

**TOWNSHIP OF DERRY**  
**INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY**  
**MEETING NOTES**  
**SEPTEMBER 17, 2015**

**CALL TO ORDER**

Chairman John W. Foley called the September 17, 2015 Regular Meeting of the Township of Derry 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. He advised that all public meetings are recorded for the purpose of providing accurate minutes. A roll call was done after the pledge of the allegiance.

**The following were in ATTENDANCE:**

**BOARD MEMBERS**

John W. Foley, Chairman  
Domenick Argento-arrived at 6:03pm  
James Ingalzo  
Justin C. Engle  
E. Christopher Abruzzo

**ALSO PRESENT:**

James N. Negley, Manager/Asst. Treasurer & Sec'y  
Marie Sirkot, Administrative Assistant  
Lauren Zumbrun, Economic Development Manager  
Barbara Zemlock, DT ICDA Solicitor  
Julie Echterling, Recorder

**Public in Attendance:**

The following were in attendance: Lori Althoff, Greg Koussis

**APPROVAL OF REGULAR MEETING MINUTES:**

Mr. Ingalzo made a motion to approve the meeting minutes for the August 20, 2015 regular meeting, as written. Mr. Engle seconded the motion. **Motion carried 5-0.**

**PUBLIC COMMENTS:**

There were no public comments.

**PA DEP LOCAL STORMWATER BMP PROGRAM MATCH:**

Mrs. Zumbrun stated the Department of Environmental Protection is offering funding for the implementation of urban Stormwater best management practices (BMPs) to reduce the nutrients and sediment delivered to the Chesapeake Bay. She explained that the funds could be applied for the improvements to the public parking lot on West Caracas Avenue adjacent to the fire station. HRG prepared a site plan, stormwater calculations and cost option for the project. The estimated cost is \$435,325.00 which includes \$40,000 in HRG engineering and design fees. The maximum the Township could obtain is \$200,000 for the grant. The matching funds required for the project would be \$235,325. She stated the grant reimburses monthly up to 90% with the final 10% paid at completion. She asked the Board to commit to providing the matching funds to complete the project through the existing line of credit secured through the fire company construction project.

Mr. Abruzzo asked if this grant would help the Township meet its obligation with the MS4 Permit. Mrs. Zumbrun stated it would help. He thinks this would be a positive move for the Township. He wanted to verify if the Township needs to provide the matching contribution that it is recorded and credit is given to the Township for the match. Mr. Foley discussed the paving

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requirements with the size and weight, staging and parking of the fire trucks and apparatus. He explained this would need to be considered by the Board of Supervisors next week as the match of the grant would be a Township obligation.

Chairman Foley made a motion to approve the stormwater best management practices (BMP) program match. Mr. Abruzzo seconded the motion. **Motion carried 5-0.**

**UPDATE: FIRE HOUSE PROJECT:**

Mr. Koussis stated the project continues to be on track for schedule, budget, and completion date. He spoke about the exterior work being done on the project including the roofing elements. He spoke about complaints from the neighbors regarding the early morning time the workers were starting. They have dialed back their start times. He spoke about the applications made to the state and isn't sure when the checks will arrive from the state. The Board asked about concerns with the PA Budget delay and receiving funds. He will review the cash flow schedule. He explained that they built in a six-month expected reimbursement timeframe and the first reimbursement has been at the state for 30 days.

Mrs. Lori Althoff discussed the fundraising for the project. She stated they have received the gaming grant of \$270,000. They have received 600 checks in the last two weeks with \$77,000 in donations. Chairman Foley discussed the recent open house the Fire Dept. held. This helped with the recent donations. He stated the firehouse grand opening would be in the spring which would provide six more months of fundraising. He said the community match is \$1.8 million and \$600,000 has been raised to date.

**OTHER BUSINESS:**

Chairman Foley stated at the beginning of the project there was a list of alternatives prepared. He listed the following alternatives:

<b><u>Alternative</u></b>	<b><u>Cost</u></b>
Fit-out Shelled Dorm Area	\$100,734
Eye Brow Canopies – West and North Elevations	\$46,107
Four Fold Doors – South Elevation Apparatus Bay Opening	\$113,261
Rooftop Deck	\$14,291
Waterless Fire Suppression System for Data Room	\$16,462
Ceramic Floor Tile in Lobby	\$9,659

He stated the firehouse construction is at a critical point where decisions on the alternatives need to be made to incorporate into the project. He has spoken with the fire company, Mr. Engle, and Mr. Negley about these additions. He proposes authorizing the alternatives to the project which would be added to the fire company portion. They would be funded through the existing credit facility, subject to Mr. Koussis reviewing cash flow and affirming we can do this.

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Mr. Koussis stated the current contingency fund is \$100,000. He discussed how the owner contingency works and how approximately 80% would come back to the owner. He stated the current project is \$7 million with approximately \$5.7 million in fundraising. Chairman Foley stated the project would go to \$7.2 million. He shared that he spoke with the chairman of the Building Committee and they are fine with the alternatives as long as it is memorialized. Mr. Engle spoke about the appearance of the fire house and how it is integrated into the park. Mr. Abruzzo expressed concern about how more costs could be added as the project progresses. Discussion ensued.

Chairman Foley made a motion to approve, subject to the construction manager and Fire Department's Building Committee the following ten alternates: Fit-Out Shelled Dorm Area, Fit-Out Training Tower – Complete Scope, Eye Brow Canopies – West and North Elevations, Four Fold Doors – South Elevation Apparatus Bay Openings, Four Fold Doors – South & North Elevation Apparatus Bay Opening, Rooftop Deck, Waterless Fire Suppression System for Data Room, HVAC Efficiency Option, Ceramic Floor Tile in Lieu of Epoxy Flooring, Provide Lighting Protection System, and Replace Ramp in front of 1928 and 1950 Buildings. Mr. Ingalzo seconded the motion. **Motion carried 5-0.**

Mr. Engle left the meeting at 6:50pm.

**ADJOURNMENT:**

Mr. Ingalzo made a motion to adjourn the meeting at 6:51 pm. Mr. Abruzzo seconded the motion. **Motion carried 4-0.**

Respectfully submitted by:

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James N. Negley, Manager  
Assistant Treasurer/Assistant Secretary

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Julie Echterling  
Recorder