

**DERRY TOWNSHIP  
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY  
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033  
January 21, 2010  
MEETING MINUTES**

**CALL TO ORDER**

Chairman James Ingalzo called the January 21, 2010 meeting of the Derry Township Industrial & Commercial Development Authority to order at 5:30 p.m.

**PLEDGE OF ALLEGIANCE**

All present stood for the Pledge of Allegiance.

**ROLL CALL**

Members Present:

Todd Pagliarulo, Vice Chairman  
James Ingalzo, Chairman  
Michael H. W. Pries  
Chris Abruzzo (arrived 5:40 p.m.)

Member Absent:

Domenick Argento

Also Present:

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

Public Present:

Don Cappetta, D.C. Cappetta & Associates  
Jeff and Ginny Edleman, Holy Trinity  
Brad Leisure, Leisure Lanes  
Diana Reed, D.R.A.  
Paul Thompson, Hershey Area Playhouse  
Drew Weidman, The Sun

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

**PUBLIC COMMENT**

No public comment at this time.

**APPROVAL OF MINUTES**

Mr. Pagliarulo made a motion to approve the Derry Township ICDA minutes from November 2009. Mr. Pries seconded the motion.

**Motion carried, 3-0.**

**CHAIRMAN’S REPORT**

Chairman Ingalzo turned to Mr. Bill Gladstone for his report on the old municipal township property.

**BILL GLADSTONE/NAICIR: UPDATE ON TOWNSHIP PROPERTY**

Mr. Gladstone advised the board that there is no contract yet and land is still moving slowly. The ads have been run in the newspapers and many responses have come in. His office has spent a lot of time on the phone marketing this property. Five parties have called back to inquire after receiving RFP’s but his office has not heard anything else from them in the last 3-4 weeks. Also, Brad Leisure looked at the property about two weeks ago.

Mr. Ingalzo added that with the current state of the market everything has been done that can be done. There is just a lack of demand right now.

Mr. Gladstone reported the office market is coming back slowly due to stimulus money, but feels that land will be the last to come back.

Mr. Pagliarulo asked if all information is being sent to the Township Manager. Mr. Gladstone said no, because his contact has been Mr. Ingalzo. From now on, he will start sending to Mr. Negley as well.

**REORGANIZATION OF BOARD**

Mr. Pries proposed the following slate of officers for 2010:

Chairman	James Ingalzo
Vice Chairman	Todd Pagliarulo
Secretary	Domenick Argento
Manager/Treasurer/Assistant Secretary	James N. Negley
Solicitor	Barbara Zemlock, Post & Schell

Motion seconded by Mr. Abruzzo.

**Motion carried, 4-0.**

**HERSHEY AREA PLAYHOUSE UPDATE**

Mr. Paul Thompson reported that the Playhouse found a guarantor in Country Meadows and they have talked to four banks about interest rates. They would still, however, like to explore options through the ICDA to see if they could get better rates. In answer to Mr. Pries’ question, Mr. Thompson said the playhouse needs about \$520,000 to pay off the original loan. The first quarter of 2011 is when the escalated payments will be due. Vice Chairman Pagliarulo advised

that the ICDA has acted as a pass through before for money acquisition from grants, etc. Solicitor Zemlock said the Board could issue tax exempt financing on some loans.

**JEFF EDELMAN/DERRY TWP. SOCIAL MINISTRIES COMMITTEE**

Mr. Edelman introduced himself to the Board as a representative of the Holy Trinity Church. The Holy Trinity Church works with the Derry Township Social Ministries Committee (Food Bank), which has been housed in the church for about 15 years. They have outgrown their available space and would like to build a new house on the property on the corner of Granada and Cocoa Ave. The existing home would be razed. The new house would fit in better with the neighboring homes and would hold and store the food bank items as well as some space for youth meetings and other needed rooms. They are hoping the ICDA could help them obtain grants and loans that might not be available to them otherwise.

Vice Chairman Pagliarulo asked if a church could qualify for conduit tax exempt financing through the ICDA. Solicitor Zemlock will check further and advise.

**OTHER BUSINESS TO COME BEFORE BOARD**

Mr. Pries welcomed Mr. Chris Abruzzo to the ICDA Board. He also thanked the Board for its donation to the New Year's Eve celebration in downtown Hershey. He advised the Board that nearly 4,000 people attended on New Year's Eve and everything went very well.

**PUBLIC COMMENT**

No public comment at this time.

**ADJOURNMENT**

Chairman Inqalzo asked for a motion for adjournment. Vice Chairman Pagliarulo made the first motion and Mr. Abruzzo seconded the motion.

**Motion carried, 4-0.**

Meeting adjourned at 6:30 p.m.

Respectfully submitted by:

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James N. Negley  
Manager/Treasurer/Assistant Secretary

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