

**DERRY TOWNSHIP  
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY  
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033  
MEETING MINUTES  
September 15, 2011**

**CALL TO ORDER**

Chairman James Ingalzo called the September 15, 2011 meeting of the Derry Township Industrial & Commercial Development Authority to order at 6:05 p.m.

**PLEDGE OF ALLEGIANCE**

All present stood for the Pledge of Allegiance.

**ROLL CALL**

Members Present:

Domenick Argento, Secretary  
John Foley  
James Ingalzo, Chairman

Members Absent:

Chris Abruzzo  
Todd Pagliarulo, Vice Chairman

Also Present:

James N. Negley, Manager, Asst. Treasurer, Asst. Secretary  
Marie C. Sirkot, Administrative Assistant  
Ardith Yahner, Stenographer

Public Present:

Bill Gladstone, NAI/CIR  
David Hogg, Springwood

Chairman Ingalzo announced that an executive session was held on August 30, 2011 to receive legal advice from counsel regarding real estate matters.

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. Foley made a motion to approve the ICDA minutes from July 21, 2011. Mr. Argento seconded the motion. *Motion carried, 3-0.*

## **UPDATE OF OLD MUNICIPAL PROPERTY (Bill Gladstone)**

Mr. Gladstone thanked the Board for their time and introduced Mr. Hogg from Springwood to give an update to the Board.

Mr. Hogg advised that land development plans have been resubmitted and will be presented at the September hearing. Conversations are being held with many banks to see which one they will choose for their financing. Depending on what the bank requests, they may be in a position to close early. The franchise is a Fairfield Inn & Suites by Marriott and Springwood is expecting a “home run”. There will be about 40% suites, which is the same as the Country Inn & Suites on Rte. 39.

Chairman Ingalzo said he is excited about this project moving forward and it will be an asset to the community.

Mr. Hogg heard there were some issues with the condition of the property and asked if someone could give him more information. Mr. Negley advised that his code enforcement officers were working on this, but because of the recent flooding they have been busy elsewhere. The problem stems from an action being taken against the house across the street, which is in terrible repair. This homeowner is now taking pictures of the Township owned property, which is not in good shape either. Mr. Negley will forward Mr. Hogg a list of problem areas to be taken care of and Mr. Hogg will proceed from there. He will either have the old building taken down or fix it enough to make it through the winter and then demolish it in the spring. Mr. Negley asked if the homes would be demolished as well (205 & 207 Hockersville). Mr. Hogg wasn't sure. Mr. Negley advised this would be helpful as well.

Mr. Foley asked if closing is anticipated to be the end of October. Mr. Hogg answered yes. Mr. Foley then asked when demolition would begin. Mr. Hogg explained that it is their plan to demolish right before construction in May or June. Springwood is planning to open the new hotel in March or April of the following year to be ready for tourist season.

Mr. Foley asked if the next step would be for Springwood to go before the Board of Supervisors. Mr. Hogg answered yes. Also, Mr. Hogg's engineers have addressed the comments in the 12-page “conditional approval” and submitted it to the Township for review.

Mr. Negley advised that Chuck Emerick has been working closely with Light-Heigel on this. The caveat, again, is that Chuck's attention has been diverted to other areas based on our recent catastrophe from Tropical Storm Lee. Mr. Hogg explained that they have been pushing very hard to get things done and plan to present at the September meeting.

Chairman Ingalzo thanked Mr. Hogg and Mr. Gladstone for attending this evening's meeting.

## **CHAIRMAN'S REPORT**

Chairman Ingalzo reported that a representative from the Bailey Consulting Group contacted him. Suzanne Itsko is consultant in the administration of the RACP grant. The ICDA is the applicant and the Fire Department is the sub-applicant. She would like Dave Stough and Chairman Ingalzo to have a meeting as part of this process. As soon as the Chairman has details of this meeting he will report back to the Board.

Mr. Foley advised that the Fire Department has retained Diane Tokarsky to represent the Fire Department through the RACP application process and also going forward with any development of the project. They have also retained Alexander Construction to be their construction manager.

Chairman Ingalzo will arrange the meeting with Bailey Construction and include Mr. Foley as well as himself and Dave Stough.

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

Regarding the minutes from our last meeting, Mr. Negley advised that Wendy McClintock will wait until a future meeting to attend because Vice Chairman Pagliarulo is not here tonight and he has the most knowledge of the Giant Center operations.

Mr. Foley reminded the Board that the Fire Company has a 180-day clock ticking to be shovel ready once the RACP meeting has taken place. Mr. Foley's understanding is that once the formal contract is received, they will have 21 days to review and accept it or respond with modifications; from that point forward there is a ticking clock and a large amount of pressure.

### **PUBLIC COMMENT**

No public comment.

### **ADJOURNMENT**

Mr. Argento made a motion to adjourn the meeting. Mr. Foley seconded the motion. ***Motion carried, 3-0.***

Meeting was adjourned at 6:30 p.m.

Respectfully submitted by:

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James N. Negley, Manager/Assistant Treasurer/Assistant Secretary