



**BOARD OF DIRECTORS MEETING MINUTES**  
**Tuesday, May 4, 2021**

The regular monthly meeting of the York County Industrial Development Authority (YCIDA) was held on Tuesday, May 4, 2021, 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	Kerryn	Fulton	Jack	Kay
David	Brinton	Dr. Pamela	Gunter-Smith	Chuck	Noll
Alex	Chiaruttini	Al	Hayes	Patti	Stirk
Gene	Draganosky	Oliver	Hoar	Coni	Wolf

Also in attendance: 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; and Kim Hogeman, Director, Strategic Development

Also in Attendance: Michael Jefferson, Crispus Attucks; and the following from York College of Pennsylvania: Dr. John Hughes, Dr. Fred Becker, Dr. Joe Scarcelli, Mr. Lowell Briggs, Ms. Rylee Winkelspecht, Ms. Mariah Brackens, Ms. Mackenzie Gilroy, Mr. Christopher Wilson, Ms. Arianna Keller, and Mr. Colin Quinn.

**CALL TO ORDER**

Chairman 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. Mr. Kay introduced a new member to the board, Alex Chiaruttini, who was recently appointed by the York County Commissioners.

**PUBLIC COMMENT**

There were no comments from the public.

**YCP STUDENT PRESENTATIONS**

Chairman Kay gave a brief introduction of the partnership with the Yorktowne Hotel project and York College's Project-Based Learning initiative. Presentations were given from both classes, School of Hospitality and Mass Communications. The students' classes presented their semester culmination projects to the board and a group. Both were highly praised.

**CONSENT AGENDA ITEMS**

Chair Kay reviewed the consent agenda items: YCIDA Board Meeting Minutes for April 6, 2021, and YCIDA Financial Statements for the month ending in March 2021. 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.

**Historic Tax Credit Discussion**

Chairman Kay gave an update on the process of structuring and marketing the sale of the federal historic tax credits for the Yorktowne Hotel project. The project has already received Part 1 and Part 2 approvals for the rehabilitation work and is working with a specialized team for both legal and accounting purposes along with the project team and Solicitor Hershner. Chairman Kay gave an update on the process and a summary of the proposed terms. Ms. Kerryn Fulton made a motion to approve the chairman to negotiate final terms and enter into an agreement subject to final approval of legal counsel. Properly seconded by Mr. Chuck Noll, a vote was conducted by roll call and approved unanimously.

### **STANDING COMMITTEE REPORTS**

**Development Committee:** Mr. Draganosky provided an update on the recent activity at the Yorktowne Hotel which includes the roof work, interior framing and drywall, interior stairway construction, MEP rough-ins, utilities, as well as the start of the construction of the model rooms.

**Marketing Committee:** Ms. Katie Mahoney provided an update on the monthly communications activities which included an update on some additional activity at the Yorktowne Hotel.

### **DCED RESOLUTION**

Ms. Hogeman gave an update on the outstanding grant application for the Zion Church through the DCED Blight Remediation Program. A requirement of the grant application is a resolution of commitment of funds. A draft resolution was circulated electronically prior to the meeting. Ms. Coni Wolf made a motion to approve. Properly seconded by Mr. Oliver Hoar, a vote was conducted by roll call and approved unanimously.

### **ADJOURNMENT**

There being no further business to come before the Board, Mr. Kay adjourned the meeting at 9:25 a.m.

Respectfully Submitted,

Patti Stirk,  
Secretary

Prepared by:  
Kim Hogeman; Director of Strategic Development