

PARKING AUTHORITY OF THE CITY OF LANCASTER, PENNSYLVANIA

Minutes for the Regularly Scheduled Board Meeting held

May 22, 2025

The Lancaster Parking Authority (LPA) held its regularly scheduled board meeting on Thursday, May 22, 2025, at 8:00 AM at the LPA Administrative Offices at 30 W. Orange Street, Lancaster, PA.

Members Present: Mark Reinmiller, Chair; Kyle Sollenberger, Vice-Chair; Megan Ryan, Treasurer.

Members Absent: Christie Eachus, Secretary; and Sheldon Weaver, Asst. Treasurer/Asst. Secretary

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

Public in Attendance: Bernie Harris, City Clerk for the City of Lancaster; Jennifer CruverKibi of Maher Duessel Independent Auditors; Donald Main, Marotta Main Architects, Kelsey Gibson, Marotta Main Architects.

Public Comment: None.

Approval of the Minutes

The meeting was called to order by Mr. Reinmiller at 8:00am. The minutes from the April 24, 2025 Board meeting were reviewed by the Board. A motion was made by Mr. Reinmiller to approve the April 24, 2025 minutes, seconded by Ms. Ryan. All Board members present approved the motion.

Finance

Ms. CruverKibi of Maher Duessel gave a Presentation of the Auditor's Report on Financial Statements for the period ending December 31, 2024.

Mr. Reinmiller made a motion to approve the 2024 Auditor's Report and Financial Statement for the period ending December 31, 2024. Mr. Sollenberger seconded the motion. All board members present approved the motion.

Mr. Radecic presented the April 2025 Board financials including the financial highlights, financial statements, and balance sheet.

Economic Development

Mr. Cohen introduced Mr. Donald Main of Marotta Main Architects who provided information pertaining to the Prince Street Garage Project bid results. Three bids for general contractor were received. The low bid for general contractor was submitted by Kinsley Construction for \$1,156,000. The low bid for plumbing construction was submitted by Garden Spot Mechanical for \$91,000. The low bid for mechanical construction was submitted by MidState Mechanical & Electrical. Finally, the low bid for electrical construction was submitted by Shannon A. Smith for \$390,200.

Total construction value for the Prince Street Garage project is \$1,878,868, falling just below budget projections. Mr. Main described the winning low bids as competitive and in line with budget projections. A motion to accept the bids of the general contractor, mechanical, plumbing, and electrical contractors was made by Ms. Ryan and seconded by Mr. Sollenberger. All Board members present approved the motion.

Mr. Cohen explained that he and Ms. Kraft attended a meeting before the City's Sign Commission receiving approval for the Prince Street Garage Project's proposed signage with minimal conditions. Authority staff are preparing for demolition.

Demolition is expected to start beginning of June 2025 with the completion of the project to occur by the end of December 2025. It is anticipated the retail portion of the space will be occupied by the beginning of February 2026. A letter of intent from a potential tenant has already been received for the retail portion of the space and finalization of the lease is in progress. A kickoff meeting for the project will be held in one week with all contractors. The site will not impede onto the sidewalk or into the street. Staging will be done inside the Prince Street Garage.

Mr. Cohen updated the Board on the stadium redevelopment project. As key stakeholders and consultants meet to discuss potential plans for the stadium complex, it is anticipated that a plan for the area will be completed by the end of the year. It is anticipated that there will be a structured parking component.

Board Elections

After determining all members wish to maintain their current positions with the Board, a motion to continue with the current board officers and committee assignments as they are currently by Mr. Sollenberger. The motion was seconded by Ms. Ryan. All Board members present approved the motion.

At 8:30, Mr. Reinmiller made a motion to adjourn and Mr. Sollenberger seconded the Motion. All Board members present approved the motion and the meeting adjourned at 8:31AM.

The next board meeting is scheduled for Thursday, June 26, 2025, at 8:00 AM in the LPA Administrative Offices located at 30 West Orange Street, Lancaster, PA 17603.

Respectfully submitted,



Christie Eachus, Secretary