

PARKING AUTHORITY OF THE CITY OF LANCASTER, PENNSYLVANIA

Minutes for the Regularly Scheduled Board Meeting held

April 25, 2019

The Lancaster Parking Authority (LPA) held its regularly scheduled board meeting on Thursday, April 25, 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; Phillip Cabassa, Secretary, and Sheldon Weaver, Assistant Treasurer/Assistant 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; Tim Stuhldreher, LNP; Jay Wenger, Susquehanna Group Advisors; Ted Vedock, Hammel Associates; Andy Gilburg, Benchmark Construction.

Approval of the Minutes

Minutes from the special board meeting held on April 9, 2019 were reviewed. Mr. Reinmiller made a motion to approve the minutes as presented. The motion was seconded by Mr. Weaver. The motion was approved by all members present.

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

Economic Development

Lancaster Square Mixed-Use Garage Project Professional Services Vendor Contracts

The contracts for Benchmark Construction for Construction Management Services and Hammel Associates Architects for Design and related services were presented for review by the board. The negotiation process and legal review of the contracts has been performed over the past several months and provisions and fees in the contracts are consistent with the original presentations by both service providers. A motion was made by Mr. Reinmiller to approve the contracts as presented. The motion was seconded by Mr. Cabassa and was approved by all members present.

Mr. Hammel and Mr. Gilburg expressed their appreciation for the opportunity to work on this project and get the process underway to move forward toward a timely completion.

Lancaster Square Mixed-Use Garage Project Financing Update

Mr. Wenger, Susquehanna Group Advisors, provided the board with an update on the financing for the Lancaster Square project. Work is commencing to have the debt deemed to be self-liquidating by the Department of Community and Economic Development (DCED) in accordance with a request from the City of Lancaster. A meeting with the City of Lancaster's administration and financial advisor also provided information on their expectations for providing the guarantee for the debt. Patrick Hopkins, Director of Administrative Services for the City of Lancaster, will begin the process of working with Lancaster's City Council on understanding and approval of the guarantee of the debt. A request for proposals for the underwriting services for a negotiated sale of the bonds has been issued and proposals

are due by April 26, 2019. Currently, the expected timeline for the sale of the bonds is mid-July but may be changed to accommodate the need to properly ascertain the amount of funding needed for the project upon completion and approval of the final design.

Lancaster Square Mixed-Use Garage Project Update

Mr. Cohen stated that the first order of business is to work on demolition, including abatement. Mr. Vedock is working on bid documents for abatement work. A plan for the demolition will be presented to the Lancaster City Planning Commission and the Historical Commission in May for approval without completion of the full design.

Meetings with the library regarding their space in the project are ongoing to work out the agreement with the library on the design and construction specifications and the terms of the future lease agreement.

North Queen Street Garage Purchase

Mr. Cohen reported that the LPA's written proposal to the Redevelopment Authority of the City of Lancaster (RACL) to acquire the North Queen Street Garage was approved by the RACL board at its April 16, 2019 meeting. The purchase price is \$3,000,000 with a payment plan of \$150,000 per year over the next twenty years. Mr. Crème is working with the RACL and City of Lancaster solicitors to prepare the final legal agreement of sale. The purchase is expected to be completed by the end of May. A motion was made by Mr. Reinmiller to approve the purchase of the North Queen Street Garage as was proposed and approved by the RACL board. Mr. Sollenberger seconded the motion and it was approved by all board members present.

Parking Supply & Demand Study

Mr. Cohen announced that the final reports from the Parking Supply & Demand Study will be issued in May 2019. The reports will be distributed to key stakeholders and posted on the LPA website.

Finance

Mr. Weichert presented the March financial reports.

Public Comment

None.

Mr. Cabassa made a motion to adjourn the meeting. Mr. Reinmiller seconded the motion and it was approved by all members present. The Board adjourned the meeting at 8:45 AM. The next board meeting is scheduled for Thursday, May 23, 2019, at 8:00 AM.

Respectfully submitted,



Phillip Cabassa, Secretary