

**TOWNSHIP OF DERRY**  
**INDUSTRIAL & COMMERCIAL DEVELOPMENT AUTHORITY**  
**MEETING MINUTES**  
**AUGUST 11, 2022**

**CALL TO ORDER**

Vice Chairman Shaffer called the August 11, 2022 Special Meeting of the Industrial & Commercial Development Authority to order at 6:05 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**

Todd Shaffer, Vice Chairman  
Jay Franklin, Secretary  
Matthew Wildasin

**ALSO PRESENT:**

Christopher Christman, ICDA Manager/ICDA Treasurer  
Mary Eberle, ICDA Solicitor  
Marie Sirkot, Administrative Assistant

**MEMBERS ABSENT:**

Natalie Nutt, Chairwoman  
Christopher Abruzzo

**Public in Attendance**

The following were in attendance: Lori Althoff, Diana M. Reed & Associates, Fred Cluck, Capital Construction Management, Greg Koussis, Capital Construction Management

**APPROVAL OF REGULAR MEETING MINUTES:**

Mr. Franklin made a motion to approve the minutes for the April 21, 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:**

**HERSHEY INTERMODAL PARKING GARAGE ELEVATOR BID:**

Mr. Fred Cluck of Capital Construction Management stated we have a proposal for the parking garage elevator repair. The low bid is \$49,525.00 with a voluntary alternative bid of \$2,634.00 to replace headers for the 3 stainless steel doors, one on each floor for a total bid of \$52,159.00 from Ashland Elevator. Our second bid from TK Elevator did not offer an alternative bid and their total bid is \$60,793.65. Our recommendation is to accept the bid from Ashland Elevator. In addition, we are suggesting a \$5,000.00 contingency for unforeseen circumstances. A total of \$57,159.00 is recommended for the project. Stainless steel is recommended for the headers because of moisture issues to prevent rust and corrosion.

Mr. Franklin asked what the budget is for the project. Mr. Greg Koussis stated that HE&R budgeted in the \$60,000.00 to \$63,000.00 range. The three doors on the three levels will be replaced, the car doors, the support equipment, cleaning up, painting, coating, and protection of the equipment in there for corrosion purposes. This is the elevator on the side where the Press Building is. The unusual water in the shaft has caused a considerable amount of corrosion since the opening of the facility. What prompted this was a Notice of Violation from the PA Department of Labor and Industry.

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Mr. Franklin made a motion to approve the proposal from Ashland Elevator (\$49,525.00) including the alternate for stainless steel headers (\$2,634.00) and further recommending a contingency of \$5,000.00. Mr. Wildasin seconded the motion. **Motion carried 3-0.**

**HERSHEY INTERMODAL PARKING GARAGE WATERPROOFING AND STRUCTURAL REPAIRS BID:**

Mr. Cluck stated that we received three bids for the waterproofing and structural repairs. The base bid from ARS is \$73,320.00 with an alternate bid of \$110,000.00 for anti-graffiti coating for a total of \$183,320.00. We are not recommending the graffiti coating because the graffiti has been very minimal throughout the facility. There was only one small area that required cleaning treatment. It could be a bid by itself if we decide it becomes an issue at a later date. We are recommending a 20% contingency in the amount of \$14,664.00 for a total of \$87,984.00 for the project.

Mr. Franklin made a motion to approve and award the proposal of waterproofing and structural repairs to ARS (\$73,320.00) with a further recommendation to add a 20% contingency in the amount of \$14,664.00 to the project. Mr. Wildasin seconded the motion. **Motion carried 3-0.**

Mr. Koussis thanked the Board for scheduling this special meeting to get these bids approved so that we can meet the timeline.

**VISITOR/PUBLIC COMMENTS:**

There were no public comments.

**ADJOURNMENT:**

Mr. Wildasin made a motion to adjourn the meeting at 6:25 p.m. Mr. Franklin seconded the motion. **Motion carried 3-0.**

**SUBMITTED BY:**

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Christopher S. Christman, Manager  
Assistant Secretary/Treasurer