

**East Hempfield Recreation Authority**  
**March 27, 2019 6:30pm Four Seasons Banquet Facility**

The East Hempfield Township Recreation Authority was called to order at 6:30pm by Chairman Ryan Lundy.

**Members in attendance:**

Daniel Trump, David Lounsbury, Mike O'Brien, Ryan Lundy, Scott Russell and Steve Ulrich.

**Others in attendance:**

Frank Mincarelli, Blakinger Thomas, Cindy Schweitzer, Township. Manager, Joe Robinson, Director of Finance, Jim Micilcavage, Four Seasons General Manager and Terri Morton, Banquet Manager.

**Visitors Business:**

- Blackford Development, Ltd. – Mike Brubaker, Rich Welkowitz and Chris Brubaker presented the Authority with a Public/Private Partnership proposal for the land along Stoney Battery Road. Additional discussions revealed that Blackford would be most interested in determining what the market interest is in developing a 3 acre +/- tract of land at the corner of Stoney Battery and Church Street for a convenience store/carwash configuration. They would also be looking at the feasibility of a multi-use/3-story commercial building along Stoney Battery Road which would need 1-2 acres. If there are multiple parties interested the Authority would have input as to which party would be chosen. They are proposing the Authority grant them 180 days (no cost to either party) to exclusively market the property to determine interest and if there is sufficient interest would then proceed to the next steps in negotiating with the Authority. They noted that the concept of a restaurant in the 3<sup>rd</sup> area of the undeveloped land is not economically feasible at this time. They added that the maintenance building would be impacted by the improvements of the multi-use building and possibly the convenience store and to include its replacement in the deal would impact lease fee percentages.
  
- Hempfield Brew House – John Ratchford and Mark Garber presented their business summary and vision to the Authority. They verbally explained that they desire to lease the window room/bar area and a portion of the kitchen (for the fermenting vats). They have been working with golf course staff to determine the structural integrity of the space and the potential impact the use of the window room would have on the banquet rental business. They have made initial contact with the Liquor Control Board but are unable to move forward until there is a lease signed. They feel that the LCB could be a 6-month process and renovations another 4 months. The Authority (Mr. O'Brien) will provide what drawings there are of the space in a form usable by Mr. Garber. Mr. Ratchford and Mr. Garber were asked and will provide the Authority with a letter of interest which will provide greater details of the needed space, timeline, and finances. Motioned by Mr. Lundy, seconded by Mr. Russell and unanimously carried to affirm to the representatives of the Hempfield Brew House that the Authority is interested in exploring their use of the banquet facilities.

**Old Business:**

- Ground Lease – The Authority discussed the draft lease and whether the sod farm (Nolt/Church, item 1(b) should be included. There was not a strong opinion either way so the Authority decided to leave it in the lease as it would not be a project priority for the Authority. Motioned by Mr. Russell, seconded by Mr. Trump and unanimously carried to approve the ground lease with two edits:
  1. Expand on the intent of the lease which is to improve the financial viability of the golf course.
  2. Delete references to the operation and maintenance agreement.
- Public Private Partnership – Mr. Mincarelli expressed some concern regarding the P3 arrangement outlined by Mr. Brubaker and indicated he was seeking additional legal opinions. The Authority requested that Mr. Mincarelli continue his research and requested staff to advise Blackford that the Authority is taking their proposal seriously but need to seek a formal legal opinion regarding the viability of a P3 arrangement.
- Sketch plan – The Authority requested that DMA provide a revised print of the corner property to reflect 3 distinct properties (3 acres-convenience store, 2 acres-office building and remaining land). This print could be used to show the impact to existing uses on the site such as the maintenance facility.

**Minutes:**

Motioned by Mr. Lounsbury, seconded by Mr. O'Brien and unanimously carried to accept the minutes of February 27, 2019, as presented.

**Public Comment:** none

**Adjournment:** There being no further business the meeting was adjourned by the consent of the group at 8:48pm.

Submitted by: Cindy Schweitzer  
Township Manager/Secretary