



**YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Tuesday April 4, 2023**

The meeting of the York County Industrial Development Authority was held on Tuesday April 4, 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  
Gene Draganosky

Kerryn Fulton  
Oliver Hoar  
Chuck Noll

Jack Kay  
Alex Chiaruttini

In attendance: Ron Hershner, Esq., Stock and Leader (zoom); and the following members of the York County Economic Alliance staff: Kevin Schreiber, President & CEO; Nancy Barry, Vice President, Operations (zoom); Kenetha Hansen, Director of Economic Development & Financing; Kim Hogeman, Director, Strategic Development (zoom); Marlena Schugt, Bloom Program Manager

**CALL TO ORDER**

Jack Kay called the meeting officially to order at 8:15 AM, and formally transferred the chairman position to Oliver Hoar.

**PUBLIC COMMENT**

No Comments from the public.

**CONSENT AGENDA ITEMS**

Chairman Hoar reviewed the consent agenda items: YCIDA Board Meeting Minutes for February 7, 2023 and February 22, 2023, and financial statements for Dec 2022, Jan 2023, and Feb 2023. On a motion by Doug Becker and properly seconded by David Brinton, a vote was conducted and approved unanimously.

**STANDING COMMITTEE REPORTS**

**Development Committee**

Gene Draganosky gave an update. The March development committee focused on the details of closing out the Yorktowne Hotel project and satisfying both HTC and RACP documentation requirements. There remains a small amount of punch list work to still be completed. The demolition of 319-335 N George St properties is almost complete with only grading and seeding remaining.

**Marketing Committee**

Kim Hogeman gave an update on the recent activities. It has been a busy couple of weeks. The formal gala was held on Friday March 17<sup>th</sup> and was fully attended. There has only been positive feedback from the community over the success of the event. Regarding the George Street gateway project, there was communication sent to stakeholders, neighbors, and press regarding the demolition activity, SWAT and Fire Department training activities, and demolition timing. Lastly, the staff is currently drafting the 2022 annual report, stay tuned for a draft review.

**Nominating Committee**

Kim Hogeman gave an update on the nominating committee's progress. There are currently three candidates that have been vetted by the committee and which the committee feels would be a good fit for the YCIDA board. Bios will be circulated to the full board and staff will confirm with each candidate

their willingness to serve. These recommendations will then be sent to the commissioners for hopeful approval. No action was taken at this time.

#### **YCIDA 2023 Budget**

Nancy Barry reviewed the 2023 draft YCIDA budget that was shared electronically prior to the meeting. Mr. Becker gave his approval as treasurer and made a motion to approve the 2023 budget. Properly seconded by Ms. Chiaruttini, the motion was approved unanimously.

#### **Ball Park Name**

Kevin Schreiber noted the recent announcement of the Ball Park naming sponsorship changing to the WellSpan Ball Park, because of the March meeting cancelation and timing of the confidential announcement, the YCIDA should approve the change retroactively. Mr. Noll made a motion to approve, properly seconded by Mr. Becker, the motion carried unanimously.

#### **Yorktowne Commercial Spaces Listing Agreement**

Jack Kay gave some background on the commercial spaces available and the hopeful plans for future tenants. Included in the meeting packet is a draft listing agreement. Mr. Kay made a motion to approve the agreement subject to final approval by Solicitor Hershner. Properly seconded by Ms. Chiaruttini, a vote was conducted and approved unanimously.

#### **Yorktowne Powder Mill LOC**

Solicitor Hershner reviewed the updated LOC documents which were shared electronically prior to the meeting with the major change increasing the total amount to \$8.5m. Mr. Brinton made a motion to approve, properly seconded by Kerryn Fulton, a vote was conducted and approved with one abstention by Mr. Draganosky.

#### **Amendment to NGFL Resolution**

Ms. Kenetha Hansen reviewed the document shared electronically and asked for a motion to authorize amendments to the Jonas & Hannah Miller Next Generation Farmer Loan that the lender and borrower deem appropriate or desirable, which includes, but is not limited to, interest rate resets and maturity extensions.

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

Chairman Hoar noted nothing else for the good of the order.

#### **ADJOURNMENT**

There being no further business to come before the Authority, Chairman Hoar adjourned the meeting at 8:51 a.m.

Respectfully Submitted,

Chuck Noll,  
Secretary

Prepared by: Kim Hogeman, Director of Strategic Development, YCEA