

**YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Tuesday February 7, 2023**

The meeting of the York County Industrial Development Authority was held on Tuesday February 7, 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	Kerryn Fulton
David Brinton	Chuck Noll
Gene Draganosky	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; Kim Hogeman, Director, Strategic Development; Michael Blum, General Manager of The Yorktowne Hotel, and Alva Smith, Administrative Assistant

**CALL TO ORDER**

Vice-Chairwoman Kerryn Fulton called the meeting officially to order at 8:15 AM, noted we are waiting for quorum, so began with standing committee reports. Noted quorum at 8:23 AM and was able to continue with action items.

**PUBLIC COMMENT**

No Comments from the public.

**STANDING COMMITTEE REPORTS**

**Development Committee**

Gene Draganosky gave an update. Noted that there was no develop committee meeting in January. The hotel opened and included some great events such as the ribbon cutting and First Friday. There are still a handful of punch list items needing to be completed. The health inspection, certificate of occupancy, and kitchen are all 100% complete. We received 7 bids for the George Street demolition, which we will take action on today.

**Marketing Committee**

Katie Mahoney gave an update. The Yorktowne hotel opened last week. This is the 100<sup>th</sup> Tapestry hotel for Hilton. Estimated about 1000 people walked through on First Friday. Every Media outlet covered the opening. York Daily Record wrote an article from the guest prospective that was very nice. The Gala invites have been sent out. Michael Blum commented that the tables/bar are constantly full. Guest scores are tracking positively the 1<sup>st</sup> week of operation.

**CONSENT AGENDA ITEMS**

Vice-Chairwoman Fulton reviewed the consent agenda items: YCIDA Board Meeting Minutes for December 6, 2022 and January 3, 2023. On a motion by Doug Becker and properly seconded by Chuck Noll, a vote was conducted and approved unanimously.

**YCIDA 2023 Budget**

Nancy Barry noted that the 2023 budget is not completed at this time.

**Yorktowne Operating Reserve**

This was tabled until the March 7, 2023 YCIDA Meeting.

**RACP – York County Cooperation Agreement**

Solicitor Hershner reviewed that this is an updated version of the agreement approved 2019 for the Yorktowne Hotel RACP grant. On a motion by David Brinton and properly seconded by Doug Becker, a vote was conducted and unanimously approved.

**RACP – Commitment of Funds**

Solicitor Hershner reviewed that this is an updated resolution, previously approved, to include the names of approved signers. On a motion by Doug Becker and properly seconded by Coni Wolf, a vote was conducted and unanimously approved.

**RACP – YTH Landlord Cooperation Agreement**

Solicitor Hershner reviewed and stated that this is required for the RACP grant because of the historic tax credits included in the project. On a motion by Chuck Noll and properly seconded by Doug Becker, a vote was conducted and unanimously approved.

**RACP – Consent of Member YTH Landlord**

Solicitor Hershner reviewed and stated that this is required for the RACP grant because of the historic tax credit structure. On a motion by David Brinton and properly seconded by Doug Becker, a vote was conducted and unanimously approved.

**RACP – 319-335 N George St Demolition**

Kim Hogeman made a request for action to approve, upon documentation review by the solicitor, a demolition contract with the low bidder, Ben Washington LLC. On a motion by Coni Wolf and properly seconded by Doug Becker, a vote was conducted and unanimously approved.

**GOOD OF THE ORDER**

Vice-Chairwoman Fulton noted nothing else for the good of the order.

**ADJOURNMENT**

There being no further business to come before the Authority, Ms. Fulton adjourned the meeting at 8:49 a.m.

Respectfully Submitted,

Chuck Noll,  
Secretary

Prepared by: Alva Smith; Administrative Assistant, YCEA