

**DERRY TOWNSHIP  
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY  
600 CLEARWATER ROAD, HERSHEY, PENNSYLVANIA 17033  
MEETING MINUTES  
May 21, 2015**

**CALL TO ORDER**

Chairman Foley called the May 21, 2015 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:

John Foley  
Domenick Argento  
James Ingalzo  
Justin Engle

Members Absent:

Chris Abruzzo

Also Present:

James Negley, Manager, Assistant Treasurer, Assistant Secretary  
Barbara Zemlock, Perry, Shore, Weisenberger & Zemlock  
Marie Sirkot, Administrative Assistant  
Ardith Yahner, Stenographer

Public Present:

Lori Althoff, Diana Reed & Associates  
Greg Koussis, Capital Construction Management

Chairman Foley advised that it is the policy of the Authority to tape all public meetings for the purpose of providing accurate minutes.

**APPROVAL OF MINUTES**

Mr. Ingalzo moved to approve the minutes of April 16, 2015. Mr. Argento seconded the motion. *Motion carried 4-0.*

**PUBLIC COMMENT**

There was no public comment.

**UPDATE ON FIRE HOUSE PROJECT**

Mr. Koussis reported that during the past month there has been demolition, soil preparation, and foundations have been started. Costs are being assembled for some

unexpected problem areas, such as unsuitable soils. The estimated costs are between \$25,000 - \$45,000 total. Some of this amount is the construction contingency included in Pyramid's contract. Some of this is on the owner contingency side. Mr. Koussis will have more information for the Board at the next meeting. Overall, the project is on schedule.

Mr. Koussis has one more issue for the ICDA Board to address this evening. A change order is being requested by Pyramid Construction for design phase services up through construction document completion. Pyramid submitted a change order request for both architectural and structural design. A civil engineer had also independently sent a request in for some additional services. This was for the Zoning Hearing Board approval process for the parking lot portion of the work. This was not a part of this project. After review with Pyramid however, Mr. Koussis felt that portions of the requested additional services were fair and justified and portions were not. The amounts that are being requested after discussion are \$28,000 from the architect and \$15,000 from the civil engineer. Mr. Koussis feels that these are fair settlement amounts and has reviewed them with Rodney Sonderman of the Fire Company. Rodney is in agreement. Pyramid Construction has discussed this with the designers and they are in agreement with the revised amounts.

For consideration tonight Mr. Koussis is asking for approval of Change Order No. 1 to the Pyramid Construction contract in the amount of \$43,000. Mr. Engle moved to approve Change Order No. 1. Mr. Ingalzo seconded the motion.

*Motion carried, 4-0.*

At 6:15 p.m., the Board adjourned into **Executive Session** for discussion of land, legal and personnel matters.

The Board meeting reconvened at 6:40 p.m.

#### **CONSIDERATION OF PROPOSAL WITH HERBERT ROWLAND & GRUBIC, INC. FOR STREETScape IMPROVEMENT PROJECT**

Chairman Foley requested a motion to approve this proposal with the following conditions in order to keep the project moving: language clarifications by counsel, and the approval of funding up to \$60,000.

Mr. Argento moved to approve the proposal. Mr. Ingalzo seconded the motion.

*Motion carried, 4-0.*

#### **CONSIDERATION OF CONTRACT WITH DERCK & EDSON ASSOCIATES FOR PLANNING AND DESIGN CONSTRUCTION SERVICES FOR DOWNTOWN HERSHEY ASSOCIATION (DHA) PLAN IMPLEMENTATION**

Chairman Foley asked for a motion to approve this proposal with the condition of language clarifications by counsel.

Mr. Ingalzo moved to approve the proposal. Mr. Argento seconded the motion.

*Motion carried, 4-0.*

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

Mr. Engle informed the Board that he has had discussions with Ron Lucas, Esq. in regard to having him assist with our TIF. His role would be counsel for real estate and TIF issues. Mr. Engle is requesting to add Mr. Lucas to the team.

Mr. Engle made a motion to allow our attorney to work with Ron Lucas. This is subject to reaching an acceptable agreement with regard to fees. Mr. Ingalzo seconded the motion.

***Motion carried, 4-0.***

**ADJOURNMENT**

Mr. Ingalzo made a motion to adjourn the meeting. Mr. Argento seconded the motion.

***Motion carried, 4-0.***

Meeting adjourned at 6:45 p.m.

Respectfully submitted by:

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James N. Negley, Manager  
Assistant Treasurer/Assistant Secretary