



TOWNSHIP OF DERRY
Industrial Commercial Development Authority
Minutes
Thursday, April 18, 2024

CALL TO ORDER

Chairwoman Nutt called the April 18, 2024, regular Meeting of the Industrial Commercial Development Authority to order at 6:01 p.m. in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. She advised that all public meetings are recorded for providing accurate meeting minutes. After the Pledge of Allegiance, a roll call was performed.

ROLL CALL

MEMBERS PRESENT:

E. Christopher Abruzzo
Natalie L. Nutt
Todd Shaffer

ALSO PRESENT:

Christopher S. Christman
Mary C. Eberle
Marie Sirkot
Lynn Dawson

ABSENT:

Jay Franklin
Matthew S. Wildasin

Public in Attendance:

In attendance from Hershey Entertainment & Resorts: Garrett Gallia, Heather Nicarry, Tony Rossi

ADOPTION OF MINUTES

Adoption of Township of Derry ICDA Meeting Minutes of February 1, 2024.

Vice Chairman Shaffer made a motion to adopt the minutes from the Derry ICDA February 1, 2024 meeting. Board member Abruzzo seconded the motion. **Motion carried 3-0.**

VISITOR/PUBLIC COMMENTS

There were no comments offered by the public.

ANY BUSINESS TO COME BEFORE THE BOARD

Requesting Authorization to Proceed with Capital Improvement Projects for Maintenance of the GIANT Center. (C. Christman)

Garrett Gallia, Hershey Entertainment & Resorts, shared that he and Heather Nicarry and Tony Rossi, both with Hershey Entertainment & Resorts, have two projects to present to the Board for approval:

- Flooring replacement: \$146,000
- Condenser replacement: \$246,000

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The first project discussed relates to the replacement of flooring within the Giant Center, with the current flooring beyond its useful life in the facility, causing uneven and slick areas. We are requesting the replacement prior to the flooring getting outside of its tolerance, potentially creating safety issues for team members and guests. Mr. Gallia stated the recommendation for quote is from a vendor they have a previous relationship with and would be a good fit, with their overall knowledge of the facility. They are submitting the request to the Board for their review along with the justification. Vice Chairman Shaffer asked if the flooring replacement would reduce their liability insurance. Mr. Gallia said it would not, but it would reduce their exposure. Board Member Abruzzo requested to know the balance of the capital approving project fund, if the Board would approve the request, and also asked for an explanation of the overall procurement process for the bid requests. Mr. Gallia responded they put bids out with three different vendors, and opted to select the lowest bid. But, also they are the vendor they have the most experience with. Mr. Gallia explained that the condenser is more of a specialty item, so going with a vendor they have worked with prior and have a successful relationship with is important for the project. Heather Nicarry shared that the balance of the fund, with project approval, would be \$2.3 million.

Board Member Abruzzo made a motion that the Board of the Derry Township Industrial and Commercial Development Authority authorize Hershey Entertainment & Resorts to proceed with the capital improvement projects for the Giant Center as outlined this evening. Vice Chairwoman Nutt seconded the motion. **Motion carried 3-0.**

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Consideration of Resolution 2024-01 - A Resolution of the Township of Derry Industrial and Commercial Development Authority Authorizing the Grant of a Permanent and Temporary Construction Easement to Verizon Pennsylvania LLC. (C. Christman)

Mr. Christman discussed the need for Verizon to move an existing utility pole and guide wire in coordination with PP&L for the easement improvement in Chocolatetown Park. Exhibit A shows where the right of way will be located. Mr. Christman explained when there is a concurrence, it will give them flexibility so they may execute the right of way with Verizon in order to move the agreements forward for the projects within Chocolatetown Park.

Board Member Abruzzo noted the project in Chocolatetown Park will be the new location for the Veterans Memorial and it will not be the new location for the First Responders Memorial. Rather, the First Responders Memorial is envisioned to be adjacent to the Derry Township Fire Department. The Township of Derry would own and operate the First Responders Memorial, if it would be at that location in the future. The Board Members discussed the potential review of the First Responders Memorial in a future ICDA meeting and Mr. Christman confirmed this would be a possibility.

Chairwoman Nutt moved to authorize the Authority Manager to execute a utility easement with Verizon, substantially in the form presented at this meeting, subject to any revisions our staff, solicitor, and township engineer recommend following input from Verizon, and further moved to adopt resolution 2024-01 authorizing the execution of the easement. Vice Chairman Shaffer seconded the motion. **Motion carried 3-0.**

VISITOR/PUBLIC COMMENTS

There were no comments from the public offered.

ADJOURNMENT

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Board Member Abruzzo made a motion to adjourn the meeting at 6:15 p.m. Vice Chairman Shaffer seconded the motion. **Motion carried 3-0.**

SUBMITTED BY:

Christopher S. Christman, Assistant Secretary