

YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
MEETING MINUTES
February 6, 2019

The regular monthly meeting of the York County Industrial Development Authority (YCIDA) was held on Tuesday, February 6, 2019 scheduled for 8:15 a.m., at the Industrial Plaza of York, pursuant to notice.

The following board members were in attendance, representing a quorum:

Jack Kay	Patti Stirk	Chuck Noll	Gene Draganosky
David Brinton	Oliver Hoar	Doug Becker	Coni Wolf
Dr. Pamela Gunter-Smith			

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

Also in attendance: Lindsey O’Laughlin and Maria Nease

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.

CONSENT AGENDA ITEMS
MINUTES & FINANCIAL STATEMENTS

Mr. Kay asked if there were any comments or questions on the January 8, 2019 minutes and the December 2018 financial statements, all circulated prior to the meeting. On a motion by Mr. Hoar, properly seconded by Mr. Becker, the meeting minutes and financial statements were approved as submitted.

DEVELOPMENT COMMITTEE

Mr. Draganosky reported on updates with the Yorktowne Hotel Project. There was no development committee meeting in January due to the Martin Luther King, Jr. holiday. He reported there had been a phone call that would need to be discussed in executive session. The YCIDA was scheduled to appear before City Council on Wednesday, Feb. 6, for approval of the land development plan for the hotel.

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.

FINANCE COMMITTEE

Ms. Barry made a request to transfer money from the YCIDA's portfolio account to its checking account in the amount of \$75,000 to cover about six months of operating expenses, as indicated in the budget. On a motion by Mr. Noll, properly seconded by Mr. Hoar, the motion was approved.

EXECUTIVE SESSION

The Board adjourned to an executive session at 8:20 a.m. The Board adjourned from executive session at 8:39 a.m.

FINANCIALS

On a motion by Mr. Kay, properly seconded by Ms. Wolf, the Board voted to move \$1.5 million from the portfolio account to the general fund account to facilitate the RACP match.

Mr. Kay presented the proposed Commitment Letter from Members 1st offering to extend an additional working capital loan of \$10 million secured by an assignment of the \$10 million RACP grant, an assignment of the \$2 million RACP grant, and a second mortgage on the Hotel. On a motion by Dr. Gunter-Smith, properly seconded by Mr. Becker, the Board:

- Agreed to enter into the proposed loan on the terms as stated in the Commitment Letter dated January 25, 2019;
- Authorized Mr. Kay to execute the Commitment Letter on behalf of the Authority;
- Authorized Mr. Kay as Chair or any Vice Chair to execute and deliver the Note, Assignments, Mortgage, Loan Agreement and any other documents or agreements necessary or expedient to complete the loan transaction in accordance with the terms of the Commitment Letter; and,
- Authorized the Authority's Solicitor to review and approve all loan documents and issue such opinions as may be required to complete the loan transaction.

GOOD OF THE ORDER

Mr. Kay reported to the Board that Mr. Newsome had had to resign from the Board due to his new position in Gov. Wolf's cabinet. Mr. Chamberlin provided an update on the Codorus Creek Greenway Project.

ADJOURNMENT

There being no further business to be brought before the Authority, Mr. Kay adjourned the meeting at 8:50 a.m.

Respectfully Submitted,

Patti Stirk
Secretary

Prepared by:
Lauren Gross
Manager, Administration