



TOWNSHIP OF DERRY

Industrial Commercial Development Authority

Minutes

Thursday, October 20, 2022

CALL TO ORDER

Chairwoman Nutt called the October 20, 2022 Regular Meeting of the Industrial Commercial Development Authority to order at 6:02 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. After the pledge of allegiance and roll call, she advised that all public meetings are recorded for providing accurate notes.

MEMBERS PRESENT:

Natalie L. Nutt
Todd Shaffer
Matthew S. Wildasin

ALSO PRESENT:

Christopher S. Christman, Township Manager
Julie Echterling, Recording Secretary
Marie Sirkot, Administrative Assistant
Mary C. Eberle, ICDA Solicitor

ABSENT:

E. Christopher Abruzzo
Jay Franklin

Public in Attendance:

Garrett Gallia, Wendy McClintock, Tony Rossi, Lori Althoff

ADOPTION OF MINUTES

Mr. Shaffer made a motion to adopt the August 11, 2022 Derry ICDA Meeting Minutes. Mr. Wildasin seconded the motion. **Motion carried 3-0.**

VISITOR/PUBLIC COMMENTS

There were no comments offered.

ANY BUSINESS TO COME BEFORE THE BOARD

Consideration of a Request from HE&R to utilize Project Enhancement Funds to make Capital Improvements to the Giant Center.

Mr. Christman stated the purpose of the meeting is to discuss the request from HE&R to utilize Project Enhancement Funds to make Capital Improvements to the Giant Center.

Mr. Garrett Gallia, HE&R, introduced Mr. Tony Rossi who works to keep all the mechanical equipment running for HE&R. Mr. Gallia spoke about how some things are coming to the end of their useful life, are outside warranty, and parts are difficult or impossible to find. Many items need to be replaced. He noted that some of the items require them to go to very specific vendors because of the item availability. The proposed repairs are estimated at \$422,450.

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Mr. Schaffer asked if the bidding process was required. Mr. Christman stated that the legal opinion they were previously provided was the Giant Center does not require the bidding process. Solicitor Eberle agreed with that statement.

Mr. Gallia about the financials with Mrs. Wendy McClintock. He stated they have not had to take money out of the Project enhancement fund for two years to pay the debt. They noted the hotel taxes are enough to cover the debt payments. This will enable them to make a PILOT payment by the end of the year for 2022. He hopes this will be a permanent change to make the payment within the year instead of prior practices of paying the next year. Mrs. McClintock went over all the numbers on the worksheet and the projections for 2023 and 2024. She noted for 2022 and 2023 that \$1.1 million was paid back to the project enhancement fund to replenish the payments taken to pay the debt during prior years.

Mr. Shaffer asked about the estimate for the seats which was missing from their packet of provided estimates. Mrs. McClintock stated it is missing and they need information from the vendor and will forward it once they receive it. She stated if there are any issues with the estimate, she can come back to the Board for a change order and estimate update.

Vice Chairwoman Nutt made a motion that the Derry Township Industrial and Commercial Development Authority approve the use of Project Enhancement Fund dollars to support making capital improvements to the Giant Center, of \$422,450, as discussed this evening. Board Member Shaffer seconded the motion. **Motion carried 3-0.**

VISITOR/PUBLIC COMMENTS

There were no public comments offered.

ADJOURNMENT

Mr. Wildasin made a motion to adjourn the meeting at 6:26 p.m. Mr. Schaffer seconded the motion. Motion carried 3-0.

SUBMITTED BY:

Christopher S. Christman, Assistant
Secretary/Treasurer