

**DERRY TOWNSHIP  
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY  
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033  
April 15, 2010  
MEETING MINUTES**

**CALL TO ORDER**

Chairman James Ingalzo called the April 15, 2010 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:

Domenick Argento  
James Ingalzo, Chairman  
Michael H. W. Pries

Members Absent:

Todd Pagliarulo, Vice Chairman  
Chris Abruzzo

Also Present:

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

Public Present:

Lou Verdelli, R.B.C.

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. Argento made a motion to approve the ICDA meeting minutes from February 18, 2010. Mr. Pries seconded the motion.

**Motion carried, 3-0.**

## **LOU VERDELLI – POTENTIAL REFINANCING**

Mr. Verdelli advised the Board that the 2005 bonds that were issued to pay for the new Township municipal building have a call date of May 15, 2010. Because of high interest rates, Mr. Verdelli does not advise refinancing at this time, but if rates should drop within the next month he will come back to the Board quickly for approval to do so. The documents are already prepared and could be finished quickly to take advantage of a drop in interest. Mr. Verdelli could also have a preset authority by the Board to proceed if savings reach a predetermined level (recommends in excess of \$200,000). Chairman Ingalzo will add this item to next month's agenda.

Mr. Verdelli added that the Giant Center bonds are variable rate bonds backed by a Letter of Credit that is held by PNC Bank. In November 2010, the Letter of Credit on both the A and B bonds will expire. In a meeting two months ago between PNC and HE&R Company, PNC Bank indicated that they would be willing to renew this Letter of Credit. It would, however, be at a substantially increased fee. Both parties are working on other options and the Board needs to be prepared in November when the existing Letter of Credit expires.

Solicitor Zemlock asked what is the amount of the outstanding 2005 bonds. Mr. Verdelli answered \$9.8 million. Mr. Verdelli also advised that the interest rate on these bonds would go up significantly if there were not a Letter of Credit in place.

## **CHAIRMAN'S REPORT**

Chairman Ingalzo reported that a letter of intent should be received within the week from a hotel developer interested in the old municipal building property. Expressions of interest have also been received for parts of the land parcel from the U-Gro Corporation and Brad Leisure who owns the existing shopping center (Staples). The Township would obviously like to have the best property in terms of tax revenues. In addition, an offer was received from the Hershey Fire Department that is still under discussion for clarification of certain items.

Chairman Ingalzo advised that last month was the closing for the Hershey Area Playhouse and the ICDA is interested in helping other local businesses. Fulton Bank will be coming within the next week or so with some additional financing opportunities.

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

No other business.

## **PUBLIC COMMENT**

No public comment at this time.

**ADJOURNMENT**

Mr. Pries made a motion for adjournment. Mr. Argento seconded the motion.  
**Motion carried, 3-0.**

Meeting adjourned at 6:15 p.m.

Respectfully submitted by:

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James N. Negley  
Manager/Treasurer/Assistant Secretary

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