

TOWNSHIP OF DERRY
INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY
MEETING MINUTES
APRIL 21, 2022

CALL TO ORDER

Chairwoman Nutt called the April 21, 2022 Regular Meeting of the 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.

THE FOLLOWING WERE IN ATTENDANCE:

BOARD MEMBERS

Natalie Nutt, Chairwoman
Todd J. Shaffer, Vice Chairman-absent
Jay Franklin, Secretary
Matthew Wildasin
Christopher Abruzzo-Absent

ALSO PRESENT:

Christopher Christman, ICDA Manager/ICDA Treasurer
Mary Eberle, ICDA Solicitor
Marie Sirkot, Administrative Assistant
Julie Echterling, Recording Secretary

Public in Attendance

The following were in attendance: Sheryl Pursel, Garrett Gallia, Wendy McClintock, Heather McCarty, Susan Evans, Linda Eyer, Lori Althoff

APPROVAL OF REGULAR MEETING MINUTES:

Mr. Franklin made a motion to approve the minutes for the January 6, 2022 regular meeting. Mr. Wildasin seconded the motion. **Motion carried 3-0.**

VISITOR/PUBLIC COMMENTS:

There were no public comments.

BUSINESS TO COME BEFORE THE BOARD:

PROPSAL HERSHEY INTERMODAL PARKING GARAGE REPAIRS:

Mr. Christman stated there is a request for Wardle Engineering to help prepare, design, and review the bid documents and bids. Mr. Franklin expressed concern about the timing of the bids. Mr. Christman noted that the repairs needed are safety issues and need to be fixed. He noted that hotel taxes will be used for the repairs which requires public bidding.

Chairwoman Nutt made a motion to approve the maintenance and repairs to the Intermodal Parking Garage proposal provided by Wardle Engineering Company. Mr. Franklin seconded the motion. **Motion carried 3-0.**

ADVERTISING BID FOR ELEVATOR REPAIR WORK -INTERMODAL PARKING FACILITY:

Mr. Christman stated they were notified in November 2021 that there were repairs needed to the elevator for the intermodal parking facility. Repairs that are paid by Hotel taxes require the public bidding process. He stated after the bids are received a special meeting will need to be held to approve the bid so that the work can be done.

Chairwoman Nutt made a motion to authorize the Manager to advertise bids for elevator repair work at the Intermodal Parking Facility. Mr. Franklin seconded the motion. **Motion carried 3-0.**

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OVERVIEW OF DAUPHIN COUNTY HOTEL TAX AND GIANT CENTER PILOT PAYMENT:

Mr. Gallia, HE&R, spoke about the 2019 refinancing and the dedicated fund for repairs and maintenance of the building. He stated the priority of the hotel taxes is debt services and then Pilot payments. He noted that they had not missed a Pilot payment until Covid. He spoke about the shutdown in March 2020 and how important hotel taxes are to paying the debt. For 2020 and 2021, the hotel taxes and the money from profits and the Project Enhancement Fund (PEF) had to be used to cover the debt payment. He spoke about modeling and taking a conservative approach to the numbers. Based on the current models, there will be enough money to cover the debt, fund the Pilot payment and contribute to the PEF. However, they are not forecasting enough to cover any payments to HE&R.

Mrs. Wendy McClintock provided spreadsheets to show the month to month hotel taxes received, debt services, PEF for the past 2 years. She went over the spreadsheet and the debt payments which are paid in May and November. In both 2020 and 2021, a total of \$1.2 million was pulled from the PEF to make the debt payments. She went over the projected building profit distribution for the next three years. If things continue as they have recently and their projects are correct, a \$1,175,879 Pilot payment can be made this year. In addition, a payment of \$2.2 million can be made to the PEF to make up for the money taken for debt payment and the normal yearly payment. They are forecasting that in 2024, they will be able to make a payment for the RAM Ground Lease and the HE&R Management fee. She stated they are feeling good about their forecasts and the first quarter results.

Vice Chairwoman Nutt thanked them. Mrs. McClintock stated they will provide Mr. Christmas with updates on projections and share them with the Board. They are working to see when the Pilot payment can be disbursed. Mr. Wildasin asked if there were delayed repairs waiting to be done. Mrs. McClintock stated they have done some of the repairs and spoke about the importance of the PEF. She stated they are doing a study to outline the repairs needed for the future and will be bringing this to the Board for planning. Mr. Gallia spoke about collaborating with consultants to look at the useful life of equipment.

VISITOR/PUBLIC COMMENTS:

Mrs. Linda Eyer, 2321 Raleigh Road, asked questions about the spreadsheet, the Pilot payment and the PEF. Chairwoman Nutt noted this is for public comments and if she has questions, she can ask them offline.

ADJOURNMENT:

Mr. Franklin made a motion to adjourn the meeting at 6:29 p.m. Mr. Wildasin seconded the motion.
Motion carried 3-0.

SUBMITTED BY:

Christopher Christman, Manager
Assistant Secretary/Treasurer