



**YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Tuesday December 5, 2023**

The meeting of the York County Industrial Development Authority was held on Tuesday December 5, 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	Chuck Noll
Alex Chiaruttini (Zoom)	Jack Kay	Coni Wolf
Gene Draganosky	Oliver Hoar	Rebecca Warntz
David Brinton	Kim Brister	

In attendance: Ron Hershner, Esq., Stock and Leader (zoom); and the following members of the York County Economic Alliance staff: Nancy Barry, CFO; Silas Chamberlin, Chief Strategy Officer; and Kim Hogeman, Director, Strategic Development

**CALL TO ORDER**

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

**AGENDA AMENDMENT**

Kim Hogeman asked for action to amend the agenda to add a Yorktowne Hotel RACP action item later in the agenda. On a motion by Jack Kay, properly seconded by Coni Wolf, a vote was conducted and approved unanimously.

**PUBLIC COMMENT**

None

**CONSENT AGENDA ITEMS**

Oliver Hoar reviewed the consent agenda items: YCIDA Board Meeting Minutes for November 7, 2023, and the financial statements from October 2023. On a motion by Jack Kay and properly seconded by Chuck Noll, a vote was conducted and approved unanimously.

**STANDING COMMITTEE REPORTS**

**Development Committee** Kerryn Fulton provided an update on all the current project activity. We continue to work closely on the RACP grant and HTC installment requirements. We hope to have some resolutions in the coming days. The Ballpark Commons project continues to move forward. The committee met with the two finalists and is prepared to make a recommendation later in the agenda. The RFQ for the Zion Church had 10 solid responses and the competition was very stiff. After review, the committee is prepared to make a recommendation on moving forward later in the agenda.

**Marketing Committee** Kim Hogeman provided the update on the marketing activities. The hotel's Thanksgiving buffet was a huge success with around 300 people in attendance. Staff assisted the GF team in assembling some local models to participate in a lifestyle photo shoot which will be used in marketing activities for the Yorktowne and through Hilton.

**YTH LANDLORD COOPERATION AGREEMENT & RESOLUTION**

Kim Hogeman presented an updated draft YTH Landlord Cooperation Agreement & Resolution and noted the minor change at the request of the RACP Office of the Budget. On a motion by Chuck Noll,

properly seconded by David Brinton, a vote was conducted and approved unanimously.

#### **YCIDA COMMITMENT OF FUNDS RESOLUTION**

Kim Hogeman presented an updated RACP commitment of funds resolution and noted the minor change at the request of the Office of the Budget. On a motion by David Brinton, properly seconded by Doug Becker, a vote was conducted and approved unanimously.

#### **YCEA LOAN RATIFICATION**

Solicitor Hershner provided an update on the recent loan activity from the YCEA to the YCIDA. In order to meet the HTC and RACP special conditions for the Yorktowne Hotel, Kinsley Construction was required to be paid in full. The amount of historic tax credits expected in the next payment would be enough to cover the remaining funds owed to Kinsley. In November, YCEA approved a short term zero interest loan to the YCEA to pay Kinsley in full and to meet the conditions to receive the final tax credit payment. Oliver Hoar asked for a motion to ratify and approve this loan. On a motion by David Brinton, properly seconded by Doug Becker, a vote was conducted and approved unanimously.

#### **BALLPARK COMMONS PROJECT**

Kim Hogeman gave an update on the recent discussions with the two finalist developer teams, noting there will be further discussions to fine-tune the design and scope of the project. The development committee is recommending moving forward with the Royal Square & York Professional Baseball team as the developer of the Ballpark Commons project and asked for a motion to approve the chairman to begin negotiating a development agreement. On a motion by Kim Brister, properly seconded by Chuck Noll, a vote was conducted, and the motion was carried. Gene Draganosky & David Brinton abstained from voting.

#### **ZION CHURCH PHASE 1**

Kim Hogeman gave an update on the response to the RFQ process and stated that the development committee has reviewed the proposals and is recommending entering into agreement with the Warehaus team to engage in the Phase 1 architectural and engineering activities. On a motion by Coni Wolf, properly seconded by Doug Becker, a vote was conducted and approved unanimously.

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

Oliver noted that the next meeting will be the annual meeting on January 2<sup>nd</sup> which will begin at 8:00 am.

#### **ADJOURNMENT**

There being no further business to come before the Authority, Oliver Hoar adjourned the meeting at 9:46 a.m.

Respectfully Submitted,

Chuck Noll,  
Secretary

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