

YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
MEETING MINUTES  
September 4, 2018

The regular monthly meeting of the York County Industrial Development Authority (YCIDA) was held on Tuesday, September 4, 2018 scheduled for 8:15 a.m., at Hanover Borough Hall, 44 Frederick St., Hanover PA, pursuant to notice.

The following board members were in attendance:

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

Mike Newsome

A quorum was represented.

Ron Hershner, Esq., Solicitor; and the following members of the York County Economic Alliance staff were also in attendance: Kevin Schreiber, President/CEO; Blanda Nace, Director, Strategic Development; Katie Mahoney, Vice President Marketing & Communications; Nancy Barry, Vice President Operations & CFO; and Lauren Gross, Manager, Administration.

Also in attendance: Justine Trucksess, Manager, Main Street Hanover; and Michael Bowersox, Manager, Hanover Borough.

CALL TO ORDER

Jack Kay welcomed the Authority members and called the meeting to order at 8:13 a.m.

COMMENTS AND/OR QUESTIONS FROM THE PUBLIC

There were no comments or questions from the public.

HANOVER UPDATE

Mr. Kay asked Ms. Trucksess to provide an update on what was going on in Hanover Borough, which she did.

CONSENT AGENDA ITEMS

MINUTES & FINANCIAL STATEMENTS

Mr. Kay asked if there were any comments or questions on the August 7, 2018 minutes and the July 2018 financial statements, all circulated prior to the meeting. On a motion by Mr. Hayes, properly seconded by Mr. Becker, the meeting minutes and financial statements were approved as submitted.

DEVELOPMENT COMMITTEE

Mr. Draganosky and Mr. Nace reported on updates with the Yorktowne Hotel Project. Mr. Nace discussed core and shell bids were due and had been opened. Some received no bids and will be re-bid. Mr. Kay said RFPs for bridge financing have also gone out and been received and there are upcoming meetings to discuss proposals. The project has received confirmation on the state historic tax credit. Mr. Kay provided an update on further financing needs. He also discussed the York College Graham Scholars program for the fall, which has 20 interns.

*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. Mahoney reviewed the marketing committee's report on media coverage for the Yorktowne Hotel project.

### AUDIT & FINANCIALS

Ms. Barry explained the request for auditor approval. On a motion by Mr. Hayes, properly seconded by Mr. Hoar, the Board unanimously approved RL&H as auditors through 2019.

She also asked the Board to authorize her to transfer \$175,000 from the portfolio account to the general fund. Mr. Kay explained part of the money was to buy a strategically placed property downtown. On a motion by Mr. Brinton, properly seconded by Mr. Noll, the Board unanimously approved moving the finances.

### PRESBYTERIAN SENIOR LIVING

Mr. Hershner explained the requested modification of the loan terms from Presbyterian Senior Living and asked the Board to authorize Mr. Kay to sign the agreement. On a motion by Mr. Draganosky, properly seconded by Mr. Newsome, the Board unanimously approved having Mr. Kay sign the agreement.

### STADIUM

Mr. Kay reported that the York Revolution would like to winterize the skyboxes. On a motion by Mr. Noll, properly seconded by Ms. Wolf, the Board approved the request with Mr. Draganosky abstaining. Mr. Kay also provided an update on requests the team has made regarding leasing boxes and amendments to the agreement. The Board agreed to the changes as long as it retains the right to twice-yearly inspections, final approval of improvements being done with the Board's approval, and maintenance of separate capital improvement funds.

### YCEA

Mr. Schreiber provided an update on activities at the YCEA.

### ADJOURNMENT

There being no further business to be brought before the Authority, Mr. Kay adjourned the meeting at 9:16 a.m.

Respectfully Submitted,

Patti Stirk  
Secretary

Prepared by:  
Lauren Gross  
Manager, Administration