

PARKING AUTHORITY OF THE CITY OF LANCASTER, PENNSYLVANIA

Minutes for the Special Board Meeting held

April 9, 2019

The Lancaster Parking Authority (LPA) held a special board meeting on Tuesday, April 9, 2019 at 8:00 AM in the LPA offices at 30 W. Orange Street, Lancaster, PA. The meeting was advertised in the Lancaster Newspaper on April 7, 2019 and posted at the public entrance to the administrative office building in accordance with applicable laws for public notice.

Members Present: Mark Reinmiller, Chairman; Kyle Sollenberger, Vice Chairman; Sheldon Weaver, Assistant Treasurer/Assistant Secretary, and Jodie Macariola, Treasurer, by conference call.

Absent: Phillip Cabassa, Secretary

Also Present: Larry Cohen, LPA Executive Director; Susan Bleacher, LPA Deputy Executive Director; Ibrahim Aman, LPA Director of Operations, David Weichert, LPA Director of Finance & Administration; Matthew Crème, LPA Solicitor; and Carol Gifford, LPA Communications Manager.

Public in Attendance: Bernie Harris, City of Lancaster Clerk; Randy Patterson, City of Lancaster Economic Development & Neighborhood Revitalization; Tim Stuhldreher, LNP and Arthur Morris, resident.

Mr. Crème reported that a proposed purchase agreement for 151 North Queen Street, Lancaster, PA 17602 was still in the process of negotiation. The owners of the property, Grant Street Three, LLC., submitted new language to the purchase agreement which was not yet discussed by the Lancaster Parking Authority and its negotiating team.

Mr. Cohen stated that the general terms of the project are not overly complicated. The proposed language would give control of the demolition on the property to Grant Street Three, which is not in the best interests of the LPA in managing the project to control costs and maintain the project timeline. He stated that the LPA and its vendors will be cognizant of the need to minimize noise and disruption to hotel guests and will work with the hotel owners to achieve that goal.

Board members reviewed the proposed sales agreement to identify the areas where continued negotiation is needed. The identified areas needing revision were

- Square footage of dumpster space to be designated,
- Control of demolition will be with the LPA, who will cooperate with the needs of the hotel owners for guests and events.

Mr. Reinmiller made a motion to have Mr. Cohen and Mr. Crème prepare a counter-offer and negotiate these terms with the current owners and granting authority to the Executive Director, Larry Cohen, to finalize an agreement with Grant Street Three LLC for the purchase of the property at a purchase price of \$1,150,000, subject to the terms of the agreement with the counteroffer. The motion was seconded by Mr. Sollenberger and was approved by all members present and attending via phone conference call.

Mr. Crème presented Resolution 2 of 2019, for the condemnation of the land owned by Grant Street Three LLC. This resolution allows the Lancaster Parking Authority to acquire the property as a deed in lieu of condemnation, thus avoiding the transfer tax costs for the acquisition. Mr. Reinmiller made a

motion to approve Resolution 2 of 2019 as presented by Mr. Crème. Mr. Weaver seconded the motion. The motion was approved by all members present. Ms. Macariola abstained from the vote since she was not able to review the document from her location.

Public Comment

Mr. Stuhldreher requested information on the appraised value of the property as it related to the purchase price. Mr. Morris also expressed his opinion that in the interest of transparency, the amount of the appraisals of the property be disclosed. Mr. Crème stated that the information is not yet public due to ongoing negotiations that have not been finalized. Mr. Cohen stated he would provide the appraisal values since the purchase price has already been agreed upon. The Lancaster Parking Authority's appraisal indicated the value of the property to be \$1.1 Million and Grant Street Three's appraisal indicated the value of the property to be \$1.3 Million.

Mr. Stuhldreher asked for clarification of the funding provided by the CRIZ Authority for the purchase of the property

Mr. Patterson said the Lancaster City CRIZ Authority had agreed to pay for \$1,200,000 for the purchase of the property, legal fees related to the purchase of the property, asbestos abatement costs of up to \$245,000, and some pre-construction costs due to the unique nature of the project in Lancaster Square. In future years, the CRIZ Authority will provide funding for debt service payments on the project as was discussed in the March 28, 2019 board meeting.

Mr. Reinmiller made a motion to adjourn the meeting. Mr. Weaver seconded the motion and it was approved by all members present. The Board adjourned the meeting at 9:09 a.m.

Respectfully submitted,



SHELDON WEAVER
Secretary (Assistant)