



## **BOARD OF DIRECTORS MEETING MINUTES**

**Tuesday, September 7, 2021**

The regular monthly meeting of the York County Industrial Development Authority (YCIDA) was held on Tuesday, September 7, 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		Chuck	Noll
David	Brinton		Patti	Stirk (via zoom)
Alex	Chiaruttini	Oliver	Hoar	Coni
Al	Hayes			Wolf

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; Kim Hogeman, Director, Strategic Development; Kenetha Hansen, Director, Economic Development; Alva Smith, Administrative Assistant; Marlena Schugt, Business Solutions Coordinator

Also in Attendance: Matthew Enright, The York Dispatch; Eric Menzer, President of York Revolution

### **CALL TO ORDER**

Vice Chairman Oliver Hoar 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. Kim read a prepared statement: **Kinsley Prepared Statement**: Kinsley Construction is aware of an incident that occurred last week at the Yorktowne Hotel project involving Kinsley's subcontractor's employees. Kinsley is fully cooperating with authorities so they may conduct a thorough investigation. Our thoughts are with the individuals involved in this incident and their families.

### **EXECUTIVE SESSION:**

Ron Hershner reviewed the reasons for executive session. Section 708 A4 – Open meeting Law can consult with an attorney regarding info on strategy of identifiable complaints that can be filed. In relation to the incident at the Yorktowne Hotel an investigation by OSHA is ongoing – we will discuss the investigation, if action needs taken at a later time that will be done in a public meeting. This is for info only to protect the integrity of investigation. Adjourned for executive session at 8:19 am. Resumed public meeting at 8:22 am.

### **CONSENT AGENDA ITEMS**

Chairman Hoar reviewed the consent agenda items: YCIDA Board Meeting Minutes for August 3, 2021, and YCIDA Financial Statements for the months ending July 31, 2021. On a motion by Al Hayes, properly seconded by David Brinton, 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. Interior framing on Mezzanine level and 2<sup>nd</sup> floor, MEP layout, Stair A Demo and Stair B masonry, Exterior masonry repointing underway, Roof work underway, Ceiling framing on 7<sup>th</sup> and 3<sup>rd</sup> floors, hanging drywall & finishing on 3<sup>rd</sup> Floor, Shower installation on 6<sup>th</sup> floor, tile installation on 5<sup>th</sup> and 6<sup>th</sup> floor, Elevator 4 Demo.

**Marketing Committee:** Ms. Katie Mahoney provided an update on the media tour of the model rooms. In future will be working with GF on marketing the hotel. Kim noted we are still on track for goal of opening in August of 2022.

### **YORK REVOLUTION UPDATE**

Eric Menzer gave an update on the operations and revenue earnings for 2020/2021 due to COVID 19.

### **AMERICAN RESCUE PLAN ACT (ARPA)**

Silas Chamberlain presented on the ARPA -The allocation was approved by the County at their August 18, 2021 meeting, and we are requesting approval today with the following motions.

1. Authorize the abatement of the 2021 rent payments (including PILOT portion) due from York Professional Baseball to the YCIDA in the amount of \$189,508 to provide financial relief to York Professional Baseball due to the COVID-19 pandemic.
2. Authorize acceptance of \$189,508 from the County of York ARPA funding as an eligible reimbursement to the YCIDA resulting from the COVID-19 pandemic. Authorization of utilization of this funding to provide financial relief to York Professional Baseball as tenant of PeoplesBank Park. \$70,000 will be utilized by the YCIDA in lieu of June 1, 2021's rent payment and the balance of \$119,508 will be utilized by the YCIDA to make the June 1, 2021 and December 1, 2021 PILOT payments to the County of York and City of York.
3. Authorize acceptance of \$1,310,492 from the County of York ARPA funding as an eligible reimbursement to the YCIDA resulting from the COVID-19 pandemic. Authorization of utilization of this funding to cover increased project expenses due to the COVID-19 pandemic, including interest expenses and increased material costs.

On a motion by Chuck Noll, properly seconded by Doug Becker, a vote was conducted, the board approved the motion unanimously as presented.

**YORKTOWNE HOTEL MEMBER'S 1<sup>ST</sup> FCU LOAN**

Ron Hershner presented the motion - Approval of the terms of a \$6 million construction to permanent loan from Members 1<sup>st</sup> 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 Steven C. Bohn, Vice President 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 Al Hayes, properly seconded by Coni Wolf, a vote was conducted, the board approved the motion unanimously as presented.

**ESTABLISHMENT OF A CHECKING ACCOUNT WITH TRADITIONS BANK FOR YTH  
MASTER TENANT, LLC**

Nancy Barry presented on the need to establish a checking account under Yorktowne Hotel Master Tenant, LLC. On a motion by David Brinton and properly seconded by Doug Becker, a vote was conducted, the Board approved the motion unanimously as presented.

**FILM LOCATION CONTRACT FOR 53-57 E MARKET STREET PROPERTY**

Kim Hogeman presented the requested use of the property at 53-57 Market Street for a film that a local company is making. Kim Hogeman asked for a motion to approve a property use contract subject to final approval of Solicitor Hershner. On a motion by Patti Shirk, properly seconded by Alex Chiaruttini, a vote was conducted, the Board approved unanimously as presented.

**NEXT GENERATION FARMERS LOAN REQUEST**

Shelby and Lauren Smoker – Kenetha Hansen presented a resolution requesting YCIDA's approval to serve as the conduit issuer for this loan, not to exceed \$558,000. On a motion by David Becker, properly seconded by Coni Wolf, the Board approved the motion unanimously as presented.

**GOOD OF THE ORDER**

Kim Hogeman noted that YCIDA board meetings will be in-person at the YCEA office in the upstairs on October 5, 2021.

**ADJOURNMENT**

There being no further business to come before the Board, Mr. Hoar adjourned the meeting at 9:00 a.m.

Respectfully Submitted,

Patti Stirk,  
Secretary

Prepared by:  
Alva Smith; Administrative Assistant, YCEA