

## **PARKING AUTHORITY OF THE CITY OF LANCASTER, PENNSYLVANIA**

Minutes for the Regularly Scheduled Board Meeting held

**September 26, 2019**

The Lancaster Parking Authority (LPA) held its regularly scheduled board meeting on Thursday, September 26, 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; Phillip Cabassa, Secretary, Jodie Macariola, Treasurer, and Sheldon Weaver, Assistant Treasurer/Assistant Secretary

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

Public in Attendance: Ted Vedock, Hammel Associates; Joanna Davis, City of Lancaster Public Art Manager; Tim Stuhldreher, LNP; Jay Wenger, Susquehanna Group Advisors; Suzy Hoover, Resident.

### **Approval of the Minutes**

Minutes from the August 22, 2019 board meeting were reviewed. Ms. Macariola made a motion to approve the minutes as presented with a correction to the adjournment time corrected to 8:45 AM. Mr. Weaver seconded the motion. The motion was approved by all members present.

### **Economic Development**

#### **Lancaster Square Mixed-Use Garage Project Update**

Mr. Vedock, Hammel and Associates, provided the following update:

- Mr. Vedock reviewed the current state of the design of the project including detailed drawings of the building including the garage, library, retail and event space.
- The garage has been redesigned to include 355 to 360 spaces due to the addition of a half level of the garage.
- The presentation of the design to Historical Commission was completed on September 16, 2019. The application was tabled due to Historical Commission concerns with the application and the LPA request to have time to address those concerns prior to a vote. The delay in the vote by Historical Commission results in a two-month delay in the project timeline.
- Land development plan is being developed and will be presented to Lancaster City Planning Commission in October.
- Hazardous Materials Abatement is completed at the site with no change orders and on budget.
- Precast concrete package will be re-bid due to the receipt of one bid that did not conform with the bid requirements.
- Demolition is scheduled to commence at the end of the September. The vendor is Eastern Branch Demolition.

Ms. Davis, Lancaster City Public Art Manager, presented on the public art recommended by the Public Art Board on the façade of the Christian Street Garage project.

Mr. Cohen spoke about the Historical Commission commentary at their meeting in September and the LPA request that the Commission table the decision. Mr. Cohen stated that the application will not be

changed prior to presentation in October and the LPA will ask for a decision from Historical Commission in October. On October 22, 2019, City Council will review the recommendation of the Historical Commission in their consideration of the application for new mixed-use construction.

## **Finance**

### **Project Financing**

Jay Wenger, Susquehanna Group Advisors, presented a final recap of the completion of the sale of bonds to fund the Christian Street Garage project. Final closing on the transaction will take place on October 1, 2019.

Ms. Bleecher presented the Minimum Municipal Obligation (MMO) for the LPA pension plan for 2020. The MMO for 2020 is \$75,417. Mr. Cabassa made a motion to approve the MMO for 2020 as presented. The motion was seconded by Mr. Reinmiller and approved by all members present.

Mr. Weichert presented the August financial reports.

### **Public Comment**

Mr. Stuhldreher asked about the library progress in design and in the final agreement with the Lancaster Parking Authority for the lease. Mr. Vedock provided a brief overview of the work on the library design. Mr. Crème reported that the draft lease was under review by the library's attorney.

Mr. Stuhldreher asked what rendering is being presented to Historical Commission; the original R&R concept of the revised rendering presented with changes by Ted Vedock. Larry clarified that the presentation will be the original R&R concept and rendering. Mr. Stuhldreher asked if we know if there would be a delay in the building schedule if the City Council did not approve the project. Mr. Cohen stated that we do not have any idea of what the outcome of the vote at City Council will be; however, if they do not approve the application, it will delay the project.

Mr. Reinmiller 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 9:25 AM. The next board meeting is scheduled for Thursday, October 24, 2019, at 8:00 AM.

Respectfully submitted,



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Phillip Cabassa, Secretary