



YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Tuesday May 14, 2024

The meeting of the York County Industrial Development Authority was held on Tuesday May 14, 2024, at 8:15 a.m., in person, pursuant to notice.

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

Kim Brister	Kerryn Fulton	Cheryl Rhein
Rebecca Warntz (via zoom)	Oliver Hoar	Coni Wolf (via zoom)
Doug Becker	Chuck Noll	Jack Kay
Alex Chiaruttini		

In attendance: Ron Hershner, Esq., Stock and Leader; and the following members of the York County Economic Alliance staff: Kevin Schreiber, President & CEO; Nancy Barry, Chief Financial Officer; Kenetha Hansen, Director of Economic Development & Financing; and Kim Hogeman, Director of Strategic Development

Guest: Krista Gardner with SEK, CPAs & Advisors

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 April 4, 2024, and the financial statements from March 2024. On a motion by Doug Becker and properly seconded by Chuck Noll, a vote was conducted and approved unanimously.

YCIDA AUDIT PRESENTATION

Krista Gardener with SEK presented the 2023 audit findings with no major changes from last year other than some overall language definitions and clarifications. She reviewed the responsibilities of the YCIDA and the staff with no concerns. The 2023 audit had a clean opinion with no change from prior years. Noting that the component units of the Yorktowne Hotel project were audited by Cohn Reznick. Doug Becker made a motion to approve, properly seconded by Kim Brister, the motion was approved unanimously.

STANDING COMMITTEE REPORTS

DEVELOPMENT COMMITTEE Kerryn Fulton provided an update on the most recent project activity for Ballpark Commons, Yorktowne Hotel, and the Zion Church.

We continue to work with the O.B. on RACP reimbursement. We have escalated the issue and are hopeful for a resolution very soon. The YCIDA & YPB have released a joint announcement of the partnership & signed development agreement which generated a significant amount of positive press. The project team is planning to complete the RACP business plan and submit it to the OB in June. The architectural and engineering reports for the Zion Church are expected to be received this summer.

MARKETING COMMITTEE Kim Hogeman stated that the Ballpark Commons project will be featured at the Downtown Update event this week and we encourage all YCIDA members to attend. The project has also received very positive press recently and is building excitement in the community.

NGFL RESOLUTION - ACTION

Kenetha Hansen gave a brief description of the project and provided a resolution for review and approval. She reminded the Authority that this program is conduit debt and is non-recourse to the Authority. Kerryn Fulton 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 8:52 a.m.

Respectfully Submitted,

Chuck Noll,
Secretary

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