

**YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY  
Tuesday January 3, 2023**

The meeting of the York County Industrial Development Authority was held on Tuesday January 3, 2023 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 Authority members were in attendance, representing a quorum:

Doug Becker  
David Brinton  
Alex Chiaruttini  
Gene Draganosky

Mario Ellis  
Kerryn Fulton  
Oliver Hoar  
Jack Kay

Chuck Noll  
Coni Wolf

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, Chief Marketing & Business Development Officer; Silas Chamberlin, Chief Strategy Officer and Vice President, Economic & Community Development; Kenetha Hansen, Director, Economic Development & Financing; and Kim Hogeman, Director, Strategic Development; Corey Wolfe, Urban Revitalization Manager, and Alva Smith, Administrative Assistant

**CALL TO ORDER**

Chairman Jack Kay called the meeting officially to order at 8:16 a.m., verified that a quorum was present.

**PUBLIC COMMENT**

No Comments from the public. Chairman Kay took this time to give his best wishes for the new year and thank the YCEA team for their help with projects.

**CONSENT AGENDA ITEMS**

Chairman Kay reviewed the consent agenda items: YCIDA Board Meeting Minutes for December 6, 2022 were not previously distributed so they will be circulated for review and approval at next meeting.

The YCIDA Financials Statements for the months ending November 30, 2022 were reviewed. On a motion by Doug Becker, properly seconded by Chuck Noll, a vote was conducted, and approved unanimously.

**STANDING COMMITTEE REPORTS**

**Development Committee**

Gene Draganosky gave an update of the YTH. Construction is substantially complete. Received health license, liquor license, and temporary certificate of occupancy. A few things are still delayed. About 95% of the kitchen equipment has arrived and the rest should be here next week. This will be Hiltons 100<sup>th</sup> opening of a Tapestry Hotel. Anticipated opening to be January 31, 2023.

**Marketing Committee**

Katie Mahoney gave an update. In the process of determining re-opening dates. Media has been positive. There is a walk through coming up with PA Biz News.

**Members 1<sup>st</sup> Loan Amendment**

Ron Hershner reported that the combined RACP grant contract has been received. The amendment included in the meeting packet is to increase the line of credit with Members 1<sup>st</sup> from 10 million to 14 million and extend the maturity date, coinciding with the updated grant contract. On a motion by Oliver Hoar and properly seconded by Chuck Noll, a vote was conducted and unanimously approved.

**Glatfelter Loan**

Ron Hershner gave a summary. An interest payment of \$150,000 is due by 2/1/23 for the 5-million-dollar loan for the Yorktowne Hotel project. The proposed motion will allow deferral of the interest payment for 3 months. David Brinton made a motion to approve authorizing the chairman to execute the documents once approved by the solicitor to defer the payments by three months, properly seconded by Kerryln Fulton, a vote was conducted and approved unanimously.

**BallPark Commons Recommendation**

Kevin gave summary of the George St. project and demolition status. The YCIDA were awarded a 4 million RACP for improvements to the Ball Park Commons redevelopment and demolition of the 9 blighted properties. Demo is currently out to bid and anticipating this to be done during the first quarter. Due to it having shared access with the York Revolution, we would like to send an inquiry to them to see what shared ideas and goals we have to start the process of how to proceed.

**GOOD OF THE ORDER**

Coni Wolf shared that she feels this has been a wonderful board to be on.

**ADJOURNMENT**

There being no further business to come before the Authority, Mr. Kay adjourned the meeting at 9:12 a.m.

Respectfully Submitted,

Chuck Noll,  
Secretary

Prepared by:  
Alva Smith; Administrative Assistant, YCEA