



YORK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Tuesday September 5, 2023

The meeting of the York County Industrial Development Authority was held on Tuesday September 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	Alex Chiaruttini	Cheryl Rhein
David Brinton	Kim Brister	Chuck Noll
Gene Draganosky	Jack Kay	Coni Wolf
Oliver Hoar		

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

CALL TO ORDER

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

PUBLIC COMMENT

No Comments from the public.

CONSENT AGENDA ITEMS

Oliver Hoar reviewed the consent agenda items: YCIDA Board Meeting Minutes for June 6, 2023, and the financial statements April through July 2023. On a motion by David Brinton and properly seconded by Chuck Noll, a vote was conducted and approved unanimously.

STANDING COMMITTEE REPORTS

Development Committee

Gene Draganosky gave an update. The August 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 site is open and responses are due this Thursday the 7th. A planning grant has been awarded through the National Trust for Historic Preservation for the Zion Church; matching funds will be required.

Marketing Committee

Katie Mahoney gave an update on the recent activities. It has been a busy couple of months. There has only been positive feedback from the community regarding the activities at the Yorktowne Hotel. We continue to work closely with GF Hotels on opportunities for local connections.

Nominating Committee

Kim Hogeman gave an update on the nominating committee activity. A new candidate, Rebecca Warntz's bio was circulated electronically prior to the meeting for review. Ms. Warntz is an excellent candidate and excited to serve. Once approved, a recommendation will then be sent to the commissioners for hopeful approval. On a motion by David Brinton, properly seconded by Coni Wolf, the motion carried unanimously.

YTH RESERVE ACCOUNT

Kim Hogeman detailed the historic tax credit structure and the requirement for a reserve account and asked for a motion to approve opening a new bank account with Traditions Bank, for the reserve funds, as required by the agreements in connection with the federal historic tax credit transaction, and authorizing Nancy Barry to take all action required to complete the opening of the account. Doug Becker made a motion to approve, properly seconded by Jack Kay, the motion approved. Gene Draganosky provided an abstention.

YCIDA GRANT BANK ACCOUNT

Kim Hogeman gave some background on the state grant requirements and how this has been handled in the past, and asked for a motion to approve opening a new non-interest-bearing bank account with Traditions Bank for grant funds received by the Authority from time to time, as required by the Pennsylvania Office of the Budget for RACP and other state grant funds, and authorizing Nancy Barry to take all action required to complete the opening of the account. Doug Becker made a motion to approve, properly seconded by Alex Chiaruttini, the motion carried. Gene Draganosky provided an abstention.

GOOD OF THE ORDER

Kim Hogeman stated that there are Yorktowne Hotel board games for any board member who would like to have one.

ADJOURNMENT

There being no further business to come before the Authority, Oliver Hoar adjourned the meeting at 8:53 a.m.

Respectfully Submitted,

Chuck Noll,
Secretary

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