

PARKING AUTHORITY OF THE CITY OF LANCASTER, PENNSYLVANIA

Minutes for the Regularly Scheduled Board Meeting held

February 28, 2019

The Lancaster Parking Authority (LPA) held its regularly scheduled board meeting on Thursday, February 28, 2019 at 8:00 AM in the LPA offices at 30 W. Orange Street, Lancaster, PA.

Members Present: Mark Reinmiller, Chairman; Kyle Sollenberger, Vice Chairman; Jodie Macariola, Treasurer, and Phillip Cabassa, Secretary.

Also Present: Larry Cohen, LPA Executive Director; Susan Blecher, LPA Deputy Executive Director; Ibrahim Aman, LPA Director of Operations, David Weichert, LPA Director of Finance & Administration; Matthew Crème, LPA Solicitor; Carol Gifford, LPA Communications Manager, and Natasha Jones, LPA Human Resource Generalist. Other LPA employees who attended the special recognition part of the meeting include: Betty Arnold, Alberto Colon, Marielys Colon, Lorionna Thomas, Paul O'Shea, Alan Peters, Andrea Ruhl, Lisa Sweigart, Roberto Aguilera, Joe Yarnell, Glenn Vasey, and Luann Bleich.

Public in Attendance: Lancaster City Mayor Danene Sorace; Shawn Conrad, International Parking & Mobility Institute; Bernie Harris, City of Lancaster Clerk; Randy Patterson, City of Lancaster Economic Development & Neighborhood Revitalization; Arthur Morris, former mayor; Tim Stuhldreher, LNP; Donna Kreiser, McNeese, Wallace, and Nurick; Jay Wenger, Susquehanna Group Advisors; Angie Eichelberger, PA. State Senator Scott Martin's office; Mark Vergenes, Mirus Consultants, and Brian Reynolds.

The Lancaster Parking Authority Board Meeting was called to order at 8:00 AM by Mr. Reinmiller.

Approval of the Minutes

Minutes from the January 24, 2019 board meeting were reviewed.

Mr. Sollenberger made a motion to approve the minutes as presented. Mr. Cabassa seconded the motion and it was approved by all members present.

Special Recognition

- Shawn Conrad, CEO of IPMI, recognized the Lancaster Parking Authority for earning Accredited Parking Organization status from IPMI. The APO credential is difficult to achieve, said Mr. Conrad, requiring the organization to meet more than 200 stringent criteria. Mr. Conrad presented an APO plaque award to Larry Cohen and the Board. He added that Larry Cohen is a member of the IPMI Board of Directors, joining individuals from around the country and world.
- City of Lancaster Mayor Danene Sorace lauded the LPA for achieving APO status and brought a Lancaster City Council resolution celebrating it. She said the City is fortunate to have a high-functioning parking authority, and the milestone achievement is acknowledgement of the hard work put into the organization. She mentioned that LPA is the first third-class city to receive the APO in Pennsylvania and one of only 22 organizations in the U.S. Mayor Sorace called LPA "a public asset in the City, wholly undervalued and often not appreciated."
- Angie Eichelberger gave congratulations from State Senator Scott Martin's office and read a certificate of recognition drafted by his office for the Lancaster Parking Authority.
- Mr. Cohen said State Representative Mike Sturla's office sent along a recognition citation.
- Mr. Cohen thanked Ms. Blecher for her efforts and all staff.

- On behalf of the Board of Directors, Mr. Reinmiller thanked Mr. Cohen, Ms. Bleecher, and all LPA staff for the impressive accomplishment and their hard work, effort and dedication.
- In public comments, Mr. Vasey, an LPA employee for 35 years, said he has “never been prouder to be a member of the LPA team then in the past few years. I see all the facets of the LPA which have expanded working together in a way they never had before. We do indeed take pride in what we do.”

Finance

- Mr. Weichert presented the January financial reports and the space availability report.
- Ms. Macariola, seconded by Mr. Reinmiller, made a motion to select Susquehanna Group Advisors as the LPA’s financial advisor for the Lancaster Square Annex project. The motion was approved by all members present.
- Ms. Bleecher introduced Donna Krieser of McNees, Wallace, and Nurick, who will serve as bond counsel for the Lancaster Square Annex. Ms. Krieser, who worked with the LPA on a 2016 project, gave the ABCs of Municipal Financing booklet to board members as a resource to better understand the terms, documents, and steps in the municipal bond process.
- Counsel Crème said the selection and engagement of project partners is still contingent on the LPA deciding to move forward with a garage at the Lancaster Square Annex.

Economic Development

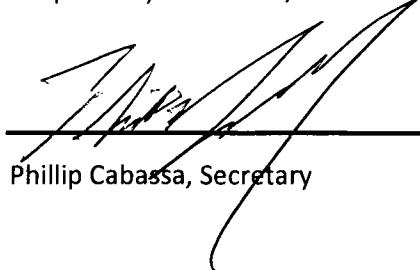
- Mr. Cohen gave an update on the Lancaster Square Annex project. Contracts are being finalized with Hammel & Associates, Walker Consultants and Benchmark. The appraisal and Phase II environmental study are pending. Meetings are scheduled to begin purchase negotiations for the property. Mr. Sollenberger volunteered to be on the negotiating committee; Mr. Weaver will also be invited. Counsel Crème said negotiations for acquisition of real estate are appropriate subjects for executive sessions and may be called in the future.
- The parking supply and demand study is continuing. Mr. Cohen has not yet seen a draft report. Public meetings are scheduled the last week of March and consultants will take information gathered at this meeting and incorporate it in the final report.

Facilities

- Mr. Cohen said the LPA is talking to the City Redevelopment Authority on how to fund a \$3 million purchase of the North Queen Street Garage and how TIF funding could be used. LPA has been extended for a 10-year management agreement for the facility. Just recently, a private entity has also expressed interest in purchasing the garage.

Mr. Cabassa made a motion to adjourn the meeting. Mr. Sollenberger seconded the motion and it was approved by all members present. The Board adjourned the meeting at 8:49 a.m. The next board meeting is scheduled for Thursday, March 28, 2019, at 8:00 AM.

Respectfully submitted,



Phillip Cabassa, Secretary