

**DERRY TOWNSHIP
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033
MEETING MINUTES
May 19, 2011**

CALL TO ORDER

Chairman James Ingalzo called the May 19, 2011 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:

James Ingalzo, Chairman
Todd Pagliarulo, Vice Chairman
John Foley

Members Absent:

Chris Abruzzo
Domenick Argento

Also Present:

James N. Negley, Manager, Treasurer, Assistant Secretary
Marie Sirkot, Administrative Assistant
Barbara A. Zemlock, Solicitor

Public Present:

Bill Gladstone, NAI/CIR

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

John Foley made a motion to approve the ICDA minutes from April 21, 2011; Vice Chairman Pagliarulo seconded the motion. *Motion carried, 3-0.*

UPDATE ON OLD MUNICIPAL PROPERTY (Bill Gladstone)

Bill Gladstone reported that Springwood has their franchise now and it is a Marriott franchise. Dave Hogg did not realize the franchising process would take as long as it did. Everyone within a certain radius who has a Marriott brand hotel has a say in it. Horst, located in Lancaster has Spring Hill Suites (which is a Marriott product) and Tom Donnell at Union Deposit has a Fairfield Inn & Suites (also a Marriott product). It took time to get people to respond. Mr. Hogg was hesitant to have the engineers go ahead until all parties had responded and he had the franchise in hand. Mr. Hogg realizes the delay is his fault and nothing to do with the Township or the ICDA. He had originally hoped to be out of Derry Township by July, but this will not happen. Mr. Gladstone will encourage Dave Hogg to be at the June ICDA meeting to update the Board on his progress.

Mr. Gladstone advised the Board that Chuck Emerick has been very helpful with regard to the Planning Commission. Mr. Emerick estimates that the earliest Springwood will be able to submit will be the first Tuesday in August to be in front of the Planning Commission or the first Tuesday in September. Mr. Emerick also suggested that if Springwood would meet with the Township engineer between now and August, they could get a lot of work done and only have to attend one Planning Commission meeting. Mr. Gladstone thinks Mr. Hogg would be happy to do that. This means the best-case scenario would be to go in front of the Planning Commission the first part of September. The Board of Supervisors would consider the plan after that.

Mr. Negley explained that Mr. Hogg's engineer told him that Springwood's submission to the Planning Commission would be in June. Mr. Gladstone had asked Mr. Hogg why he could not make a July submission. Mr. Gladstone will clarify this and advise both Chairman Ingalzo and Jim Negley in a few days. Mr. Gladstone said if the approval by the Planning Commission is not received until October, then settlement could go as late as November. If Springwood submits in June, Planning Commission consideration would be in July, the Board of Supervisors could consider the plan in August, and settlement, if all approvals are received, could occur in September. Mr. Hogg knows that he is running into a construction issue with winter so he is trying to get this done as soon as possible. He understands the causes of delay are issues with Marriott and not the Township. He may end up having the same issue he had with the hotel on Rte. 39 and not be able to start construction until next year.

Mr. Gladstone advised that Springwood would need an extension, since settlement is currently scheduled for August. The extension would have to allow 32 days to account for the 30-day appeal period from the date of the letter to the developer.

Solicitor Zemlock advised that a 90 day extension would take the Board through November 19th or they could approve a 120 day extension; taking them into December. The extension agreement could also contain similar language as the existing one, which is 120 days or 31 days after the approval of the decision; whichever comes first.

Chairman Ingalzo suggested addressing this next month when the Board has clarification of dates. Mr. Gladstone added that if the Board of Supervisors could do everything in the same month – 2nd and 4th Tuesday, then the settlement date could be moved up to October, if

approvals are received. Chairman Ingalzo will put Springwood on the agenda for the June meeting.

Mr. Foley asked whether Marriott has accepted the drawings. Mr. Gladstone said that they have. They were caught between Phase 3 and Phase 4, which would have affected the parking. If Mr. Hogg had changed from Marriott to Hilton at this point he would have lost \$50,000, therefore he had to wait. John Foley asked whether all future interactions would be within the Township. Mr. Gladstone said yes.

CHAIRMAN'S REPORT

Chairman Ingalzo reported that the Hershey Aquatics group hired a facilitator. A number of sessions were held at the Hershey Lodge. Chairman Ingalzo and Domenick Argento attended one. Chairman Ingalzo feels that this group's presentation is fairly aggressive, and somewhat unrealistic in terms of the \$16-\$22 million projected to build this facility. Representatives from HE&R and the Medical Center attended as well. There were also discussions of remodeling at the current recreational center pool area. Domenick Argento and Chris Abruzzo have additional information since they attended meetings also. There should be a full report coming out soon containing the results of these meetings.

Vice Chairman Pagliarulo added that he attended a meeting also and someone asked about putting this item on the ballot for the community to vote on. Chairman Ingalzo heard this suggestion as well. He does not believe that this item would fare well if taxpayer money was used to pay for a new pool.

ANY OTHER BUSINESS TO COME BEFORE THE BOARD

Solicitor Zemlock reported that she met with Jim Negley and Marie Sirkot regarding the ICDA by-laws and will soon make recommendations to the by-laws committee.

PUBLIC COMMENT

No public comment.

ADJOURNMENT

Vice Chairman Pagliarulo made a motion to adjourn the meeting. John Foley seconded the motion. *Motion carried, 3-0.*

Meeting was adjourned at 6:30 p.m.

Respectfully submitted by:

James N. Negley, Manager/Treasurer/Assistant Secretary