



YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Tuesday March 5, 2024

The meeting of the York County Industrial Development Authority was held on Tuesday March 5, 2024, at 8:15 a.m., in person, pursuant to notice.

The following Authority members were in attendance, representing a quorum:

David Brinton
Alex Chiaruttini
Doug Becker

Kerryn Fulton
Oliver Hoar
Chuck Noll

Cheryl Rhein
Coni Wolf

In attendance: Ron Hershner, Esq., Stock and Leader (zoom); and the following members of the York County Economic Alliance staff: Kevin Schreiber, President & CEO; Silas Chamberlin, Chief Strategy Officer; Katie Mahoney, Chief Marketing & Business Development Officer; Kenetha Hansen, Director, Economic Development & Financing; and Kim Hogeman, Director, Strategic Development

CALL TO ORDER

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

PUBLIC COMMENT

None

CONSENT AGENDA ITEMS

Oliver Hoar reviewed the consent agenda items: YCIDA Authority meeting minutes for January 2, 2024, the YCIDA annual meeting minutes for January 2, 2024, and the financial statements from December 2023. On a motion by Chuck Noll and properly seconded by Coni Wolf, a vote was conducted and approved unanimously.

STANDING COMMITTEE REPORTS

Development Committee Kerryn Fulton provided an update on the most recent project activity for both Ballpark Commons and the Zion Church. The architectural and engineering reports for the Zion Church are expected to be received this summer. A project tour for 53-57 E Market Street property has been scheduled for the end of this month. Stay tuned for more developments.

Marketing Committee Katie Mahoney stated that we continue to work closely with WW Marketing & the GF Hotels team on the Yorktowne Hotel project, connecting them to community events and other resources.

Nominating Committee Kim Hogeman stated that the nominating committee would like to nominate Joe Malda as a potential member of the Authority. A resume and bio were circulated electronically prior to the meeting. David Brinton made a motion to approve, properly seconded by Doug Becker, the motion carried unanimously. This nomination will be submitted to the York County Commissioners for their consideration.

YCIDA 2024 Budget

The 2024 draft budget was circulated electronically prior to the meeting. Nancy Barry, who could not be in attendance, presented the budget in detail to the finance committee prior to the meeting for review.

The delay in the budget this year was due to the complicated structure of the historic tax credits. Doug Becker made a motion to approve, properly seconded by Alex Chiaruttini, the motion approved unanimously.

NGFL RESOLUTION – JOHN & MALINDA ESH

Kenetha Hansen gave a detailed description of the conduit debt request and the project located in Lower Chanceford Township and requested a motion to approve the Next Generation Farm Loan for John & Malinda Ash in the amount not to exceed \$649,000. Doug Becker made a motion to approve, properly seconded by David Brinton, the motion approved unanimously.

YORK PROFESSIONAL BASEBALL LOAN UPDATE

Solicitor Hershner reported that the loan to York Professional Baseball Club, which the Authority had previously approved, closed on March 1. The Authority granted a non-recourse Mortgage to the Arthur J. And Lee R. Glatfelter Foundation to secure a loan to finance a new videoboard. The Authority is not liable for payment of the debt but the WellSpan Park property of the Authority is pledged as collateral for the loan.

ADJOURNMENT

There being no further business to come before the Authority, Oliver Hoar adjourned the meeting at 8:45 a.m.

Respectfully Submitted,

Chuck Noll,
Secretary

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