

Redevelopment Authority of the County of Erie (ECRDA) Minutes of August 24, 2021, Public Meeting

The Redevelopment Authority of the County of Erie held a public meeting on August 24, 2021, at 8:00 am. This meeting is pursuant to a legal ad published in the Erie Times on August 22, 2021.

Members present: John Laird, Kate Philips, 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 public comment. There was none.

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

ECRDA Financial Report*:

Linda Robbins presented the Balance sheet & P/L. She indicated the Auditors will be in this week, with a presentation to the Board planned for October. Additionally, the 2022 Budget process is beginning. She expects to have it for review by the Finance committee in October and for Board presentation, thereafter. Board discussion ensued. John Laird asked for a motion to approve. **On a motion** by Laith Wardi and seconded by Harry Eighmy, 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 Harry Eighmy, the report was unanimously approved as presented.

New Business:

Printing Concepts loan modification*:

Chris Groner presented the EFI Connections loan. The \$213,750 loan, which carries a 2.44% rate on a 15-year term, comes recommended by loan committee. Monies will be used for the purchase of new building at 11th & Chestnut Street. Board discussion ensued. **On a motion** by Harry Eighmy and seconded by Laith Wardi, the Board unanimously approved the loan as presented. For the record, Bill DeLuca abstained.

CEO's Report:

- **EMI:** The bridge will be taken down on September 16th, 2 weeks from PennDOT's posting. A change order was submitted to Konzel Construction regarding a brick issue. Subsequently, the sidewalk has been closed. Asbestos removal begins soon with demo slated for November. A feasibility study is underway on the Eastside of the building and along Cherry Street, of which a final report is due in September. Updates to follow.
- **Quin-T:** A trench has been dug along the building for entrance into the basement to test various drums, totes, and other items. Asbestos was found at the site and will be dealt with prior to demo. We are waiting on Penelec to move poles, lines etc. Updates to follow.
- **GEEDC:** Tina has spoken to Gerald Blanks, President of GEEDC on managing a loan fund for them which will target minorities. Updates to follow.
- **Community Projects:** Tina noted that the ECRDA is assisting Corry and Union City Businesses on projects they have reached out to us on for help.

- **Grants:** Two County related grants that ECRDA would be administering, are pending. The StARTup grant will be opening after Labor Day. We have been awarded a \$623,000 ISRP Grant for Berry Plastics.
- **City Funding:** Chris is working with the City of Erie on ARPA city funds for economic development.
- **Site Selector Magazine:** ECRDA has taken out a ½ page ad in the publication as they plan to feature Pennsylvania in an upcoming issue. We had hoped to partner with the Chamber on marketing, however they have chosen not to participate or offer any monetary support. The Board expressed its concern with the Chamber's lack of follow through given their large marketing budget and priority. The County Executive explained that she has met with Mr. Grunke and requested a full marketing plan.
- **East Lake Rd property:** Tina commented that HANDS has expressed interest in the property. Mr. Black stands firm at \$250,000.
- **Mid-American:** Jenna Bickford noted that documents have been sent, we await response.
- **Sunshine Act:** Jenna Bickford noted changes, effective September 27th that state agendas must be posted publicly, at the meeting site, and on the website 24 hours in advance of a meeting.

Chairman's Report:

- **County Executive Candidates:**

John Laird indicated that he and Bill DeLuca, along with Tina Mengine and Chris Groner met with Dr. Titus and Mr. Davis.

Adjournment:

On a motion by Kate Philips and seconded by Bill DeLuca, the meeting adjourned at 8:55am.