

**Redevelopment Authority of the County of Erie (ECRDA)
Minutes of January 25, 2022
Public Meeting**

The Redevelopment Authority of the County of Erie held a public meeting on January 25, 2022, at 8:00 am. This meeting is pursuant to a legal ad published in the Erie Times on January 9, 2022.

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

Members excused: John Laird.

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

Hearing of the Public: Kate Philips, Chair called the public hearing to order at 8:05am. She asked for public comment. As there was none, she closed the public hearing.

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

Approval of Minutes of December 21, 2021, Regular meeting*:

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

ECRDA Financial Report*:

Linda Robbins presented balance sheet & Profit and loss reports. Board discussion ensued. Kate Philips asked for a motion to approve. **On a motion** by Laith Wardi, seconded by Bill DeLuca, 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. Kate Philips asked for a motion to approve. **On a motion** by Laith Wardi, seconded by Bill DeLuca, the cash available/loans in discussion report was unanimously approved as presented.

New Business*:

Approval: Kujan-Shah, LLC (D-Express Laundry) \$180,000 loan*:

Chris Groner presented a \$180,000 ARP fund loan request. The loan comes recommended by loan committee. If approved, it carries a 2.44% rate on a 15-year note. Board discussion ensued. **On a motion** by Kate Philips, seconded by Laith Wardi, the loan was unanimously approved. For the record, Bill DeLuca abstained.

Discussion: Loan Rates/Project financing criteria:

Chris Groner noted rates may begin to rise again in March. He suggested continuing to peg our rate to a percentage of prime, remaining competitive, relative to other economic providers in the area. Currently, we sit at 2.44% or $\frac{3}{4}$ of prime. Regarding loan financial data, the Board sees a snapshot of what loan committee sees, therefore members discussed having financial information available to them by Chris upon request prior to each meeting. Bill DeLuca recommended adding .5 – 1% for startups.

CEO's Report:

- **Employee update:** Two new employees were added to the team in January. Meghan Sleezer, Compliance Officer and Ed Williams, COO & Fiscal Manager. Plans to hire a loan administrator are pending.
- **Ethics Forms:** Paperwork is contained in your packets. You may fill out and return directly to the State or submit to Karen to do so.
- **Enterprise Zone Renewal:** Currently working on our renewal with the State which enables us to continue issuing Enterprise Zone loans.

- **Quin-T:** Seven total bids were opened yesterday ranging from \$260,000 to nearly \$800,000. The EDCEC Board will vote on awarding the bid this Thursday.
- **EMI:** Demolition bids packets are being prepared and will go out soon.
- **Berry:** Construction bid packets to go out in February.
- **East Lake Rd Property:** There is an option to purchase on the property.
- **Lord Property-12th & Greengarden:** The property purchase is off the table as the owner accepted an offer from a private developer.
- **Mid-American:** Mid-American has requested a modification to their agreement, removing a security clause stating ECRDA is a guarantor of RH Energy. The Board moved to vote, amending the current agenda to add the item.

Agenda Modification*:

On a motion by Harry Eighmy, seconded by Bill DeLuca, the Board unanimously approved amending the agenda to add the Mid-American Amended Agreement discussion item.

Mid-American Amended Agreement*:

Board members voted on Mid-American's request to remove a clause from the first forbearance agreement which states if RH Energy, an affiliate of Mid-American, built a successful Ohio pipeline, Mid-American would pay off the loan with revenue collected from that project. **On a motion** by Kate Philips, seconded by Laith Wardi, the Board unanimously voted down Mid-American's request. The obligation remains in effect.

Adjournment: With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Bill DeLuca, seconded by Harry Eighmy, the meeting adjourned at 9:05.