

Redevelopment Authority of the County of Erie (ECRDA) Minutes of December 21, 2021, Public Meeting

The Redevelopment Authority of the County of Erie held a public meeting on December 21, 2021, at 8:00 am. This meeting is pursuant to a legal ad published in the Erie Times on December 18, 2021.

Members present: John Laird, Kate Philips, Bill DeLuca, Laith Wardi, Harry Eighmy.

Others present: Jenna Bickford, Esq., Tina Mengine, Chris Groner, Linda Robbins.

Hearing of the Public: John Laird, Chair called the public hearing to order at 8:04am. Mr. Laird asked for public comment. As there was none, he closed the public hearing.

Call to Order: John Laird, Chair called the public meeting to order at 8:05am.

Approval of Minutes of November 23, 2021, Regular meeting*:

John Laird asked for comment. As there was none, he called for a motion to approve. **On a motion** by Laith Wardi, seconded by Bill DeLuca, the minutes were unanimously approved as presented.

ECRDA Financial Report*:

Linda Robbins presented balance sheet & Profit and loss reports. Board discussion ensued. John Laird asked for a motion to approve. **On a motion** by Harry Eighmy, seconded by Laith Wardi, the financial report was unanimously accepted as presented.

ECRDA Cash Available/Loans in Discussion*:

Tina Mengine reported Cash available/Loans in discussion reports. Board discussion ensued. John Laird asked for a motion to approve. **On a motion** by Kate Philips, seconded by Bill DeLuca, the financial report was unanimously accepted as presented.

New Business*:

2022 Budget Presentation*:

Linda Robbins presented the 2022 proposed budget. Board discussion ensued. **On a motion** by Bill DeLuca, seconded by Laith Wardi, the 2022 Budget was unanimously approved as presented.

ARP Loan Fund Mission & Proposed accommodation:

Tina explained that ARP loans will be evaluated based on specific criteria from the legislation and will be different than what is typically used for our revolving loan fund. Beginning in 2022, we will offer a new Proposed Accommodation for Board and loan committee members to assist in this approval process.

2022 Meeting dates*:

Tina Mengine presented meeting dates for approval. **On a motion** by Harry Eighmy, seconded by Bill DeLuca, the dates were unanimously approved as presented.

CEO's Report:

- **EMI:** Tina unveiled preliminary renderings of the proposed design of the new building. In speaking with Jim Martin of the Times News, she expects an article to follow soon.
- **12th & Greengarden property:** We have an offer of \$1.1M (after site cleanup by owner), to purchase the property with City Brownfield grant funding. Updates to follow.
- **Quin-T:** We are ready to go out to bid with the expectation of getting the building down this winter. EMI bid packet expected to go out late January.
- **Annual Report:** An email went out to members regarding the plan to dedicate a page to the ECRDA Board. Please get a picture and bio to Tina at your earliest convenience.
- **Mid-American:** We have come to an agreement with them. Jenna Bickford, Esq. is tweaking the agreement and Tina awaits the negotiated pre-payment.

County Executive elect Davis: Tina and Chris met with Mr. Davis last week. Mr. Davis Suggested the ECRDA specialize in loans and not real estate, suggesting the County or a new Authority handle real estate development.

Executive Session: *At 8:47am, the Board moved to Executive session for purposes of discussing personnel matters. The Board reconvened its regular public meeting at 9:19am.*

Agenda Modification*:

On a motion by John Laird, seconded by Harry Eighmy, the Board unanimously approved amending the agenda to add Election of Officers.

Election Of Officers 2022*:

The Board discussed appointments. Kate Philips, Chair. Harry Eighmy, Vice-Chair, Bill DeLuca, Secretary & Laith Wardi, Treasurer. **At this time** John Laird motioned to approve, seconded by Harry Eighmy, the 2022 Slate of Officers was unanimously approved as presented.

CEO Employment Agreement/Annual Performance review. As a result of Executive Session, Ms. Mengine's current contract was upheld, and she received a 3% increment and one-time bonus. John Laird called for a motion to approve. **On a motion** by Harry Eighmy, seconded by Kate Philips, the motion was unanimously approved.

Adjournment: With no other business, **on a motion** by Harry Eighmy, seconded by Laith Wardi, the meeting adjourned at 9:22.