

**DERRY TOWNSHIP
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033
February 19, 2009
MEETING MINUTES**

CALL TO ORDER

Chairman J. Scot Chadwick called the February meeting of the Derry Township Industrial & Commercial Development Authority to order at 5:30.

PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

ROLL CALL

Members Present:

J. Scot Chadwick, Chairman
Todd Pagliarulo, Vice Chairman
August T. (Skip) Memmi, Secretary
Michael H. W. Pries
James Ingalzo

Also Present:

James N. Negley, Manager/Treasurer/Assistant Secretary
Barbara Zemlock, Post & Schell, IDCA Solicitor
Marie Sirkot, Administrative Assistant
Ardith Yahner, Stenographer

Public Present:

Bill Davies, H.E. & R.
Diana Reed, Diana M. Reed & Associates

Chairman Chadwick advised all those present that it is the policy of the Authority to tape all meetings for the purpose of providing accurate minutes.

PUBLIC COMMENT

No one came forward.

APPROVAL OF MINUTES

Mr. Memmi made a motion to approve the January 15, 2009 ICDA meeting minutes. Mr. Ingalzo seconded the motion.

Motion carried, 5-0.

CONSIDERATION OF BUCHART-HORN AGREEMENT FOR THE MUNICIPAL COMPLEX

Solicitor Barbara Zemlock reported that this agreement does not contain any issues concerning the generator (see Paragraph 4) and that she and Mr. Negley met with Buchart Horn and their council to finalize the agreement. Per the agreement, there will be a \$100,000 payment made to the ICDA no later than April 10 and we will be receiving \$72,000 plus in architectural and engineering related design issues, some of which are ongoing. Buchart Horn has already signed off on this, so if the board agrees to accept the agreement, we will just wait to receive a check.

Mr. Pagliarulo moved and Mr. Pries seconded the motion to accept Buchart Horn's agreement.

Motion carried, 5-0.

MUSEUM BUILDING LEASE AMENDMENT

This item will be discussed at the March meeting.

RENEWAL OF AGREEMENT WITH GREENLEE PARTNERS

Mr. Negley advised that a renewal agreement has been received from Greenlee Partners calling for a fee of \$60,000 per year at \$5,000 per month. Mr. Ingalzo suggested meeting in executive session to discuss this matter. Mr. Pagliarulo asked what the total income per year is for the ICDA and Mr. Negley gave the following breakdown:

2008 INCOME

\$102,000	Bond Swap
\$13,000	Giant Center
<u>\$30,000</u>	Township of Derry
\$145,000	TOTAL

2008 EXPENDITURES

Admin. Staff	\$38,000
Greenlee Prtnrs.	\$60,000
Legal, Acctg. &	
Audit	\$34,000
Insurance	\$18,000
New Year's Eve	
Donation	<u>\$10,000</u>
TOTAL	\$160,000

Mr. Pries advised that after a contribution of \$5,500 by HE&R (New Year's Eve Celebration) we should now be \$2,000 in the black.

Chairman Chadwick suggested that before discussing these matters in executive session, the board should finish the remaining agenda.

HERSHEY PLAYHOUSE ASSISTANCE

Mr. Ingalzo reminded the board of Susan Cort's request at the last meeting for assistance from the ICDA for the Hershey Area Playhouse. Mr. Memmi advised that he had discussed this matter with a banker and our solicitor after last month's meeting and given the small amount of the debt, the up front costs are probably greater than what they have now. Unless the debt is two million dollars it doesn't make sense to do a bond financing in lieu of doing a bank borrowing. Mr. Memmi feels that we cannot help her in this way, but perhaps could do a contribution. Mr. Pries made a motion to table this item until next month and Mr. Pagliarulo seconded the motion.

Motion carried, 5-0.

ANY OTHER BUSINESS TO COME BEFORE THE BOARD

Chairman Chadwick shared with the board that Buchart Horn has been awarded a Diamond Award Certificate for Engineering Excellence for the Intermodal Transportation facility by the American Council of Engineering Companies of Pennsylvania.

Mr. Negley reported that he had contacted Chick Tulli of Greenlee Partners (at the board's direction) regarding providing services for the strategic plan and was told that they are not capable of nor interested in doing that, but

would have someone else contact him, which has not happened. The second part of the request was for Mr. Negley to contact Delta Development Corporation. Delta provided a scope of services proposal for the economic development strategy at a fee of \$40,000.

Mr. Pagliarulo stated that Delta is definitely the best and since they have done this type of service for HE&R, and HE&R owns most of the developable land in Derry Township, shouldn't Delta already have this information? Also, they are including a SWOT analysis and that is something that we could do ourselves. Plus, this could be a potential conflict and HE&R may want to weigh in on this.

Mr. Ingalzo agreed that expense should be a primary consideration. Also, since Delta is already working with HE&R there have to be some synergies as Todd mentioned. Mr. Ingalzo mentioned a joint meeting with HE&R and Delta and also some community involvement – what do people think Derry Township should look like 10 years from today? Then with all this gathered information, the ICDA could do its own study.

Mr. Memmi advised the board of a 501C3 organization out of Harrisburg called “It Takes a Village” who has facilitated group meetings including for the old Bishop McDevitt High School. They have also done some meetings for County Commissioner Hartwick and some of the social services agencies. If the board wants, Mr. Memmi can reach out to them and inquire about interest, cost, etc. and advise the board.

Chairman Chadwick asked Mr. Memmi to go ahead with his inquiry and also for Mr. Ingalzo to check with HE&R. Mr. Pagliarulo suggested Mr. Ingalzo meet informally first with someone at HE&R to see if there is any information that they are at liberty to share. Mr. Davies will look into this and advise Mr. Ingalzo of a contact person at HE&R.

Chairman Chadwick recessed the meeting at 5:55 to go into Executive Session.

Mr. Memmi left the meeting at 6:00 p.m.

Mr. Pries left the meeting at 6:25 p.m.

Chairman Chadwick called the meeting to order again at 6:30 and stated that Item VIII (Renewal agreement with Greenlee Partners) will be put on the March meeting agenda.

PUBLIC COMMENT

No public comment.

ADJOURNMENT

Chairman Chadwick asked for a motion to adjourn and Mr. Ingalzo so moved. Mr. Pagliarulo seconded the motion. Meeting was unanimously adjourned at 6:30 p.m.

Respectfully submitted by:

James N. Negley
Manager/Treasurer/Assistant Secretary

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