

**DERRY TOWNSHIP  
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY  
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033  
MEETING MINUTES  
November 20, 2014**

**CALL TO ORDER**

Chairman Foley called the November 20, 2014 meeting of the Derry Township Industrial & Commercial Development Authority to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

All present stood for the Pledge of Allegiance.

**ROLL CALL**

Members Present:

Justin Engle  
John Foley  
James Ingalzo

Members Absent:

Chris Abruzzo  
Dominick Argento

Also Present:

James Negley, Township Manager, Treasurer, Assistant Secretary  
Barbara Zemlock, Township Solicitor  
Marie Sirkot, Administrative Assistant  
Ardith Yahner, Stenographer

Public Present:

Sandy Ballard  
Dave Bowser, PSP- HEMC  
Ed Catalone, PSP-HEMC  
Chris Cook, PSP- HEMC  
Earl Hoffman, PSP-HEMC  
Dean Hooper, PSP-HEMC  
Matt Hunt, PSP-HEMC  
Greg Koussis, Capital Construction Management, LLC  
Diana Reed, Diana M. Reed & Associates  
Bill Regan, PSP-HEMC  
Kirk Trate, PSP-HEMC  
Lou Verdelli, RBC Capital Markets

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

### **APPROVAL OF MINUTES**

Mr. Inganzo made a motion to approve the minutes of the October 16, 2014 meeting. Mr. Engle seconded the motion. *Motion carried, 3-0.*

### **PUBLIC COMMENT**

No public comment.

### **PENNSYLVANIA STATE POLICE MUSEUM COMMITTEE**

Mr. Negley reported that in 2004, the capital budget had \$7,500,000 set aside in an RACP authorization for construction of a Pennsylvania State Police (PSP) Memorial and Historical Museum in Derry Township. The ICDA was asked to be a conduit for these funds. The ICDA agreed to do so. These funds, however, have never been released by the Commonwealth. The PSP Museum committee believes that some or all of these funds may be released in the near future, and would like the ICDA to support them as they were willing to do in 2004.

Mr. Negley introduced Major Regan to the Board. Mr. Bill Regan is President of the Board of Directors for the State Police Historical Education Memorial Center. Major Regan in turn introduced Mr. Dean Hooper, who will be making the presentation tonight.

Mr. Hooper provided a hand-out to the Board regarding this project. He explained that the State Police Museum has a focus on historic aspects of the State Police and educating the public, especially our youth. Approximately 40 tours are taken through the Museum every year. The Memorial Center pays tribute to 98 officers who lost their lives in the line of duty. Part of the agreement when the land was purchased from Hershey Trust Company was that it would be built on by 2005. Because the funding was not released, a 2,500 square foot building was erected and opened in 2005, rather than the originally planned 32,000 square foot facility.

The PSP Museum committee wants to be ready when this money is released. We would begin to add a 6,000 square ft. addition on to the original structure to provide meeting rooms, class rooms and a reception area, as well as vehicle storage on the bottom floor. This committee is fairly sure that some of the original money earmarked for this project will be released soon, but no one knows how much.

Mr. Engle made a motion to support the Pennsylvania State Police Museum Committee and its Memorial and Historical Museum Project through RACP funding support. Chairman Foley seconded the motion. *Motion carried, 3-0.*

### **CONSIDERATION OF FINANCING PROPOSALS FOR LOAN FOR FIRE HOUSE PROJECT**

Mr. Lou Verdelli advised that Metro Bank provided the best offer on the \$1,000,000 bank loan with a draw-down structure to limit interest expense. Metro Bank's current rate is 1.31% which is \$30,000 less in interest over a 5-year period than other banks. The Loan interest rate can go no higher than 5%. The loan is prepayable at any time, without penalty, to provide maximum flexibility to the ICDA to pay down the loan. A Township

of Derry guaranty is required. Funds will be available on December 18, with ICDA's approval tonight. Mr. Verdelli told the Board he thinks this is a very attractive proposal from Metro Bank. Also, Donna Kreiser has reviewed it and has not found any issues.

### **CONSIDERATION OF RESOLUTION AUTHORIZING THE FINANCING FOR THE FIRE HOUSE PROJECT**

Ms. Kreiser explained that this resolution authorizes the Board to accept the terms that were just presented by Mr. Verdelli. Also, it authorizes the execution and delivery of all the finance documents required to perpetuate the loan. Mr. Ingalzo made a motion to adopt Resolution 2014-05. Mr. Engle seconded the motion. *Motion carried, 3-0.*

### **UPDATE ON FIRE COMPANY PROJECT**

Mr. Koussis reported that the design team has continued to meet and discuss materials for the exterior of the building. The subcontracting pricing came in at between \$5,500,000 and \$5,700,000. We need to be at \$5,600,000 to be on budget, so we are right where we need to be. The contractor will go out for bids immediately after the New Year. Fundraising continues and the mailer to residents will go out Friday, November 21.

Regarding the civil engineering and land development portion of the project, we went before the Planning Commission on November 5. They recommended approval of the plan. In December we will submit to the Township for review and in January will go before the Board of Supervisors.

In the next 30 days we need to finalize the Cooperation Agreement between the Fire Company and the ICDA. We will continue to meet every 3-4 weeks regarding the budget and design portion of the documents being developed. The RACP application is being worked on and should be complete in January. Mr. Koussis is pleased with the progress being made.

Chairman Foley advised that the M.S. Hershey Foundation may donate the land for the parking lots to the ICDA, rather than the Board having to purchase it.

Monday, November 24 at 11:00 a.m. at the Fire Station will be the Kick-Off for our Capital Campaign. Mr. Nevels, Chairman of the Board of the Hershey Company is our Chairperson. Also attending will be Representative John Payne and representatives from the Dauphin County Commissioners Office, members of the Board of Supervisors, the ICDA Board and a number of our major donors.

### **CONSIDERATION OF EXECUTION OF AGREEMENT WITH GREENLEE PARTNERS**

Chairman Foley explained that this agreement is for lobbying efforts for the ICDA as it seeks funding for a variety of projects. Projects such as additional funding for the downtown redevelopment and also various government grants that have been awarded, but we haven't been able to realize the funding. After Solicitor Zemlock reviewed and approved the agreement, Mr. Ingalzo made a motion to enter into the agreement with Greenlee Partners. Mr. Engle seconded the motion. *Motion carried, 3-0.*

**ANY OTHER BUSINESS TO COME BEFORE THE BOARD**

Nothing at this time.

**ADJOURNMENT**

Mr. Ingalzo made a motion to adjourn the meeting. Mr. Engle seconded the motion.

*Motion carried, 3-0.*

Meeting adjourned at 6:40 p.m.

Respectfully submitted by:

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James N. Negley, Manager  
Assistant Treasurer/Assistant Secretary