

PARKING AUTHORITY OF THE CITY OF LANCASTER, PENNSYLVANIA

Minutes for the Regularly Scheduled Board Meeting held

September 24, 2020

The Lancaster Parking Authority (LPA) held its regularly scheduled board meeting on Thursday, September 24, 2020 at 8:00 AM via conference call on the ZOOM platform due to restrictions on in-person meetings due to the COVID-19 pandemic.

Members Present on conference call: Mark Reinmiller, Chairman; Kyle Sollenberger, Vice-Chairman; Phillip Cabassa, Secretary, Jodie Macariola, Treasurer

Member Absent: 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; Matthew Crème, LPA Solicitor

Public in Attendance: Art Morris, Resident; Bernie Harris, City Clerk for the City of Lancaster; Suzy Hoover, Resident.

Approval of the Minutes

Minutes from the August 27, 2020 board meeting were reviewed. Mr. Sollenberger made a motion to approve the minutes as presented. Mr. Reinmiller seconded the motion. The motion was approved by all board members present.

Economic Development

Parking Garage at UPMC Pinnacle Hospital Site

Mr. Cohen presented information on a parking garage located at the former hospital owned by UPMC Pinnacle. The facility would need significant repairs in the range of \$500,000 to \$1,000,000 per review by the LPA's structural engineers in order to operate it as a safe and usable public parking garage. The Lancaster Housing Development Corporation (HDC) may also be interested in owning and operating the garage due to their need for the parking spaces for residents and businesses. At the direction of the LPA board, Mr. Cohen will continue to work with the City administrators and other stakeholders to determine the LPA's recommended course of action for the property.

Christian Street Garage Project Update

Mr. Cohen presented an update on activities relating to the Christian Street Garage project. Ms. Bleecher gave an update on the land development plan filing status and the status of obtaining a building permit. Completion of easements and agreements with all required parties is the final action to be completed prior to filing the final land development plan. Bernadette Hohenadel of Nikolaus & Hohenadel is completing these easements and agreements.

Finance

Ms. Bleecher discussed the Christian Street Garage project cost update and the process of obtaining additional financing for the project through an anticipated sale of bonds in October.

Ms. Bleecher updated the board members on the Series of 2016 bond refunding and additional bond financing for an additional \$5 million in funds needed for the Christian Street Garage & Library project. A guarantee of the bonds by the City of Lancaster is before City Council for approval.

The financial reports for the month of August 2020 and the year to date through August 31, 2020 were presented by Ms. Bleecher.

The Space Availability Report was reviewed.

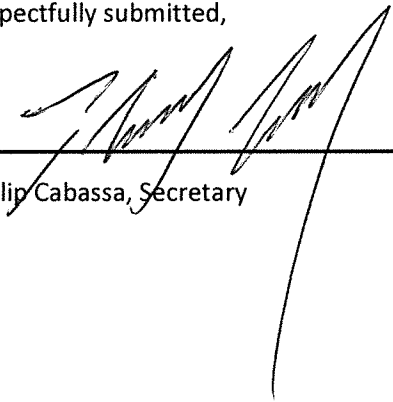
Ms. Bleecher presented the 2021 Minimum Municipal Obligation (MMO) for the Lancaster Parking Authority's pension plan for review and approval. Mr. Cabassa made a motion to approve the LPA's 2021 Minimum Municipal Obligation as presented. Mr. Reinmiller seconded the motion, and it was approved by all members present.

Public Comment

Mr. Morris objected to public comment being held until it is listed on the meeting agenda at the end of the meeting. Mr. Morris stated that he encouraged the LPA to work with the HDC on the transfer of the facilities at the UPMC Pinnacle hospital site.

Mr. Cabassa made a motion to adjourn the meeting. Mr. Reinmiller seconded the motion. The motion was approved by all members present. The Board adjourned the meeting at 8:45 AM. The next board meeting is scheduled for Thursday, October 22, 2020 at 8:00 AM via conference call using the ZOOM platform.

Respectfully submitted,



Phillip Cabassa, Secretary