

**DERRY TOWNSHIP  
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY  
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033  
MEETING MINUTES  
June 16, 2011**

**CALL TO ORDER**

Chairman James Ingalzo called the June 16, 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:

Todd Pagliarulo, Vice Chairman  
James Ingalzo, Chairman  
John Foley  
Chris Abruzzo (arrived 6:10)

Members Absent:

Domenick Argento

Also Present:

James N. Negley, Manager, Treasurer, Assistant Secretary  
Marie Sirkot, Administrative Assistant

Public Present:

David Hogg, Springwood  
Bill Gladstone, NAI CIR  
Mary Holovack, Diana Reed & Associates  
Rich Gamble

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 meeting minutes from May 19, 2011. Vice Chairman Pagliarulo seconded the motion. *Motion carried, 3-0.*

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

Mr. Gladstone reported that the plans have been submitted and the goal is to go before the Planning Commission in early July. He reminded the Board that the Marriott was changing from Phase 3 to Phase 4. This took a long time, but everything has come together. Mr. Gladstone anticipates showing plans to the Board in the near future.

Mr. Hogg advised the Board that their franchise has been approved and paid for. The final paperwork is currently being completed. The Marriott brand hotel will be a Fairfield Inn & Suites in a new Generation 4 design, with an updated look and function. Mr. Hogg believes that if everything continues as scheduled, this will be the first Generation 4 Fairfield Inn & Suites by Marriott in the world.

The new design is based upon thousands of Marriott guest surveys. Although this did hold up their building design, as a former Marketing Professor, Mr. Hogg is very impressed with what they have done. The architect for this project will be traveling to Washington, D.C. next week to meet with Marriott's architecture department and go over the plans page by page. They are now at the 50% drawing stage. These drawings have been sent out to the two contractors Springwood is working with for budget pricing.

The preliminary/final land development plan has been submitted. Springwood is on schedule for the early July Planning Commission meeting. Springwood's engineer and the Township engineer have been talking on a regular basis. The Township has been giving Springwood input since the very beginning of the project.

Springwood has conducted a traffic study. The traffic engineer recommended that Springwood do another study after Hersheypark opens for the summer. Springwood will be out every day next week and will be checking surrounding intersections to get more detailed data. Penn DOT will be contacted regarding what improvements are needed. Mr. Hogg wants to accomplish any needed road improvements before the hotel opens.

Mr. Hogg met with lenders and talked to Mr. Gladstone about a minor contractual detail. This will be taken care of later and has no financial impact on Springwood or the ICDA. Springwood has applied for the NPDES permit and all the permit applications are moving along. The building drawings should be complete in about two months and will be submitted for permit review. Marriott took longer than expected to approve the franchise because they were concerned about existing franchisees near Grantville and on Rte. 39. It took a couple of months to work through this, but now things are moving as fast as possible.

Mr. Hogg asked for any questions the Board members may have.

Vice Chairman Pagliarulo asked if Mr. Hogg had talked about a 90 day time period to get through the Planning Commission. Mr. Gladstone answered that their plan was early July for the Planning Commission and August for the Board of Supervisors. Mr. Gladstone advised that the NPDES permit might not be approved until September. Closing would then be in October if that works for all parties involved. Mr. Hogg added that Penn DOT could also cause a delay in closing. Vice Chairman Pagliarulo offered the Board's assistance, if needed, to try to expedite matters with their contacts at Penn DOT.

Vice Chairman Pagliarulo also asked if Chairman Ingalzo could be advised as soon as there is an assessed value. The ICDA could then provide input to the Township and School District as to what the positive impact would be.

Chairman Ingalzo asked if there were any sketches available of what the finished project will look like, as some local residents have inquired. Mr. Hogg will provide these at the next meeting. Mr. Hogg explained that the Generation 4 design is more streamlined and modern looking than the former Fairfield Inn & Suites design. He described it, as a “George Jetson” look - a premanufactured canopy in a swoop design - definitely different.

Mr. Abruzzo asked if there is anything the Township can do to help expedite the process. Mr. Hogg answered that the ICDA is already doing everything necessary and he appreciates the great relationship between his company and the ICDA. He explained that Mr. Negley was very helpful in getting someone into one of the buildings for soil boring and thanked everyone. It has been a wonderful relationship and very refreshing. Mr. Hogg promised to hold up his end of the bargain. Chairman Ingalzo thanked Mr. Hogg for attending.

### **CHAIRMAN’S REPORT**

There was nothing new to report at this time.

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

No other business to discuss.

### **PUBLIC COMMENT**

Chairman Ingalzo recognized Mr. Richard Gamble. Mr. Gamble expressed his appreciation that something is finally being done with the old municipal property – not only for the Township, but also for the people that live nearby. He asked whether the properties at 205 and 207 Hockersville Rd. would be included in the improvements. Mr. Negley explained that they would. Mr. Gamble thanked the Board.

### **ADJOURNMENT**

Mr. Abruzzo made a motion to adjourn the meeting. Mr. Foley seconded the motion.  
*Motion carried, 4-0.*

Meeting was adjourned at 6:30 p.m.

Respectfully submitted by:

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