

MINUTES

BOARD OF COMMISSIONERS

LOWER ALLEN TOWNSHIP

SPECIAL MEETING

SEPTEMBER 29, 2008

The following were in ATTENDANCE:

BOARD OF COMMISSIONERS

TOWNSHIP PERSONNEL

John T. Titzel
Lloyd W. Bucher
Peddrick M. Young, Sr.
H. Edward Black
Dan Christ

Thomas Vernau, Manager
Jan Faust, Assistant Manager
Daniel Flint, Community Development
Nancy Dietel Finance Director
Frank Williamson, Chief of Police/
Public Safety Director
Steven P. Miner, Solicitor
Ashley Sides, Assist. Recording Secretary

President TITZEL called the Regular Meeting of the Board of Commissioners of Lower Allen Township to order at 7:00 p.m. followed by an opening prayer and the Pledge of Allegiance. He announced Proof of Publication was available for review.

AUDIENCE PARTICIPATION: ANY ITEM ON THE AGENDA

President TITZEL asked if anyone in the audience would like to address any item that appears on the Agenda.

There was no response.

DISCUSSION RE: BUILDING AND PROPERTY AT 1993 HUMMEL AVENUE, CAMP HILL.

Mr. Vernau lead the discussion by informing the Board that staff had put together some information for the Board to consider and what they can expect as far as expeditures, leasing the building, and what would need to be done at the old building to make it leaseable.

The Board began by looking at the Projected Income and Expense Report. Mrs. Dietel did three scenarios for the report. Those scenarios were based on 15% occupancy, 50% occupancy, and 85% occupancy. Mrs. Dietel explained the three scenarios in the report. Discussion regarding the scenarios ensued.

Mr. Vernau and Mr. Campbell went over layouts of the building to show what areas could be leased for what purpose.

Mr. Art Campbell went over some of the usable and unusable area's in the building. The police department would be able to remain as offices, as well as, the finance area and tax office area. Some area's which would not be usable would be the cell holding areas and the fire department meeting area in the basement, especially since it is not handicap accessible. Mr. Vernau also explained about the old Board Room would remain as an assembly area. Discussion ensued regarding what it would take to make this space usable.

Mr. Campbell informed the Board that there has been some inquiries, but it has not gone further than that. Mr. Campbell explained that there would be an expenditure to make it usable space, but that it would hopefully lead to a sale.

Commissioner BLACK brought up the formation of a Development Authority. Discussion ensued between the Commissioners and Solicitor Miner regarding the formation of a Development Authority and if now is the time to create one while Mr. Campbell is looking for someone to buy or lease the building. Commissioner YOUNG asked what it would take to form an Authority and Mr. Miner would be able to provide that information for the Board if they wanted.

Commissioner BLACK moved to direct Solicitor Miner to provide the cost to form a Development Authority. Commissioner YOUNG seconded the motion. Motion passed 5-0.

Commissioner BUCHER moved to authorize the Township Manager and the President to sign lease agreements as long as the cost of compliance is 10% or less. Commissioner CHRIST seconded the motion. Motion passed 5-0.

ANY BUSINESS PERTINENT TO THE TOWNSHIP. DISCUSSIONS WILL BE LIMITED TO FIFTEEN (15) MINUTES PER PERSON

President TITZEL asked if anyone in the audience would like to address the Board on any business pertinent to the Township.

Commissioner BLACK brought up a letter he received from a resident regarding a bill she received for an ambulance trip to the hospital which included ALS. The bill was for \$993.75. The resident claimed they were not aware that they could have joined the ambulance association. Discussion ensued.

EXECUTIVE SESSION

There was no Executive Session.

ADJOURN

The Special Meeting of the Board of Commissioners adjourned at 8:35 p.m.

ATTENDANCE REGISTER

An Attendance Register is made part of this record.