

**GENERAL MUNICIPAL AUTHORITY OF THE TOWNSHIP OF MANHEIM**  
**FRIDAY, OCTOBER 17, 2014 MINUTES**

The regular meeting of the General Municipal Authority of the Township of Manheim was held on Friday, October 17, 2014 at 7:30 a.m. at the Manheim Township Municipal Building, 1840 Municipal Drive, Lancaster, Pennsylvania. Authority members present were: James J. Lombardo, Edward J. Plakans, Samuel M. Mecum and Neil S. Kline. J. Michael Flanagan was absent. Also present were Solicitor William C. McCarty, Engineer Darrell Becker, Finance Officer Dawn M. Stratchko and Township Manager-Secretary Sean P. Molchany.

The meeting was called to order by Mr. Lombardo. He led all in attendance in the Pledge of Allegiance, then announced that an Executive Session was held at the July 18, 2014 meeting of the General Municipal Authority to discuss legal matters.

There was no Public Comment.

The minutes of the July 18, 2014 meeting were approved on a motion by Mr. Plakans and seconded by Mr. Mecum. Motion carried unanimously.

Mrs. Stratchko presented a summary of the financial reports: expenses are \$76,002.75, Total Revenue is \$402,960.01. The Bank Balance is \$3,115,730.00. Additionally there was a \$55,649.58 interest payment made to the Township. Mr. Plakans moved and Mr. Kline seconded approving the Financial Reports for July, August and September, 2014. Motion carried unanimously.

After general discussion of the invoices, the following bills were approved for payment, on a motion by Mr. Plakans, seconded by Mr. Mecum:

Bond .....	\$55,649.58
Lancaster Newspapers .....	\$348.10
Hartman, Underhill & Brubaker LLP.....	\$987.41
ARRO Consulting, Inc.....	\$224.42

Motion carried unanimously.

**2014/2015 Financing for Lancaster Bible College:** Matt Mason was in attendance from Lancaster Bible College to present their proposal for financing through the Authority. It would be a tax exempt basis for a \$16,000,000 loan: \$6,000,000 in 2014 and \$9,000,000 in 2015. The Authority is the issuer of the Note, the Bible College is the borrower and Fulton Bank is the lender. This would be a non-recourse loan. A TEFRA (Public Hearing) is required. The Commissioners would need to have a Health and Welfare Hearing for approval and then adopt a Resolution. The Bible College would pay all fees. There would be an administrative fee of \$10,000 to the Authority for each borrowing. The dorm would be \$6,000,000. Mr. Plakans asked if they would do the \$9,000,000 in 2014 and the \$6,000,000 in 2015. Ms. Stratchko requested if we can get timely reporting for the audit. Mr. Mason provided an overview of the projects:

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1. 110-bed dorm would be the first project
2. Academic building would be the second project
3. Converting the old Library to a Gym would be the third project.

\$20,000,000 total project is financed. There would be two separate fees to the Authority of \$10,000. The length of the loan would be 25 years.

Mr. Plakans moved to approve \$15,000,000 over two years, no more than \$10,000,000, loans of \$9,000,000 and \$6,000,000, Hartman, Underhill & Brubaker as Hearing Officer to oversee the Hearing. Seconded by Mr. Kline. Motion carried unanimously.

**Update on Future Development in Manheim Township by Lisa Douglas:** Ms. Douglas presented the Development Report (which is attached to these Minutes), which details the developments within the Authority's area. There are 388 units to be developed. There are four projects, with 89 residential units in process.

**Adoption of 2015 Budget:** Ms. Stratchko provided an overview of the Budget. They discussed amending the legal fees to \$38,000. Mr. Mecum moved and Mr. Plakans seconded approving the Budget. Motion carried unanimously.

**2015 Draft Municipal Calendar:** Mr. McCarty provided an overview of the Manheim Township Overlook Community Foundation. This Board intends to dissolve in 2014. There will be a Resolution of Dissolution at their November meeting. The Articles of Incorporation and Assets go to the Authority and transfer to the Township. Then the Authority will adopt a Resolution at a Special Meeting after the Overlook Community Foundation approves their dissolution.

The Authority then went into Executive Session to discuss legal matters at 9:00 a.m.

The meeting was reconvened. There being no further business, on a motion by Mr. Mecum, seconded by Mr. Plakans, it was moved to adjourn the meeting at 9:43 a.m. Motion carried unanimously.

The next meeting will be Friday, January 16, 2015 at 7:30 a.m.

Respectfully submitted,

Sean P. Molchany  
Recording Secretary