



**BOARD OF DIRECTORS MEETING MINUTES**  
**Tuesday, October 5, 2021**

The regular monthly meeting of the York County Industrial Development Authority (YCIDA) was held on Tuesday, October 5, 2021, scheduled for 8:15 a.m., in person and 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	Dr.	Gunter-Smith	Chuck	Noll
David	Brinton	Jack	Kay	Patti	Stirk
Alex	Chiaruttini	Oliver	Hoar		Wolf (Via Zoom)
		Kerryn	Fulton	Coni	
Eugene	Draganosky				

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

Also in Attendance: Matthew Enright, The York Dispatch (via zoom)

**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.

**PUBLIC COMMENT**

Matthew Enright asked if there was any update on the Yorktowne Hotel recent accident. Jack stated that we do not have any more information and that Kinsley Construction would be the point of contact on such matters.

**EXECUTIVE SESSION:**

No Executive Session needed.

**CONSENT AGENDA ITEMS**

Chairman Kay reviewed the consent agenda items: YCIDA Board Meeting Minutes for September 7, 2021, and YCIDA Financial Statements for the months ending August 31, 2021. On a motion by Patti Shirk, properly seconded by Doug Becker, a vote was conducted, the Board approved the consent agenda unanimously as presented.

**STANDING COMMITTEE REPORTS**

**Development Committee:** Kim Hogeman provided an update on the YTH. Completed Hilton walk through, they were positive about the projected timeframe to opening. Will begin work with GF Hospitality on the 12 month roadmap to reopening.

**Marketing Committee:** Katie Mahoney provided an update that we will begin working with the

refreshed marketing committee in November, which will include a logo refresh.

#### **CONSENTS OF MEMBERS APPOINTING OFFICERS**

Kim Hogeman proposed a motion: the Authority hereby approves the Consents of Members for the designation of officers for YTH Manager, LLC, YTH Master Tenant, LLC, YTH Landlord, LLC, and YTH Investors, LLC, and authorizes the Chair or any Vice Chair of the Authority to execute the Consents in their capacity as an officer of the Authority, which is the sole member of The Yorktowne Hotel, LLC. On a motion by Gene Draganosky, properly seconded by Chuck Noll. The Board approved the motion unanimously.

#### **YORK REVOLUTION SPONSORSHIP CONTRACT**

Jack Kay proposed a motion to have a contract with York Revolution to obtain sponsorships for the YTH. Discussion regarding this motion began. The Revs targeted focus is corporate sponsorships, we are also going to have a Capital Campaign that will focus on local philanthropic support. Gene Draganosky abstained, Kerry Fulton made the motion to approve, properly seconded by Oliver Hoar. The motion carried.

#### **BENNETT WILLIAMS CONTRACT – YORKTOWNE RESTAURANT/RETAIL SPACE**

Jack Kay presented the motion to contract Bennett Williams as the broker for the restaurant space on the 1<sup>st</sup> floor of the hotel. On a motion by David Brinton, properly seconded by Doug Becker, the board approved the motion unanimously as presented

#### **GLATFELTER LOAN**

Solicitor Hershner presented the term sheet from the Glatfelter Foundation \$5 million loan for the Yorktowne Hotel project and suggested the following Motion – That the Authority approve the terms of a \$5 million construction-to-permanent loan from the Arthur J. and Lee R. Glatfelter Foundation to YCIDA and related tax credit entities to partially finance construction costs of the Yorktowne Hotel, as set forth in a term sheet provided by the Glatfelter Foundation, and to authorize the officers of the Authority to execute and deliver any and all loan documents and agreements necessary to consummate the loan. On a motion by Patti Stirk, properly seconded by Chuck Noll, the Authority approved the motion unanimously as presented.

#### **GOOD OF THE ORDER**

Kim Hogeman gave an update on Al Hayes. Kevin gave an update on the ARPA funding – Received \$87 Million, \$68 Million has been allocated. Jack mentioned that 4 members terms are up this year and the nominating committee will begin reaching out to those individuals.

#### **ADJOURNMENT**

There being no further business to come before the Board, Mr. Kay adjourned the meeting at 8:53 a.m.

Respectfully Submitted,

Patti Stirk,  
Secretary

Prepared by:

Alva Smith; Administrative Assistant, YCEA