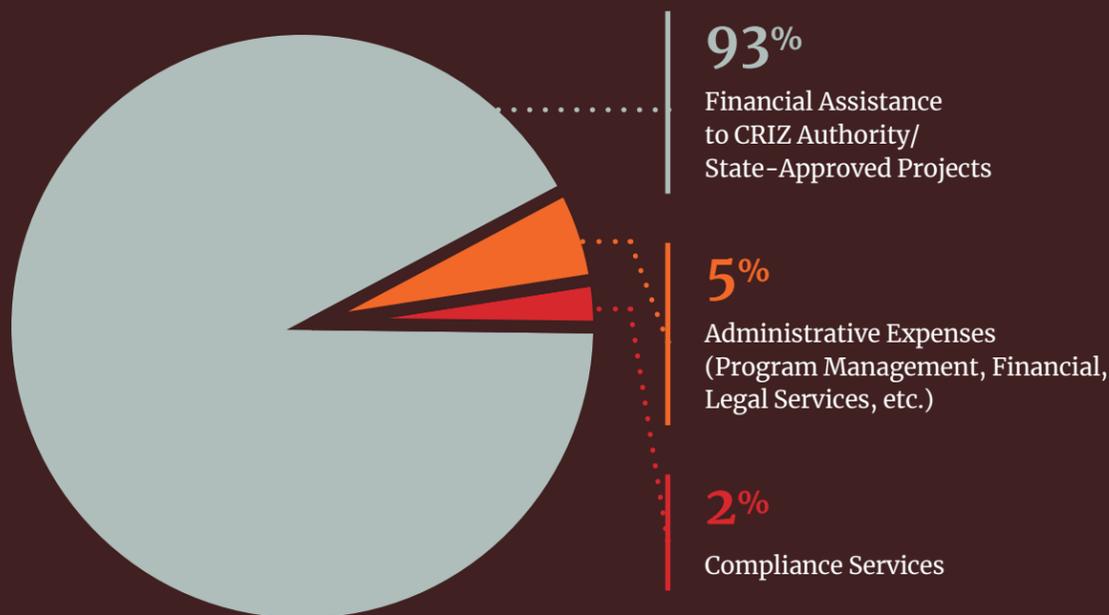
- **Adaptive Reuse and New Construction:** Rebuilding and repurposing the industrial site into a modern facility combining workshops, retail, and community spaces.
- **Small-Business and Entrepreneurial Growth:** Providing affordable space for local makers and motorsport entrepreneurs to expand their operations.
- **Neighborhood Activation:** Introducing a neighborhood café and event space to enhance walkability and community activity.
- **Corridor Revitalization:** Supporting the ongoing economic resurgence of the Manor Street commercial hub through private reinvestment and new employment opportunities.

### Certified CRIZ Incremental Tax Revenues Received Annually from Previous Tax Year Reporting



**Total State & Local CRIZ Incremental Tax Revenues Returned to CRIZ Authority for Distribution**

### Allocation/Distribution of 2023 Qualified CRIZ State & Local Incremental Tax Revenues by Lancaster CRIZ Authority in 2024



### Distribution of CRIZ Incremental Tax Revenue Expenditures

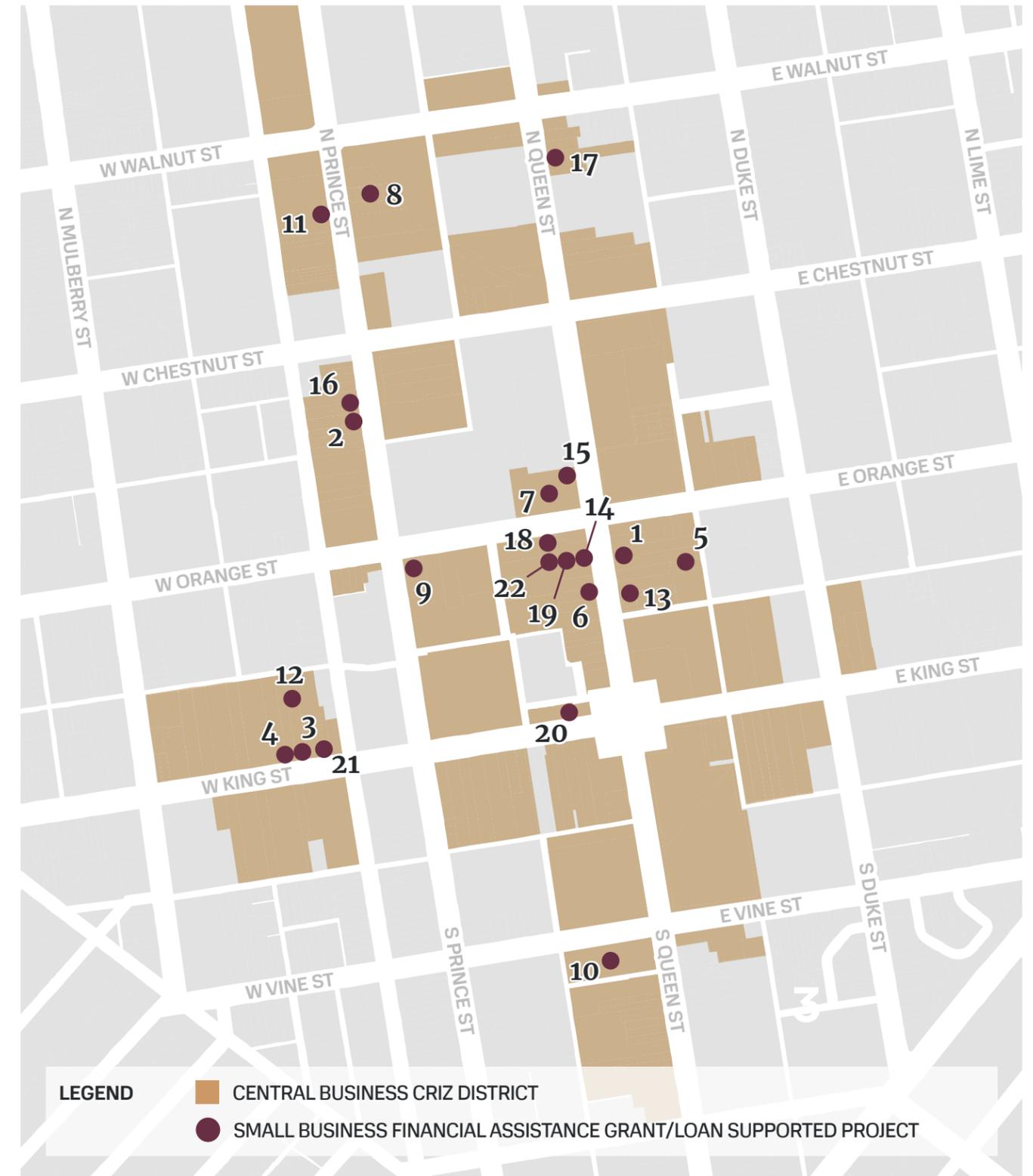
by Project and Matching Funds Invested through 2024

Year(s) Approved by CRIZ Authority	Project	Project Type	CRIZ Financial Assistance Beneficiary	Address	Financial Assistance Status	CRIZ Incremental Tax Revenues Allocated/Distributed in 2024	Total CRIZ Incremental Tax Revenues Allocated/Distributed To Date (Including 2024)	Matching Funds in 2024	Total Matching Funds Invested To Date (Including 2024)
2015	35 N. Queen Restaurant	Leasehold Improvements, Equipment	Center City 35 NQ, Inc.	35 N. Queen St.	Business Closed Permanently; Annual CRIZ Increment Contract Terminated	-	\$68,903.58	-	\$299,346.31
2016	Plaza Centro Neighborhood Retail Center (initially called Conestoga River Plaza)	New Construction	Conestoga Plaza, LP (for SACA Development Corporation)	902-910 S. Duke St.	Paid in Full (Assistance Expired)	-	\$116,624.46	-	\$7,666,517.57
2016	Lancaster County Convention Center Capital Improvements	Renovations, Furniture, Fixtures, Equipment	Lancaster County Convention Center Authority	25 S. Queen St.	Paid in Full (Assistance Expired)	-	\$3,300,000.00	\$116,591.30	\$1,629,794.98
2016	Lancaster Marriott at Penn Square Hotel Expansion	Real Estate Acquisition, Furniture, Fixtures, Equipment	Redevelopment Authority of the City of Lancaster	14-18 E. King St.	Ongoing (Annual)	\$3,968,375.53	\$11,416,557.12	-	\$32,732,769.86
2016, 2017, 2018, 2019, 2022, 2023, 2024	Penn Medicine Park Capital Improvements	Renovations, Infrastructure, Furniture, Fixtures, Equipment	Redevelopment Authority of the County of Lancaster	580 N. Prince St.	Ongoing (Annual)	\$627,301.48	\$6,265,639.47	\$145,527.00	\$2,534,164.46
2016-2018	The Holiday Inn Lancaster (formerly The Hotel Lancaster)	Real Estate Acquisition, Furniture, Fixtures, Equipment	Square Development, LP	25 E. Chestnut St.	Ongoing (Annual)	\$518,752.38	\$4,768,895.03	-	\$16,210,567.65
2017	"101NQ" Office/Retail/Residential Facilities (Cargas Corporate Headquarters and LNP Media Group Corporate Headquarters) (formerly the "Bulova Building")	Environmental Remediation	QS Zamagis, LLC and LQS, LLC	101 N. Queen St.	Paid in Full (Assistance Expired)	-	\$1,936,878.78	\$655,249.33	\$40,798,308.71
2018	Christian Street Garage/Lancaster Public Library/Ewell Plaza Retail	Professional Design Services, Development Site Preparation, New Construction	Lancaster Parking Authority	151 N. Queen St.	Ongoing (Annual)	\$2,103,179.00	\$12,332,800.84	\$3,094,069.00	\$21,071,765.48
2018	Max's Eatery (Restaurant/Bar)	Business Acquisition, Renovations, Furniture, Fixtures, Equipment	Macodo, LLC	38 W. King St.	Business Closed Permanently; Annual CRIZ Increment Contract Terminated	-	\$163,788.54	-	\$1,219,954.70
2018	29 East King Office & Retail Facilities (Woodstream Corporate Headquarters)	Façade and Interior Renovations	29 East King Street, LLC	29 E. King St.	Paid in Full	-	\$1,112,603.78	-	\$6,527,156.91
2018	551 West (Restaurant/Bar) Expansion	New Construction, Renovations, Furniture, Fixtures, Equipment	Trissler Partners, LLC and TAFF Enterprises, LLC	551 W. King St.	Ongoing (Annual)	\$88,601.61	\$269,942.38	-	\$679,812.17
2019	Ewell Plaza Public Space	Professional Design Services, Development Site Preparation, New Construction	City of Lancaster	125 N. Queen St.	Paid in Full (Assistance Expired)	-	\$2,839,705.48	-	\$583,258.21
2019	Double C (Restaurant/Bar)	Real Estate Acquisition, Renovations, Furniture, Fixtures, Equipment	Double C, LLC and Grip & Rip, LLC	220 N. Prince St.	Ongoing (Annual)	\$82,810.12	\$349,895.94	-	\$1,203,910.83
2019	The Exterior Company Corporate Headquarters	Real Estate Acquisition	The Exterior Company, Inc.	311 Harrisburg Ave.	Ongoing (Annual)	\$122,992.29	\$432,878.79	-	\$3,200,675.81
2020	Southern Market (Food Hall/Bar, Offices, Entrepreneur Incubator)	Real Estate Acquisition, Furniture, Fixtures, Equipment	Lancaster Equity, Inc. and Willow Valley Communities	100 S. Queen St.	Ongoing (Annual)	\$195,280.42	\$488,562.78	\$79,796.00	\$8,169,527.00
2020	Duke Street Plaza (Retail/Services Center)	Real Estate Acquisition, Development Site Preparation	Duke Street Plaza, LLC (SACA Development Corporation)	802-820 S. Duke St.	Paid in Full (Assistance Expired)	-	\$2,147,396.00	-	\$459,961.17
2022	Thaddeus Stevens & Lydia Hamilton Smith Center for History & Democracy	Professional Design Services; Leasehold Improvements, Furniture, Fixtures, Equipment	LancasterHistory.org	45-47 S. Queen St.	Project to Receive One-Time Grant Paid in Installments	\$2,626,798.26	\$4,000,000.00	\$3,330,995.26	\$3,650,708.84
2023	Transitional Living Center Renovations	Professional Services, Renovations, Furniture, Fixtures, Equipment	Tenfold	105 E. King St.	Project to Receive One-Time Grant Paid in Installments	\$101,353.46	\$177,770.64	\$25,338.36	\$44,442.66
2023	Rendezvous Pizzeria & Steak Shop (Restaurant)	Leasehold Improvements, Furniture, Fixtures, Equipment	Rendezvous Bistro, LLC	243 W. King St.	Ongoing (Annual)	\$140,938.34	\$140,938.34	\$41,067.71	\$241,227.51

**Distribution of CRIZ Incremental Tax Revenue Expenditures through 2024 (continued)**

2023	The Coffin Bar & Kitchen by Spring House Brewing Company (Restaurant/Bar)	Real Estate Acquisition, Professional Services, Furniture, Fixtures, Equipment	The Taproom Spring House Brewing Co.	30 W. Lemon St.	Ongoing (Annual)	\$16,767.30	\$16,767.30	-	\$280,000.00
2023	Shot & Bottle (Restaurant/Bar) Kitchen Expansion	Professional Services, Furniture, Fixtures, Equipment	The Shot and Bottle Shop, LLC	2 N. Queen St.	Ongoing (Annual)	\$37,358.51	\$112,333.23	\$5,949.82	\$35,629.42
2023	TFB Catering, Inc. Kitchen Facility and Headquarters	Professional Services, Leasehold Improvements, Furniture, Fixtures, Equipment	TFB Properties, LLC	28-30 E. King St.	Ongoing (Annual)	\$190,041.49	\$338,507.03	-	\$270,178.60
2023	Issei Noodle (Restaurant/Bar) Relocation and Expansion	Real Estate Acquisition, Furniture, Fixtures, Equipment	Sun & Moon Realty, LLC (for Pham Enterprise, LLC)	38 W. Orange St.	Ongoing (Annual)	\$42,410.80	\$85,843.36	\$103,572.00	\$410,677.89
2024	Lancaster City Welcome Center Redesign & Renovation	Professional Services, Renovations, Furniture, Fixtures, Equipment	City of Lancaster	38 Penn Square	Project to Receive One-Time Grant Paid in Installments	\$400,000.00	\$400,000.00	-	-
<b>Total</b>						<b>\$11,262,960.99</b>	<b>\$53,283,232.87</b>	<b>\$7,598,155.78</b>	<b>\$149,920,356.74</b>

**Lancaster CRIZ's SBFA Grant and Loan Program: A Catalyst for Small Business Growth**



The CRIZ-financed Christian Street Garage/ Lancaster Public Library/Ewell Plaza Retail project in the 100 block of North Queen Street.



The CRIZ Authority's Small Business Financial Assistance (SBFA) Program, capitalized by a \$5 million bond issue in 2020, offers matching grants of up to \$25,000 and loans of up to \$100,000 to help businesses within the CRIZ district grow, and provides support for renovations, real estate purchases, and new fixtures, furniture, and equipment.

The CRIZ Authority partners with EDC Finance Corporation to issue the SBFA's fixed, low-interest loans to qualifying small businesses within the CRIZ districts. As loans are repaid, proceeds are paid into a revolving loan fund to sustain the program long-term. Loans may be issued in combination with grants of up to \$25,000, for a total financial assistance opportunity of up to \$125,000 from the SBFA Program.

In calendar year 2024, the following SBFA grants totaling \$480,251.84 and SBFA loans totaling \$503,701.00 were awarded from proceeds of the CRIZ Authority's 2020 Series Note, for a combined \$983,952.84 in financial assistance awarded to twenty-two (22) small businesses (see table).

In 2024, the SBFA Program supported a diverse range of Lancaster businesses, with 27% of awardees being BIPOC-owned and 55% woman-owned. The program also balanced support between emerging and established ventures: 41% of recipients were startups, while 59% were established businesses. Forty-one percent (41%) of the awardees were new to the CRIZ Zone, while 59% were already operating within it. Industry representation was broad, with most recipients from the food and beverage sector (41%) and arts, culture, and entertainment sector (18%), alongside businesses in business & professional services, hospitality & lodging, personal services, retail, and other sectors.

Matching funds invested by 2024 SBFA grant and loan awardees as of December 31, 2024 totaled \$172,503.28, with matching funds investment continuing to grow as grant and loan funds were drawn down by awardees into 2025.

Note: Table numbers correspond with map points on page 14

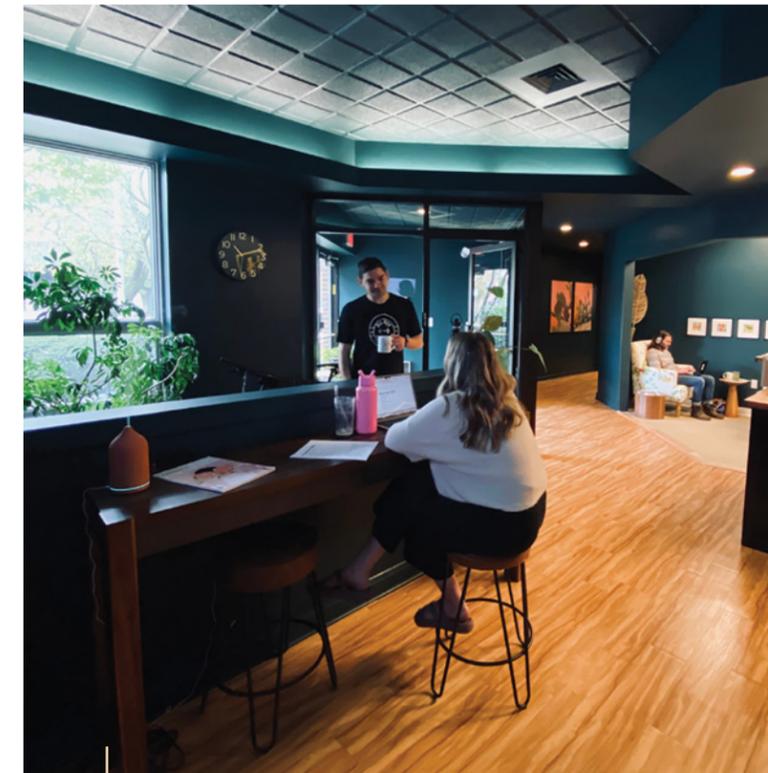
Map No.	Recipient	Description of Funding Award / Project
1	Wish You Well LLC (DBA Wish You Well Bakery)	Grant not to exceed \$25,000 for leasehold improvements and new furniture, fixtures, and equipment at the existing bakery and café at 47 North Queen Street
2	Red Raven Art Company LLC (DBA Red Raven Art Company)	Grant not to exceed \$14,528 for leasehold improvements and new furniture at the art gallery at 138 North Prince Street
3	Realm and Reason LLC (DBA Larkstone and RR Jewels)	Grant not to exceed \$19,429.60 for leasehold improvements and new furniture, fixtures, and equipment at the co-operative retail store at 213 West King Street
4	The Water King LLC (DBA The Beittel House)	Grant not to exceed \$19,676.80 for renovations, professional services in support of the same, and new equipment for the existing short-term visitor rental facility at 213-215 West King Street
5	Farbo Co. (DBA The Midnight Oil)	Grant not to exceed \$24,279.58 for leasehold improvements and new fixtures, furniture, and equipment for the development of a new non-alcoholic lounge and event space at 44 North Christian Street, Suite 100
6	Spanish Island Foods, Inc. (DBA Spanish Island Foods)	Grant not to exceed \$20,844.03 for new furniture, fixtures, and equipment in support of the development of a new Latino-Caribbean restaurant at 44 North Queen Street, Suites 1011 & 1015
7	Courant Group, LLC (DBA Lancaster Art Vault)	Grant not to exceed \$25,000, and loan not to exceed \$90,750, for new furniture, fixtures, and equipment and professional services in support of leasehold improvements necessary for the development of a new artist studio, gallery/retail, and education center at 100 North Queen Street
8	Vine Bar, LLC (DBA Vine Bar)	Grant not to exceed \$25,000 for new furniture and professional services in support of the development of the new Italian wine bar and retail/wholesale store at 237 North Prince Street, Unit B
9	Kim's Custom Cleaners, Inc. (DBA Kim's Custom Cleaners)	Grant not to exceed \$25,000, and loan not to exceed \$12,951, for façade improvements at 59 North Prince Street
10	Wigotow Consulting LLC (DBA Wigotow Consulting LLC)	Grant not to exceed \$7,440 for new furniture, fixtures, and equipment at the accounting advisory and consulting services firm at 100 South Queen Street, Suite 227
11	Roundbreads LLC (DBA Roundbreads Bakery)	Grant not to exceed \$25,000 for HVAC system upgrade and new furniture, fixtures, and equipment for the existing retail bakery store at 228 North Prince Street
12	Viktor Yeliohin International Ballet Academy (DBA Viktor Yeliohin International Ballet Academy)	Grant not to exceed \$19,600 for replacement of the HVAC system at the dance academy at 214 West Grant Street, 2nd FL
13	Vaah Enterprise, LLC (DBA Tikka Shack)	Grant not to exceed \$25,000, and loan not to exceed \$100,000, for new furniture and equipment and professional services necessary to support leasehold improvements at the Indian fast-casual restaurant at 35 North Queen Street
14	IAMSHOPLIFE LLC (DBA IAMSHOPLIFE)	Grant not to exceed \$7,400 for leasehold improvements and new furniture, fixtures, and equipment to support the expansion of the existing salon at 52 North Queen Street
15	G + T Hospitality LLC (DBA Deposit Café)	Grant not to exceed \$25,000 for new furniture, fixtures, and equipment to support the development of a new café at 100 North Queen Street
16	Freiman Stoltzfus Gallery (DBA Freiman Stoltzfus Gallery)	Grant not to exceed \$24,167.41 for leasehold improvements, façade improvements, infrastructure, and new furniture, fixtures, and equipment at the existing art gallery at 142 North Prince Street
17	Sahara Bistro Shawarma, LLC (DBA Sahara Bistro Shawarma)	Grant not to exceed \$25,000, and loan not to exceed \$100,000, for new furniture, fixtures, and equipment, and professional services necessary to support leasehold improvements for the development of a new restaurant at 245 North Queen Street
18	Place Marie Offices, LLC	Grant not to exceed \$25,000, and loan not to exceed \$100,000, for new furniture, fixtures, and equipment to support the development of a new upper-floor coworking and membership-based office facility at 12 West Orange Street
19	Place Marie Rentals, LLC	Grant not to exceed \$25,000, and loan not to exceed \$100,000, for leasehold improvements and new fixtures, furniture, and equipment to support the development of upper-floor short-term visitor rental units at 52-54 North Queen Street
20	Passenger Coffee Roasting, LLC (DBA Passenger Coffee & Tea Showroom)	Grant not to exceed \$23,217.86 for leasehold improvements, new equipment, and new furniture at the existing café known as Passenger Coffee & Tea Showroom at 7 West King Street
21	Red Rose Tag & Notary, LLC (DBA Red Rose Tag & Notary)	Grant not to exceed \$24,668.56 for façade improvements, new signage, accessibility upgrades, and interior renovations to support the existing legal and financial services business at 207 West King Street
22	Alchemy Ramen, LLC (DBA Alchemy Ramen)	Grant not to exceed \$25,000 for leasehold improvements and new furniture, fixtures, and equipment to support the development of a new restaurant at 52 North Queen Street, Suite 4B

## CRIZ Authority Adopts New Reporting Policy for Coworking and Shared Office Facilities

In May 2024, the Lancaster CRIZ Authority finalized a new policy to clarify and standardize how coworking facilities and their users, operating within the CRIZ/zone, are subject to mandatory annual reporting requirements under the law. The policy, developed over several months in consultation with the CRIZ Authority Board, contracted compliance vendor FourScore, and the Pennsylvania Department of Revenue, was created to strengthen compliance and ensure that all eligible businesses within shared office environments are accurately captured for CRIZ reporting purposes.

Under the new policy, any entity located in a co-working space that meets the definition of a Qualified Business—one that conducts an active trade or business within the CRIZ District—must file annual CRIZ reports with both the Commonwealth and the City of Lancaster. Property owners and managers of co-working facilities are required to submit a comprehensive list of all businesses using their space by May 1 each year. The list must include key identifying details such as business name, ownership, contact information, and employer identification number to ensure the CRIZ Master Business List remains accurate and complete.

To ensure compliance, the CRIZ Authority has directed FourScore LLC to administer the new policy and provide free assistance to businesses completing



Coworking at TCF Hub 812, located at 812 N. Prince Street, the newest location of The Candy Factory. (Photo courtesy of The Candy Factory)

their annual CRIZ tax reports. FourScore's team is available each year from April 1 through June 15 to help businesses complete both state and local filings at no cost. While businesses that fail to report could face penalties of up to \$1,000 or 10 percent of expected CRIZ tax revenues for each unreported year, the Authority's goal is to prevent such outcomes through proactive outreach and hands-on support, ensuring all qualifying businesses remain in good standing through successful compliance.

By implementing this new reporting policy, the CRIZ Authority continues to promote transparency, accountability, and collaboration across Lancaster's growing network of co-working space; helping ensure that every qualifying business contributes to the strength and sustainability of the CRIZ Program.