

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

Minutes for the Regularly Scheduled Board Meeting held

**July 25, 2024**

The Lancaster Parking Authority (LPA) held its regularly scheduled board meeting on Thursday, June 27, 2024, at 8:00 AM at the LPA Administrative Offices at 30 W. Orange Street, Lancaster, PA.

Members Present: Phillip Cabassa, Secretary; Megan Ryan, Treasurer; and Sheldon Weaver, Assistant Treasurer/Assistant Secretary.

Members Absent: Mark Reinmiller, Chair; and Kyle Sollenberger, Vice-Chair.

Also Present: Larry Cohen, LPA Executive Director; Ibrahim Aman, LPA Director of Operations; Keith Radecic, LPA Director of Finance; Elizabeth Kraft, LPA Director of Administration; Joan London, Esq., LPA Solicitor; and Maria Lapp, LPA Accounting Manager.

Public in Attendance: None.

**Public Comment:** None.

### **Approval of the Minutes**

Minutes from the June 27, 2024 Board meeting were reviewed by the Board. A motion was made by Mr. Weaver and seconded by Ms. Ryan to approve the June 2024 minutes. All Board members present approved the motion.

### **Redevelopment Assistance Capital Program—Construction of the Lancaster Library**

Discussion was held regarding the City's request for the Authority's approval to use 151 North Queen Street as a land match for RACP Project Number 2690-00, a grant application submitted by the Lancaster Public Library.

Mr. Weaver inquired as to why the Library would not have an appraisal of their buildout and use the value of their buildout as opposed to the land-only appraisal from 2019. Mr. Cohen shared this inquiry and requested that LPA's Director of Administration, Elizabeth Kraft, contact the City's Director of Administrative Services, Tina Campbell to request she call into the Board meeting to answer some follow-up questions on the City's request.

Ms. Kraft left the meeting to contact Ms. Campbell.

The Board's meeting proceeded to the presentation of the financial reports.

### **Finance**

Mr. Radecic presented the June 2024 Board financials including the financial highlights, financial statements, balance sheet, and Christian Street Garage Project cost summary.

### **Continuation of the Redevelopment Assistance Capital Program Discussion**

Ms. Kraft returned to the meeting and Ms. Campbell joined the meeting by phone.

Ms. London asked Ms. Campbell if the RACP representatives were looking for a Letter of Consent for the appraised fi-tout or use of the land value. Ms. Campbell responded that they are looking for the use of a

value on the property. Because the existing appraisal is on the land, in this case the consent would pertain to the land.

Mr. Weaver pointed out that the grant is for the building and not the land; stating the an appraisal should be done on the buildout and the grant match should be based on that and not the land.

Ms. London pointed out that giving consent would tie up the value of the land. She asked Ms. Campbell if the match could be based on the buildout and not the land. Ms. Campbell stated she did not know and would need to clarify with the state.

Mr. Weaver asked what amount of money for which the Library is seeking reimbursement for the buildout. Ms. Campbell responded that the RACP grant is for \$2.5M.

Ms. Ryan asked what the appraised value of the land is. Mr. Cohen responded that it is about \$1.3M about 6 years ago.

Mr. Weaver stated he wants to wait before granting approval and see if the Authority could be removed from the process entirely and have everything be done through the Library based on their buildout value. He would prefer the Library amend and resubmit their grant application to reflect this.

Ms. Campbell stated she will go back to the state to clarify some of the questions discussed.

At 8:23AM, the meeting briefly adjourned due to a fire alarm. Readjoined at 8:26AM.

Mr. Cabassa made a motion to table items 3 and 4 on the Agenda pending state feedback on questions presented. Mr. Weaver seconded the motion. All Board members present approved the motion.

#### **Space Availability Report**

Mr. Cohen presented the Space Availability Report.

#### **Economic Development**

Mr. Cohen updated the Board on the New Lancaster Rainbow art installation at the Christian Street Garage stating that it is complete and the lighting is set to be tested next week. Soon after, a lighting ceremony for the complete project will be scheduled.

Mr. Cohen provided an update on the design phase for the North Prince Street office renovation with Morotta Main Architects in Lancaster, PA.

At 8:42 AM, a motion was made by Mr. Cabassa and seconded by Ms. Ryan to enter executive session and adjourn immediately after. All Board members present approved the motion. At 8:42AM, the meeting adjourned. The next board meeting is scheduled for Thursday, August 22, 2024, at 8:00 AM in the LPA Administrative Offices located at 30 West Orange Street, Lancaster, PA 17603.

Respectfully submitted,



Assistant  
Phillip Cabassa, Secretary

SHELDON WEAVER