

**TOWNSHIP OF DERRY**  
**INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY**  
**MEETING NOTES**  
**FEBRUARY 18, 2016**

**CALL TO ORDER**

Chairman Justin C. Engle called the February 18, 2016 Regular Meeting of the Industrial & Commercial Development Authority to order at 6:00 pm in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. Chairman Engle advised that all public meetings are recorded for the purpose of providing accurate notes. A roll call was completed after the pledge of allegiance.

**The following were in ATTENDANCE:**

**BOARD MEMBERS**

Justin C. Engle, Jr., Chairman  
John W. Foley, Vice Chairman  
Brian Shiflett, Treasurer

**ALSO PRESENT:**

James N. Negley, Manager/Asst. Secretary/Asst. Treasurer  
Marie Sirkot, Administrative Assistant  
Jeffrey Engle, ICDA Solicitor  
Julie Echterling, Recorder

**ABSENT:**

James Ingalzo, Secretary

**Public in Attendance**

The following were in attendance: Lori Althoff, Greg Koussis.

**APPROVAL OF REGULAR MEETING MINUTES:**

Mr. Shiflett made a motion to approve the minutes for the January 21, 2016 regular meeting. Mr. Foley seconded the motion. **Motion carried 3-0.**

**PUBLIC COMMENTS:**

There were no public comments.

**UPDATE: FIRE HOUSE PROJECT:**

Mr. Koussis stated the certificate of substantial completion will be issued tomorrow and turned over to the owners. He stated there are a few minor issues and punch list items that the contractor is finishing. There are some ground issues that will be addressed later. He advised that training will take place next week. They are in the process of moving items into the renovated fire house and they will be fully operational next weekend.

He stated the overall budget is projected to be \$7,364,000, which is the same as last month. The owner's contingency allocation is \$17,500 and is included in the current budget projects. The contractor construction contingency is currently \$155,406. The cash flow projection has been updated to reflect the first reimbursement payment being received in early March 2016. This includes the three RACP submissions. The reimbursement amount was reduced by 25% because of certified payroll and steel certification issues. They believe all of these initial deficiencies have been addressed at this point. He stated the first payment should be \$675,000. The good news is the project will not exceed the \$5 million borrowing mark. He highlighted the change orders and contingency payments on the overall budget in his handout he provided to the Board. Mr. Koussis explained that the owner will receive 75% of the total contingency balance. Mrs. Althoff spoke about processing two interest payments. The fundraising amount

**TOWNSHIP OF DERRY**  
**INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY**  
**MEETING NOTES**  
**FEBRUARY 18, 2016**

still needed is \$1.3 million. The Board thanked him for his work on this project. He explained that he would attend one more meeting to close out the project with the Board.

**RECESS TO EXECUTIVE SESSION:**

The regular meeting of the Industrial and Commercial Development Authority recessed at 6:14pm to discuss a legal matter.

**RECONVENE REGULAR MEETING**

The regular meeting of the Industrial and Commercial Development Authority reconvened at 6:16pm.

**NEW BUSINESS:**

Chairman Engle discussed a letter of interest in regard to the Aquatic Center project. The project was announced to the public last Friday and we are in the very early process. He explained that there are two efforts going on for the Parks and Recreation Pool and Aquatic Center. One is the planning and programming for the Township. The second effort is the deal structure and finance team. The workshop meetings will start this week. Supervisor Foley stated the team assembled for this effort is fantastic. Chairman Engle spoke about the consultants who will be working on the project. Part of the discussion at this time is whether there will be a plan with the Aquatic Center or just the Recreation center. There will be a large capital outlay coming in the next four years. He shared that they will be engaging more with the school district with this process. Chairman Engle discussed executing a letter of interest to the Hershey Trust about the possibility of putting the Aquatic Center on their land.

Supervisor Foley made a motion to approve Chairman Engle execute a letter of interest addressed to the Hershey Trust expressing interest in acquiring approximately 25 acres of their land along Hersheypark Drive. Mr. Shiflett seconded the motion. **Motion carried 3-0.**

**ADJOURNMENT:**

Supervisor Foley made a motion to adjourn the meeting at 6:30 pm. Mr. Shiflett seconded the motion. **Motion carried 3-0.**

**SUBMITTED BY:**

---

James N. Negley, Manager,  
Assistant Treasurer, Assistant Secretary