

Redevelopment Authority of the County of Erie (ECRDA) Minutes of July 27, 2021, Public Meeting

The Redevelopment Authority of the County of Erie held a public meeting on July 27, 2021, at 8:00 am. This meeting is pursuant to a legal ad published in the Erie Times on July 24, 2021.

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

Others present: County Executive Dahlkemper, Jenna Bickford, Esq., Tina Mengine, Chris Groner, & Linda Robbins.

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

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

Approval of Minutes of June 22, 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 Laith Wardi, seconded by Harry Eighmy, the minutes were unanimously approved as presented.

ECRDA Financial Report*:

Linda Robbins presented the Balance sheet & 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 Kate Phillips, the financials were unanimously approved as presented.

ECRDA Cash Available/Loans in Discussion*:

Tina Mengine reported on the Cash available/Loans in discussion report. Board discussion ensued. **On a motion** by Laith Wardi and seconded by Bill DeLuca, the report was unanimously approved as presented.

New Business:

Printing Concepts loan modification*:

Chris Groner presented a modification to the previously approved \$850,000 Printing Concepts Loan. The loan carries a 2.44% rate on a ten-year term. The modification calls for the removal of Mr. Herron's wife from the personal guarantee. Board discussion ensued. **On a motion** by Harry Eighmy and seconded by Laith Wardi, the Board unanimously approved the modification as presented. For the record, Bill DeLuca abstained.

CEO's Report:

Tina Mengine indicated we requested \$8.9M from the County Am Rescue Package (ARP) fund, \$3M in 2020 and the remaining in 2021 for various projects, including \$750,000 for EMI and \$750,000 to Quin-T demolition and remediation. A similar request was made to the City of Erie for \$14-\$15M in ARP funds, that request has not yet been acted upon.

Tina Mengine indicated she and Chris Groner met with the Finance sub-committee (Laird & DeLuca) and discussed the idea of approving small loans without loan committee and with the Board ratifying the decisions. Jenna Bickford, Esq. discussed the need to determine 'Official Action' vs. 'Administrative Action' for the RDA going forward. Additionally, a program needs to be implemented for determining small loans with specific criteria/parameters, possibly modeling the city. Updates expected at August meeting as further review and discussions are needed.

Tina Mengine introduced discussion on the new Public Meeting Law as outlined by the PA Office of Open Records. Attorney Bickford noted the recent memo details the return to in-person meetings beginning in September.

Tina noted the Berry project is moving along well. Porter Engineering is on the job and provides weekly update meetings. Berry expects to occupy the space by 1st Quarter of 2023.

EMI cleanup is proceeding on schedule. Hundreds of barrels and totes with various levels of contaminants have been removed. Recently, two floors of coal ash were found on the site. A feasibility study is currently underway to determine whether the office building is salvageable. Bids went out this week for the overhead bridge demo. The plan is to work within a 2–3-week window at night to complete the project.

Quin-T site evaluation for toxins begins next week. A trench will be dug to allow machinery to successfully pull-out drums from underground.

Potential purchase of a 180-acre site (former Green Shingle) is coming before the EDCEC Board for approval this week. A Business in Our Sites (BIOS) grant would be sought which would cover 40% in grant with the remaining 60% in loan form w/0% APR, no payments for 5 years.

Correspondence was sent to Pastor Ratcliffe regarding his numerous 'right to know' requests in hopes of successfully getting him the specific information he is looking for. We have had no response or further requests.

Tina plans to begin sharing a project timeline with the Board beginning next month.

Adjournment:

On a motion by Bill DeLuca and seconded by Laith Wardi, the meeting adjourned at 8:31 am.