

TOWNSHIP OF DERRY
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY
MEETING NOTES
AUGUST 17, 2017

CALL TO ORDER

Chairman Justin C. Engle called the August 17, 2017 Regular Meeting of the Township of Derry Industrial & Commercial Development Authority to order at 6:00 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. A roll call was completed after the Pledge of Allegiance.

IN ATTENDANCE:

BOARD MEMBERS

Justin C. Engle, Jr., Chairman
John W. Foley, Vice Chairman
James Ingalzo, Secretary
Thomas Fowlston

ALSO PRESENT:

James N. Negley, Manager/Asst. Treasurer/Asst. Secretary
Jeffrey Engle, ICDA Solicitor – by phone
Marie Sirkot, Administrative Assistant
Julie Echterling, Recorder

MEMBER ABSENT:

Brian Shiflett

Public in Attendance

The following were in attendance: Lori Althoff, Eric Stump, Dan Malpezzi, Dave Breniser, Lou Verdelli.

APPROVAL OF REGULAR MEETING MINUTES:

Vice Chairman Foley made a motion to table the minutes for the July 20, 2017 regular meeting. Mr. Ingalzo seconded the motion. **Motion carried 4-0.**

PUBLIC COMMENTS:

There were no public comments.

RESOLUTION 2017-01-GIANT CENTER LETTER OF CREDIT EXTENSION:

Mr. Verdelli stated the resolution will provide a one-year extension for the two lines of credit. The resolution has been reviewed by the Solicitor and is ready for action.

Mr. Ingalzo made a motion to adopt **Resolution 2017-01**, approving the eleventh amendment to the reimbursement, credit and security agreement pertaining to the Giant Center letters of credit extensions. Mr. Fowlston seconded the motion. **Motion carried 4-0.**

Mr. Verdelli provided an update on the refinancing for the Giant Center. He spoke about meeting with staff at HE&R and PNC Bank and working with them on the legal changes. He stated it is progressing and he is expecting to have something back next week.

Mr. Verdelli met with Rodney Sonderman of the Hershey Volunteer Fire Department, Lori Althoff and Jim Negley, to discuss and assist the HVFD with their financing and investments. He stated they have less than \$1.3 million in their non-interest bearing checking account. Their 2015 outstanding loan is \$3.1 million with a low interest rate. He spoke about the possibility of investing money from their checking account or paying down the loan. He discussed their fundraising and commitments they have until 2020. There was further discussion. Mr. Verdelli will work with them and will prepare a schedule of what is in the best interest of the Fire Department and the Township.

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SCOPE OF SERVICES-CHOCOLATE AVENUE STREETScape IMPROVEMENT PROJECT:

Mr. Stump, HRG, Inc., discussed the Scope of Services supplemental proposal for the Chocolate Avenue (SR 0422) Streetscape Improvement Project. He spoke about the additional work needed for the changes requested and the agreement for Hershey Towne Square. Chairman Engle spoke about an MOU with Hershey Downtown and the turning lane for Linden Avenue because this would require more engineering. Mr. Stump spoke about the traffic study requirements and the additional \$13,500 in costs. Mr. Ingalzo asked who would be responsible for the additional costs. Chairman Engle stated ICDA would be reimbursed for the costs. Vice Chairman Foley asked about the revisions to 11 East Chocolate Avenue, which is task #5. Chairman Engle stated the property owner would pay for that task. Discussion ensued.

Vice Chairman Foley made a motion to approve the Scope of Services supplemental proposal from HRG, Inc. for the Chocolate Avenue Streetscape Improvements Project. Mr. Fowlston seconded the motion.

Motion carried 4-0.

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT -HERSHEY DTC, LP:

Hershey DTC, LP is the developer for the Hershey Towne Square, which is the Post Office Tract, the Downtown Chocolate tract and the Abattoir tract located along West Chocolate Avenue. They propose to join 9 parcels together to create a 4.64-acre tract. This is a temporary easement that will allow them to complete their construction improvements in a timely fashion. They will restore the property after completion of the improvements. Vice Chairman Foley made a motion to approve a temporary Construction Easement Agreement with Hershey DTC, LP. Mr. Ingalzo seconded the motion. **Motion carried 4-0.**

PUBLIC COMMENTS:

There were no public comments.

ADJOURNMENT:

Vice Chairman Foley made a motion to adjourn the meeting at 6:30 pm. Mr. Ingalzo seconded the motion.

Motion carried 4-0.

SUBMITTED BY:

James N. Negley, Manager
Assistant Treasurer, Assistant Secretary