



**YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Tuesday April 2, 2024**

The meeting of the York County Industrial Development Authority was held on Tuesday April 2, 2024, at 8:15 a.m., in person, pursuant to notice.

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

David Brinton	Kerryn Fulton	Cheryl Rhein
Rebecca Warntz	Oliver Hoar	Coni Wolf
Doug Becker	Chuck Noll	Jack Kay
Kim Brister	Joe Malda	

In attendance: Ron Hershner, Esq., Stock and Leader; 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; Nancy Barry, Chief Financial Officer; 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 March 5, 2024, and the financial statements from January & February 2024. On a motion by Jack Kay and properly seconded by Doug Becker, a vote was conducted and approved unanimously.

**YTH INVESTOR PRESENTATION**

Kim Hogeman reviewed the recent presentation given to the YCIDA board and donors in December 2023 & January 2024 and stated that this presentation was a requested outcome to discuss the investor structure and tax credit period. Solicitor Hershner gave an overview of the YTH tax credit entities and flow of funds.

**STANDING COMMITTEE REPORTS**

**Development Committee** Kerryn Fulton provided an update on the most recent project activity for both Ballpark Commons, CSX parcel, and the Zion Church.

The development committee has met several times regarding the development agreement for the Ballpark Commons project with the YPB and RSDC team. A memo summarizing the outcome was included in the meeting packet and we will be asking for action later on the agenda.

Several times over the last decade, the YCIDA has approached CSX Railroad regarding purchasing the small, blighted parcel directly adjacent to WellSpan Park. They have been unwilling to sell, but they are now open to a lease. A detailed memo & lease agreement was included in the meeting packet and we will be asking for action later on the agenda.

The architectural and engineering reports for the Zion Church are expected to be received this summer.

**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. Reminder that the Showcasing YoCo event is this Thursday if anyone would like to attend and does not already have a ticket.

**CSX RAILROAD LEASE - ACTION**

Silas Chamberlin gave an overview of the discussions and key points in the lease. Jack Kay made a motion to approve, properly seconded by Coni Wolf, the motion approved unanimously.

**BALLPARK COMMONS DEVELOPMENT AGREEMENT - ACTION**

Oliver Hoar reviewed the development agreement and the steps taken to reach this point. Doug Becker made a motion to approve, properly seconded by Chuck Noll, the motion approved unanimously.

**ADJOURNMENT**

There being no further business to come before the Authority, Oliver Hoar adjourned the meeting at 9:05 a.m.

Respectfully Submitted,

Chuck Noll,  
Secretary

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