



BOARD OF DIRECTORS MEETING MINUTES
Tuesday, September 1, 2020

The regular monthly meeting of the York County Industrial Development Authority (YCIDA) was held on Tuesday, September 1, 2020, scheduled for 8:15 a.m., on Zoom, access was also available to the public by toll-free number, pursuant to notice.

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

Douglas	Becker	Al	Hayes	Cynthia	Page
David	Brinton	Dr. Pamela	Gunter-Smith	Patti	Stirk
Gene	Draganosky	Jack	Kay	Coni	Wolf
Kerryn	Fulton	Chuck	Noll		

Also in attendance were: Ron Hershner, Esq., Stock and Leader; and the following members of the York County Economic Alliance staff: Kevin Schreiber, President & CEO; Nancy Barry, Vice President, Operations; Katie Mahoney, Vice President, Marketing & Communication; Silas Chamberlin, Vice President, Community & Economic Development; Kim Hogeman, Director, Strategic Development

Also in attendance: Neil Strebog, York Daily Record

CALL TO ORDER

Chair Jack Kay called the meeting officially to order at 8:15 a.m., verified each Authority member could hear and be heard by all others and noted that a quorum was present.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA ITEMS

Chair Kay reviewed the consent agenda items: YCIDA Board Meeting Minutes for July 7, 2020, noting the August 2020 meeting was canceled, and YCIDA Financial Statements for the months ending in June and July, 2020. On a motion by Mr. Al Hayes, properly seconded by Mr. Doug Becker, a vote was conducted by roll call, the Board approved the consent agenda unanimously as presented.

STANDING COMMITTEE REPORTS

Development Committee: Mr. Draganosky reported on construction activity on the Yorktowne Hotel and noted that the masonry work is ongoing, windows are currently being installed, and the mural on the south-side is complete. Bid packages for the interior trades have been fully de-scoped and lowest and most responsible bidders have been identified for each trades package. After review of this in conjunction with the project budget and Kinsley Construction, the Development Committee would like to make the following recommended motions:

Resolved, that the Authority designates and authorizes Chairman Jack Kay, upon his receiving satisfactory confirmation of compliance with applicable bidding requirements and upon evidence of responsive and responsible bids having been received, to issue to the Authority's Construction

Manager, Kinsley Construction, Inc., a Notice To Proceed with regard to the Interior Trades Phase of the Yorktowne Hotel Project, under and pursuant to the Standard Form of Agreement Between the Authority as Owner and Kinsley Construction, Inc., as Construction Manager dated February 28, 2018, and to take such additional action as may be required to authorize the commencement and completion of construction of the Interior Trades Phase. Ms. Coni Wolf made the motion to approve, properly seconded by Ms. Stirk, a vote was conducted by roll call, the Board approved the consent agenda unanimously as presented.

Resolved, that the Authority approves and authorizes the allocation and expenditure of the sum of \$750,000 of its funds toward the costs of construction and renovation of the Yorktowne Hotel. Mr. Hayes made a motion to approve, properly seconded by Mr. Noll, a vote was conducted by roll call, the Board approved the consent agenda unanimously as presented.

Resolved, that the Authority designates and authorizes Chairman Jack Kay to take such actions as he, with the advice of the Authority's Solicitor, deems necessary or expedient, to complete the legal entity formation, assignment of agreements, and transaction documentation necessary and appropriate to structure eligibility of the Yorktowne Hotel Project for historic tax credits in consultation with and reliance upon the recommendations of Authority's advisors, Spencer Fane and Cohn Reznick. Mr. Brinton made a motion to approve, properly seconded by Mr. Becker, a vote was conducted by roll call, the Board approved the consent agenda unanimously as presented.

Marketing Committee: Ms. Katie Mahoney reported on the recent media activity and the planned press release following the actions taken today. Moving forward with the new phase of construction, stay tuned for additional releases and community programming.

GOOD OF THE ORDER

Mr. Schreiber noted the current round of grant opportunities for small businesses and non-profit organizations for the CARES funding. This is a very short time window and all board members are encouraged to share with their constituents.

ADJOURNMENT

There being no further business to come before the Board, Mr. Kay adjourned the meeting at 8:47 a.m.

Respectfully Submitted,

Patti Stirk,
Secretary