

**DERRY TOWNSHIP  
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY  
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033  
MEETING MINUTES  
May 17, 2012**

**CALL TO ORDER**

Chairman James Ingalzo called the May 17, 2012 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:

Chris Abruzzo  
Domenick Argento  
Justin Engle  
John Foley  
James Ingalzo, Chairman

Also Present:

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

Public Present:

Sandy Ballard  
Bob DiLello, Hershey Fire Department  
Christopher Fink, Hershey Fire Department  
Diana Reed, Diana Reed Associates  
Richard Rudisill, Hershey Fire Department  
Bob Shuman  
Rodney Sonderman, Hershey Fire Department  
Scott Stein, Hershey Fire Department  
Dave Stough, Hershey Fire Department  
Ed Svirbely, Hershey Fire Department  
Rick Wallace, Hershey Fire Department

Chairman Ingalzo advised 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.

## APPROVAL OF MINUTES

Mr. Engle made a motion to approve the minutes of the February 16, 2012 meeting. Mr. Foley seconded the motion. Mr. Abruzzo and Mr. Argento abstained, as they were not present at the last meeting. **Motion carried, 3-0-2.**

## UPDATE ON HERSHEY FIRE DEPARTMENT

Rodney Sonderman, Assistant Fire Chief of the Hershey Volunteer Fire Company, introduced himself to the Board. Mr. Sonderman advised that the Fire Company has been looking for quite some time to start building a new station or renovating the existing fire station to meet the needs of the township for the next 50 to 100 years. Tonight he introduced the concept that the Fire Company has moved forward with.

In March, we pursued the Cagnoli properties. These are the two properties adjacent to the fire station, which would allow expansion of the existing fire station. At that time, local builders were contacted to submit their concepts. After reviewing nine of these designs, we have chosen Pyramid Construction with KD-3 Design Studio, Inc. Because of the RACP grant, Green Works Development will be involved in seeing that all requirements of the grant are adhered to and everything is done correctly. Pyramid Construction has built many buildings in the township including the building we are currently in. They are just finishing Troegs Brewery and are working at the Hershey Medical Center. They are regarded as a very reputable builder. They have also built many fire stations, which will be a benefit to our project.

If you look at the history of the Hershey Fire Department, you will find that Mr. Hershey himself was an active member. The original station was on Chocolate Avenue next to the factory with horse drawn carriages, brickwork and peaked roofs. The 1929 building, where the department is currently, will be partially kept, with new additions merging the concepts of both original buildings.

Mr. Sonderman showed the Board a proposed rendering of the outside of the station, which will include several drive-through bays and a training tower. This will allow the firefighters to train here instead of driving to HACC to practice rappelling, etc. in a controlled environment. Since Sorrento's is no longer here, the station is much more visible from Cocoa Avenue. There is a piece of steel from 9-11, which has been at the fire station and will now be highlighted in a window facing Cocoa Avenue. It will have a walk-up area for people to see it. The back view of the rendering shows the drive-through bays, which will make it much safer to get the equipment in and out. The new station will include fitness facilities, lounge areas, training rooms and offices. Upstairs will have small sleeping areas for up to eight young men to stay at night. This will increase the response time in emergencies. There will be a fire pole to slide down into the equipment area.

The Department would like to get permission for the 1926 Steamer and Packard rigs to be taken out of storage at whatever barn they've been in for years so they can be put on display for the public to see on special occasions.

The Cocoa Avenue realignment project has helped make this project more doable. Mr. Sonderman added there are still a lot of details to work out, such as parking. There is a triangle shaped piece of ground that is being discussed with the Trust to see if there could be some parking there for the fire department. The actual demolition and construction will take about a year to complete and with about six months of land development, zoning board, variances etc. to work out, we are thinking realistically of breaking ground next spring. This will avoid having freezing fire trucks sitting outside. The fire station will be fully operational during the construction. We have spoken to staff at the Medical Center regarding Pyramid working there while they are in operation. They have said Pyramid is very easy to work with.

Pricing is tentatively in the \$5.4 million dollar range. This may change due to how much “green” is put into this building, but these costs/benefits will be weighed when that information comes out.

Mr. Sonderman asked if there were any questions.

Mr. Argento asked about a report that was done about a year ago regarding location of the fire station and response times, etc. Mr. Sonderman responded that he wrote the report so he was familiar with the information. From the current site about 85% of the township can be reached within a five-minute response time. This report counted buildings. The eastern part of the township includes the schools and a lot more land, whereas the western part is more individual buildings and homes. In square miles, the current site covers more square miles than if we had moved the site west.

Mr. Argento asked if the RACP money was reflected in the line items on his report. Mr. Sonderman replied no. The ICDA secured a \$1,000,000 RACP grant that will be applied to this project. The fire company is not sure if they can do a million dollars’ worth of horizontal work and then create a different project to do the vertical, but this money is already authorized in the capital budget.

Mr. Engle asked where the fire company stands in regard to the purchase of the Cagnoli properties. Mr. Sonderman advised the fire company is pursuing commercial loans in order to purchase the property. The loans will then be paid off with fundraising money. Phase I due diligence is complete. A couple of issues in the adjoining Trust property were found; in the parking lot a ground radar survey was done and there is an issue, but the extent is not yet known. Also, a previous repair may not have been done satisfactorily, but the scope of that issue is not yet known. It will probably take 60-90 days to secure the Cagnoli properties.

Mr. Argento asked whether the acquisition cost of the Cagnoli properties is shown in the budget and Mr. Sonderman replied no.

Mr. Engle asked about storm water issues. Mr. Sonderman replied that the builder knows it is a problem, but has suggested reclaiming the storm water for use in refilling trucks and washing trucks. They did not feel it was a major limitation to the project.

Chairman Ingalzo asked whether there has been any opposition from the neighbors regarding this project. Mr. Sonderman replied the information has not yet been made public. Once it has been presented to the ICDA and other major potential donors, the project information will be released to the public. The public is aware that the fire company is looking for another station, but not whether it will be at a new site or the current site. Also, seventeen of their neighbors are firefighters, so there shouldn't be much opposition there.

Chairman Ingalzo thanked the fire company and Mr. Sonderman for his presentation and added the ICDA will support them in any way possible.

**RATIFICATION OF \$1,000 DONATION TO THE HERSHEY HIGH SCHOOL GRADUATION PARTY**

Mr. Negley advised the Board of the ICDA's annual donation of \$1,000 toward this event, and asked them to consider the same donation this year. Mr. Foley made a motion to approve the donation. Mr. Argento seconded the motion.

**Motion carried, 5-0.**

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

No other business.

**PUBLIC COMMENT**

No public comment. Mr. Abruzzo thanked the fire company for their presentation and for the fact that they are working with fundraising and grants so that very little taxpayer money will be used for this project.

**ADJOURNMENT**

Chairman Ingalzo adjourned the meeting at 6:30 p.m.

Respectfully submitted by:

---

James N. Negley, Manager/Treasurer/Assistant Secretary