

YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MEETING MINUTES
January 2, 2018

The regular monthly meeting of the York County Industrial Development Authority (YCIDA) was held on Tuesday, January 2, 2018 scheduled for 8:15 a.m., at 144 Roosevelt Ave., York, Pennsylvania, pursuant to notice.

The following board members were in attendance:

Oliver Hoar	Doug Becker	David Brinton
Al Hayes	Gene Draganosky	Chuck Noll
Mandy Arnold	Jack Kay	Kerryn Fulton
Michael Newsome	Coni Wolf	Patti Stirk

A quorum was represented.

Ron Hershner, Solicitor; and the following members of the York County Economic Alliance staff were also in attendance: Blanda Nace, Director, Strategic Development; Katie Mahoney, Vice President Marketing & Communications; Nancy Barry, Vice President, Operations; Kenetha Hansen, Director, Economic Development & Financing; and Kim Hogeman, Manager, Strategic Development.

Also in attendance: James Sawor

CALL TO ORDER

Chairman Kay welcomed the Authority members and called the meeting to order at 8:21 a.m.

COMMENTS AND/OR QUESTIONS FROM THE PUBLIC

There were no comments or questions from the public.

CONSENT AGENDA ITEMS

MINUTES & FINANCIAL STATEMENTS

Mr. Kay asked if there were any comments or questions on the December 5, 2017 minutes and the November 2017 financial statements, all circulated prior to the meeting. On a motion by Mr. Noll, properly seconded by Mr. Hayes, the meeting minutes and financial statements were approved as submitted.

DEVELOPMENT COMMITTEE

Mr. Draganosky reported that the committee met last month to discuss the demolition contracts and feedback from the design team. The hotel is the main focus of the committee at this time.

Mr. Nace updated the Authority on the parcel of land adjacent to the Stadium owned by CSX. The Team would like to beautify this as CSX does not maintain the land at all. CSX is unwilling to sell the parcel, but they are willing to lease it. The Team will maintain the property if the YCIDA is willing to lease it. Mr. Kay questioned if there is any liability involved. Solicitor Hershner stated that as long as there is adequate insurance coverage, he does not see an issue. Mr. Newsome made a motion to approve the lease with Solicitor Hershner's approval, properly seconded by Mr. Noll, the motion carried.

The purpose of the York County Industrial Development Authority (YCIDA) is to be a facilitator of community economic development in support of building a stronger York County.

MARKETING COMMITTEE

Ms. Arnold reported that there was steady media exposure over the holiday from the marketing team's efforts, including several articles. The focus has been very community oriented. The committee continues to work through their plans for 2018.

EXECUTIVE SESSION

Chairman Kay adjourned the meeting into Executive Session at 8:27 to discuss a contract agreement and resumed regular session at 8:48.

YORKTOWNE HOTEL

Mr. Kay gave an overview of the demolition contracts with a tentative start in two weeks or at the latest, February 1st. Bulk demolition should take approximately six months with rebuild bidding beginning in June. Ms. Hogeman gave a brief update on the Zion Church scope of work and next steps. Mr. Kay reported that we continue to work closely with YCP's hospitality program. Three Graham Scholar students will begin to participate with the design team moving forward.

Mr. Kay asked for a motion to approve Kinsley executing the four demolition contracts as discussed. Mr. Brinton made a motion to approve, properly seconded by Ms. Fulton, the motion carried.

Solicitor Hershner updated the Authority on the settlement agreement with Hersha Hospitality. There was a dispute regarding the cancelation of their contract. Solicitors on both sides have come to an agreement to settle for a payment of \$50,000. Ms. Arnold made a motion to approve, properly seconded by Ms. Stirk, the motion carried.

Mr. Newsome asked for an update on the overall financing for the project. It was suggested to have a detailed breakdown of loans, donations, grants, partnerships, at an upcoming meeting. Mr. Kay gave a very broad overview and stated that he is very optimistic of the outcome.

ADJOURNMENT

There being no further business to be brought before the Authority, Mr. Kay adjourned the meeting at 8:59 a.m.

Respectfully Submitted,

Patti Stirk
Secretary

Prepared by:
Kim Hogeman
Manager, Community Affairs