

PARKING AUTHORITY OF THE CITY OF LANCASTER, PENNSYLVANIA

Minutes for the Regularly Scheduled Board Meeting held

March 28, 2019

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

Members Present: Mark Reinmiller, Chairman; Jodie Macariola, Treasurer; Phillip Cabassa, Secretary, and Sheldon Weaver, Assistant Treasurer/Assistant Secretary.

Absent: Kyle Sollenberger, Vice-Chairman

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; 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; Michael Connor, Kimley-Horn consultant; Wanda Whare, Nikolaus & Hohenadel, LLP; and Arthur Morris, resident.

Approval of the Minutes

Minutes from the February 28, 2019 board meeting were reviewed. Mr. Cabassa made a motion to approve the minutes as presented. Ms. Macariola seconded the motion. The motion was approved by all members present.

Parking Supply/Demand Study Draft Results

Michael Connor of Kimley-Horn presented the preliminary results from the Downtown Core Parking Study. Parking studies were also completed by Kimley-Horn in the New Holland/East Walnut Commercial Corridor, South West District and South East District of the City. Public meetings were conducted during the week of March 25th in all areas covered by the parking studies to discuss the preliminary results. Additional analysis will be completed on the downtown core to include demand during events and evaluate the impact of non-public parking availability.

Mr. Cohen reported that final reports will be issued in the next month and distributed to key stakeholders and the public.

Executive Session

Mr. Reinmiller called for an Executive Session at 8:30 AM to discuss matters of real estate. The board returned from the Executive Session at 9:01 AM.

Economic Development

Lancaster Square Annex Garage Update

- Upon return from the Executive Session, Mr. Crème reported that no decisions were made during the executive session regarding purchase of the property at 151 North Queen Street that was still under negotiation. Mr. Crème stated that if a proposed contract to purchase the property was to be considered by the Board, a special meeting of the board would be scheduled if necessary.

- Ms. Bleecher and Mr. Crème stated that agreements with Benchmark Construction and Hammel Associates Architects were being reviewed and edited with the advice of legal counsel, Wanda Whare at Nikolaus and Hohenadel LLP. Mr. Crème stated that all completed contracts would be ratified by the board at a future meeting.
- Ms. Bleecher presented a contract between LPA and the City of Lancaster Revitalization and Improvement Zone Authority (“CRIZ Authority”). The contract provides for the grant of \$1 million for the LPA to purchase property at 151 N. Queen to construct the Lancaster Public Library, retail space and approximately 300 space public parking garage (referred to as “the project”). The contract also provides for a CRIZ Authority grant to pay the debt service on the project using the CRIZ increment from the tenants and owners of the Hotel Lancaster (or Holiday Inn Lancaster), 101 North Queen Street, and retail space in the project for the life of the bonds or until the CRIZ program ends, whichever is to occur first. Mr. Weaver made a motion to approve the contract as between the LPA and the CRIZ Authority as presented, Mr. Cabassa seconded the motion. The motion was approved by all members present.
- Ms. Bleecher reported that the LPA is continuing to work with its financial advisor, Jay Wenger, on financing for the project. An RFP is being developed to obtain proposals for bond underwriting services for a negotiated sale of bonds.

North Queen Street Garage Purchase Update

Mr. Cohen reported that the LPA presented a written proposal to the Redevelopment Authority of the City of Lancaster (RACL) to acquire the North Queen Street Garage. The proposal will be evaluated by the RACL board at its April 16, 2019 meeting.

Finance

Mr. Weichert presented the February financial reports.

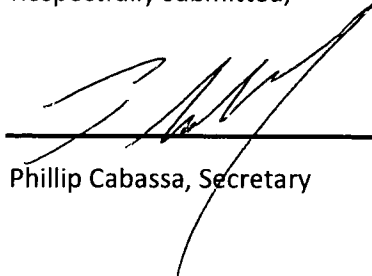
Public Comment

Tim Stuhldreher asked about the amount of funding available from CRIZ to the LPA for the future debt service payments since this amount was left blank in the contract, Ms. Bleecher said the annual increment amount was not yet determined since it was based on CRIZ Authority models that were still being reviewed. Mr. Patterson said the number is still being determined, and it is estimated to be approximately \$2 million.

Addressing a question from the public, Counsel Crème said he expects in a future meeting that the LPA board will ratify and vote on everything required for the Lancaster Square project including the purchase, consultant contracts, and the CRIZ agreement.

Mr. Cabassa made a motion to adjourn the meeting. Ms. Macariola seconded the motion and it was approved by all members present. The Board adjourned the meeting at 9:30 AM. The next board meeting is scheduled for Thursday, April 25, 2019, at 8:00 AM.

Respectfully submitted,



Phillip Cabassa, Secretary