



**BOARD OF DIRECTORS MEETING MINUTES**  
**Tuesday, January 4, 2022**

The regular meeting of the York County Industrial Development Authority was held on Tuesday, January 4, 2022 at 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:

Doug Becker  
David Brinton  
Alex Chiaruttini  
Gene Draganosky

Kerryn Fulton  
Oliver Hoar  
Jack Kay

Chuck Noll  
Patti Stirk  
Coni Wolf

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

**CALL TO ORDER**

Chairman Jack Kay called the meeting officially to order at 8:22 a.m., verified each Authority member could hear and be heard by all others and noted that a quorum was present.

**PUBLIC COMMENT**

No Comments from the public

**CONSENT AGENDA ITEMS**

Chairman Kay reviewed the consent agenda items: YCIDA Board Meeting Minutes for December 7, 2021, and YCIDA Financial Statements for the months ending November 30, 2021. On a motion by David Brinton, properly seconded by Patti Stirk, a vote was conducted, the Board approved the consent agenda unanimously as presented.

**STANDING COMMITTEE REPORTS**

**Development Committee:** The Development Committee last met on December 15<sup>th</sup> via Zoom. Gene Draganosky provided an update on the YTH. A little above 65% of construction phase is complete. On track for target opening fall '22. GF Management is close to hiring a Hotel Manager. The historic tax credit investor will send a representative this month to secret shop York City and the surrounding area for their internal market study, as well as visit the hotel for a tour. Jack Kay's term on the YCEA board has ended and Oliver Hoar will be taking his place to represent the YCIDA.

**Marketing Committee:** Katie Mahoney provided an update – Engagement on social media has increased and receiving positive feedback. A refreshed logo is underway and will go through several layers of approval.

**HTC BRIDGE LOAN**

Distributed electronically in the meeting packets were terms for the bridge loan between the YCIDA and Foss Bridge Credit, LLC for qualified rehabilitation costs associated with the YTH. On a motion by Chuck Noll, properly seconded by Alex Chiaruttini, a vote was conducted and unanimously approved by the board.

**STATE HTC LOI**

Distributed electronically in the meeting packet was a letter of intent from Foss & Company for the purchase of the \$300,000 awarded State historic tax credits. Chairman Kay asked for a motion to approve the sale. On a motion by Patti Stirk, properly seconded by Oliver Hoar, a vote was conducted and unanimously approved by the board.

**ADJOURNMENT**

There being no further business to come before the Board, Mr. Kay adjourned the meeting at 8:34 a.m.

Respectfully Submitted,

Patti Stirk,  
Secretary

Prepared by:  
Alva Smith; Administrative Assistant, YCEA