

## **Redevelopment Authority of the County of Erie (ECRDA) Minutes of May 25, 2021, Public Meeting**

The Redevelopment Authority of the County of Erie's public meeting of May 25, 2021, 8:00 am via Teams. This meeting is pursuant to a legal ad published in the Erie Times on December 22, 2020.

**Members present via zoom call:** John Laird, Bill DeLuca, Laith Wardi, Harry Eighmy and Kate Philips.

**Others via zoom call:** Kathy Dahlkemper, County Executive, Jenna Bickford, Esq., Tina Mengine and Linda Robbins.

**Call to Order:** John Laird, Chairman called the public Teams meeting to order at 8:00am.

**Hearing of the Public:** John Laird asked for any public comment. There was none.

### **Approval of Minutes of April 27, 2021, Regular meeting\*:**

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

### **ECRDA Financial Report\*:**

Linda Robbins presented the Balance sheet and P/L. Board discussion ensued. At this time, John Laird asked for a motion to approve. **On a motion** by Bill DeLuca and seconded by Laith Wardi, the financials were unanimously approved as presented.

### **ECRDA Cash Available/Loans in Discussion\*:**

Tina Mengine reported on the Cash available/Loans in discussion report. She added that a meeting with Harborcreek Township is confirmed for next week to begin discussions on a loan fund. Board discussion ensued. **On a motion** by Bill DeLuca and seconded by Laith Wardi, the report was unanimously approved as presented.

### **New Business:**

#### **Donato's Pizza \$375,000 loan approval\*:**

Tina Mengine noted the loan comes to the Board today with full support from loan committee. The loan would support opening a third location in Harborcreek, with 18 new positions, 12 part-time and 6 full-time. Term is 10-years at a rate of 2.4% on \$375,000 real estate portion, of which ECRDA would have a subordinate 2<sup>nd</sup> lien position to Northwest Savings Bank. Board discussion ensued on the rate. **On a motion** by Kate Philips and seconded by Harry Eighmy, the Board unanimously approved the loan as presented.

### **CEO's Report:**

Tina Mengine asked for input regarding restarting meetings in person, beginning next month. Board discussion ensued. It was determined that members can attend if they feel comfortable or continue with the 'Teams' option. We will accommodate both.

Property acquisition and miscellaneous updates:

- The Bylaws will be presented for review/update at the June meeting.
- Approximately 240 crates were removed from EMI and donated to various organizations and private owners throughout Erie County to use as raised gardens.
- Barrels found inside Quin-T will need to be dug up. County probation service team will assist with clean up at this location and other, i.e. (EMI/Berry Global) in the upcoming months.
- In-City Farms option for purchase on the Bettor's property expires June 15<sup>th</sup>.
- We are looking at a 160+-acre site for purchase. The site, zoned industrial, sits on I-90. The site has Act II clearance on most of it but work still needs done. Acquisition/infrastructure costs could top \$7M, with a purchase cost to us of approximately \$4M, or \$27,000/acre.
- Jenna Bickford, Esq. indicated that after speaking with and sending the draft mortgage agreement to Jim Toohey, they continue to wait for a response from PIDA and Mid-American.
- Jenna Bickford, Esq. noted that a loan modification for the Child Development Center was approved at the last meeting allowing CDC to draw funds 60-days beyond the original date of May 31<sup>st</sup>. They have inquired as to whether there is any way to extend the draw date out on the remaining \$855,000 for the construction portion of the loan. Board discussion ensued. After discussion, the Board wishes to keep it as is.

**Adjournment:**

**On a motion** by Harry Eighmy and seconded by Bill DeLuca, the meeting adjourned at 8:52am.