

**DERRY TOWNSHIP
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY
REORGANIZATION MEETING
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033
MEETING MINUTES
February 19, 2015**

CALL TO ORDER

Chairman Foley called the February 19, 2015 meeting of the Derry Township Industrial & Commercial Development Authority to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

ROLL CALL

Members Present:

Chris Abruzzo
Justin Engle
John Foley
James Ingalzo
Domenick Argento (arrival at 6:20 pm)

Also Present:

James Negley, Manager, Assistant Treasurer, Assistant Secretary
Barbara Zemlock, Perry, Shore, Weisenberger & Zemlock
Marie Sirkot, Administrative Assistant

Public Present:

Lori Althoff, Diana M. Reed & Associates
Sandy Ballard, 650 Cocoa Ave., Hershey
Greg Koussis, Capital Construction Management
Rodney Sonderman, Hershey Fire Dept.
Ed Svirbely, Hershey Fire Dept.
Matt Weir, 1986 Church Rd., Hummelstown

Chairman Foley advised that it is the policy of the Authority to tape all public meetings for the purpose of providing accurate minutes.

REORGANIZATION

Mr. Engle proposed that the slate of officers remain the same as last year.

John Foley, Chairman
Justin Engle, 1st Vice Chairman
Domenick Argento, 2nd Vice Chairman
James Ingalzo, Secretary
Chris Abruzzo, Treasurer

James Negley, Manager, Asst. Treasurer/Asst. Secretary
Barbara Zemlock, Solicitor

Mr. Abruzzo seconded the motion. *Motion carried, 4-0.*

APPROVAL OF MINUTES

Mr. Ingalzo made a motion to approve the minutes of the December 18, 2014 meeting. Mr. Engle seconded the motion. *Motion carried, 4 -0.*

PUBLIC COMMENT

There was no public comment.

RATIFICATION OF AMENDMENT TO GREENLEE PARTNERS CONTRACT TO PROVIDE FOR AN EFFECTIVE DATE OF JANUARY 15, 2015

Solicitor Zemlock advised that this amendment is needed to provide for the January 15, 2015 date, which is when Greenlee Partners actually began doing work. This amendment has been signed by Chairman Foley and needs to be ratified. Mr. Ingalzo moved to ratify the amendment of the contract with Greenlee Partners to the effective date of January 15, 2015. Mr. Engle seconded the motion. *Motion carried, 4-0.*

UPDATE ON TAX INCREMENT FINANCING DISTRICT (TIF)

Ms. Zemlock reported that since the last meeting, the Planning Commission has adopted a resolution suggesting that it is appropriate to consider a TIF District. Based on that, presentations have been made to the School District and the Township to determine whether they would be willing to appoint members to a committee to see if this should move forward. A presentation will be made to Dauphin County in the near future. Once a committee is formed, they will decide what the scope and boundaries are of the TIF District. Finally, there will be a formal TIF Hearing, after which the municipalities and the School District will determine whether or not they want to participate in this process.

UPDATE ON FIRE HOUSE PROJECT

Mr. Koussis advised that bids were received last week and the budget is just short of the \$7,000,000 target that they have been working toward. The overall project budget is \$6,980,000. Based on the bid results, the preliminary Guaranteed Maximum Price (GMP) is \$5,261,548. Bid results came in \$200,000 less than expected at the last stage of the estimating process. There is a formal Amendment A to the Pyramid Construction contract, which they will prepare and bring to the ICDA Board at the March meeting to ask for full approval of the GMP Amendment. This will give us a final GMP number. Since we will not have final approval of Amendment A until March 19, we are asking for approval to proceed on a limited basis with a few of the subcontracts in order to get the project moving. We would like to begin the asbestos abatement and the destruction of the two Cagnoli structures and begin soil stabilization on the same site. These three items add up to a cost of \$118,000. Mr. Koussis asked if the Board would approve a limited Notice to Proceed to Pyramid Construction. This would allow these three activities to begin.

Ms. Zemlock advised that she had already spoken to John Dornberger regarding this matter and they agreed that the limited Notice to Proceed would be fine, providing the cost did not exceed \$118,000.

Mr. Engle moved to approve the limited Notice to Proceed. Mr. Abruzzo seconded the motion.
Motion carried, 5-0.

AUTHORIZATION FOR RBC CAPITAL MARKETS TO PROCEED WITH FINANCING FOR FIRE HOUSE PROJECT

Chairman Foley asked for a motion to authorize RBC Capital Markets to proceed with financing for the fire house project. Mr. Abruzzo made a motion. Mr. Ingalzo seconded the motion. *Motion carried, 5-0.*

AUTHORIZATION FOR RACP BUSINESS PLAN SUBMISSION FOR THE STREETSCAPE PROJECT

Mr. Negley explained there were time constraints to submitting the Business Plan and the ICDA tentatively agreed to submit the Plan effective February 9. We are actually ratifying what we have already done. Ms. Zemlock added that it is not the actual RACP application being submitted, but the Business Plan only at this time. Mr. Ingalzo moved to ratify the submission of the Business Plan. Mr. Engle seconded the motion. *Motion carried, 5-0.*

ANY OTHER BUSINESS TO COME BEFORE THE BOARD

No other business to discuss at this time.

ADJOURNMENT

Mr. Ingalzo made a motion to adjourn the meeting. Mr. Abruzzo seconded the motion.
Motion carried, 5-0.

Meeting adjourned at 6:40 p.m.

Respectfully submitted by:

James N. Negley, Manager
Assistant Treasurer/Assistant Secretary