



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

The meeting of the York County Industrial Development Authority was held on Tuesday October 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  
Gene Draganosky

Oliver Hoar  
Kerryn Fulton  
Jack Kay

Cheryl Rhein  
Chuck Noll  
Rebecca Warntz

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, CFO; and Kim Hogeman, Director, Strategic Development

**CALL TO ORDER**

Oliver Hoar called the meeting officially to order at 8:15 AM

**PUBLIC COMMENT**

Kevin Schreiber gave an overview of the recent multiple dignitary visits to York. YCEA and partners recently hosted Governor Shapiro, DCED, and the PennDOT Secretary. And yesterday there was a full day tour and roundtable discussion with the Federal Reserve Secretary Jerome Powell and Partick Harker from the Federal Reserve Philadelphia Bank. Very exciting and a great showcase of the partnerships and industry in York County.

**CONSENT AGENDA ITEMS**

Oliver Hoar reviewed the consent agenda items: YCIDA Board Meeting Minutes for September 5, 2023, and the financial statements from August 2023. On a motion by Doug Becker and properly seconded by Gene Draganosky, a vote was conducted and approved unanimously.

**YORK PROFESSIONAL BASEBALL UPDATE**

Eric Menzer, president of York Professional Baseball, presented on the history of the ballpark operations, the economic impact on the community, and the general operations since opening. WellSpan Park is an important community asset and driver of other economic development in the surrounding area and an important gateway into the City of York.

**STANDING COMMITTEE REPORTS**

**Development Committee**

Gene Draganosky gave an update. The September development committee focused on the details of closing out the Yorktowne Hotel project and satisfying both HTC and RACP documentation requirements. This effort continues. The RFP for design and development of the Ballpark Commons project was successful with 4 responses. The committee continues to review these responses and will be scheduling interviews in the coming weeks. Jack & Kim will be attending the Preservation Award ceremony for the Yorktowne Hotel's preservation award on October 19<sup>th</sup>.

**Marketing Committee**

Kim Hogeman gave a brief update on the recent activities. It has been a busy couple of months with the

recent dignitary visits and other events. There is a downtown redevelopment tour scheduled for tomorrow that is hosted by Downtown Inc., and two YCIDA projects will be featured on the tour.

**Nominating Committee**

Kim Hogeman gave a welcome to new member, Rebecca Warntz.

**WELLSPAN PARK EQUIPMENT PURCHASE**

Kevin Schreiber gave an overview of the failing videoboard at the ballpark and the due diligence that has ensued regarding replacement and funding sources. This capital improvement is also very timely and will need to occur before the start of the baseball season in April 2024. Unfortunately, this is not an eligible RACP expense. Since this determination, York Professional Baseball has gotten several quotes for the equipment purchase and has secured two key sponsorships that would cover the majority of the cost, and make financing the replacement videoboard a viable path.

Jack Kay made the following motion: be it RESOLVED that the Authority: (1) consents to the construction and installation by York Professional Baseball Club (YPBC), at YPBC's expense, of a new videoboard at WellSpan Park, having design and dimensions substantially as proposed to the Authority; (2) subject to review of its existing loan documentation and loan covenants to other lender, and subject to approval of the Solicitor, agrees to grant a non-recourse mortgage on the WellSpan Park property to YPBC's lender, which is financing the videoboard; and (3) authorizes the Chair or any Vice Chair to execute and deliver any loan documents, agreements, or consents necessary or appropriate to carry out the intent of this resolution. Properly seconded by Kerry Fulton, the motion was approved with one abstention from Gene Draganosky.

**GOOD OF THE ORDER**

None

**ADJOURNMENT**

There being no further business to come before the Authority, Oliver Hoar adjourned the meeting at 9:21 a.m.

Respectfully Submitted,

Chuck Noll,  
Secretary

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