



**York Business
Improvement District
Authority Board Meeting
Minutes
Wednesday, October 15,
2025, 7:30am**

The meeting was held on Wednesday, October 15, 2025 for the York Business Improvement District Authority (“YBIDA”), commencing at 7:30 am. The meeting was conducted in person at Saxton & Stump, 221 W Philadelphia St, Suite 600, York, PA 17401. Notice of the meeting was provided to the public in advance by notice required by law.

Board members present in person were Lauren Days, Aneury Perez, John Klinedinst, Jason Phillips, Sarah Malinsky, Melissa Beaverson, Eric Menzer, Jason Sabol. A quorum was present.

Staff members from Downtown Inc and the York County Economic Alliance who attended in person included Katie Mahoney, Chief Marketing & Business Development Officer; Sarah O’Brien, Director; Bronley Martin, Urban Revitalization Manager, and David Gonzalez, Director of Economic Initiatives and Advocacy.

1. Call to Order/Welcome

Chair Lauren Days called the meeting to order at 7:32 am.

2. Public Comment

There were no members of the public present.

3. Approval of August 2025 Minutes

Chair Lauren Days presented the August 2025 meeting minutes for approval. The minutes had been distributed to the board in advance for review. Eric Menzer made a motion to approve, John Klinedinst seconded. The minutes were approved without opposition.

4. Report on August Financials

Sarah Malinsky gave an overview of financials. Treasurer’s office has been successful in securing fees. City will be places liens delinquent properties for the first time in 2026. September Financials will be shared in December, due to timing of having them ready in time for the meeting.

5. New Business

- a. Economic Action Plan Update: Katie Mahoney and David Gonzalez presented on the 5 year benchmark of the EAP. 92% of the 142 action items are currently completed or underway at the five year mark (2025). They shared highlights of BLOOM Business Empowerment Center, York County Trail Towns, Housing, Fiber and WiFi. Trends include increasing household income from 2019 to 2023, and a lower unemployment rate, though inflation and rising costs of housing, childcare and transportation continue to be a challenge. The team is now focusing on creating a community benchmarking dashboard, focusing on BLOOM and capital, evaluating infrastructure for quality of place improvements, aligning tourism with capacity of communities, and implementing a municipal playbook. On November 19 at 7:30am, Economic Insights Breakfast will announce EAP impact reports and some of the findings shared during this meeting.
- b. 2026 Board Reappointments – Jason Sabol shared his resignation. He is leaving Saxton & Stump and lives outside of the BID, and therefore is no longer eligible to serve. This seat will remain vacant until YCEA completes the re-bid of legal services, and then select a representative from that company to fill this vacancy. Sarah Malinsky had fulfilled a partial term when Allison Witherow left due to medical reasons. John Klinedinst made a motion to approve Sarah’s reappointment, Aneury Perez seconded. Approved without opposition. This will be taken to City Council and the Mayor’s Office for final approval.
- c. Board Appointment Recommendations – Mick Knaper of Gift Horse Brewing and Ryan McKinley of Statewide Partners were discussed to fill the seats vacated by Delia Pabon and Julian Tolbert. Melissa Beaverson made a motion to approve both recommendations, John Klinedinst seconded. Approved without opposition. This will be taken to City Council and the Mayor’s Office for final approval.

6. Adjournment

Executive Committee will not convene in November due to Downtown Update on November 12.

With no further business to discuss, Chair Lauren Days adjourned the meeting at 8:19 am.