



Redevelopment Authority of the County of Erie (ECRDA)
Minutes of November 22, 2022
Public Meeting – 9am

The Redevelopment Authority of the County of Erie held a public meeting on November 22, 2022, at 9:00 am at MacDonald Illig Jones & Britton, 100 State St., Erie PA. The meeting is pursuant to a legal ad published in the Erie Times on November 20, 2022.

Board Members present: Kate Philips, Bill DeLuca, Laith Wardi and David Knapp.

Board Members excused: Harry Eighmy.

Others present: Tina Mengine, Chris Groner, Linda Robbins, Wade Root, Public Information Officer, County of Erie, Jenna Bickford, ECRDA Solicitor.

Hearing of the Public: Laith Wardi called the public hearing to order at 9:01am, asking for public comment. As there was none, he closed the public hearing.

Call to Order: Laith Wardi called the meeting to order at 9:01 am.

Approval of Minutes of October 25, 2022, Regular meeting*:

Laith Wardi asked for comment. As there was none, he called for a motion to approve.

On a motion by Bill DeLuca, seconded by David Knapp, the minutes were unanimously approved as presented.

2021 Audit Report/Presentation*:

Rick Clayton, Maloney, Reed & Scarpitti detailed current audit findings. He noted 3 audit opinions this year, Financial, Compliance/Control and Federal Compliance/Internal control opinion.

Mr. Clayton indicated when you receive over \$750,000 in federal funds, such as the ARP funding, it significantly changes the audit approach. All opinions are clean. Mr. Clayton complimented us on managing such complex and multiple incoming/outgoing grants. **On a motion** by Laith Wardi, seconded by Bill DeLuca, the 2021 Audit Report was unanimously approved as presented.

Approval to amend November 22, 2022, Agenda*:

The Board voted to amend the current agenda in response to Auditor recommendations to:

1.) Implement Capitalization Policy. 2.) Second Signatory on ARP account. **On a motion** by Kate Philips, seconded by Bill DeLuca, the Board unanimously approved.

Approval of Capitalization Policy*:

On a motion by Bill DeLuca, seconded by Kate Philips, the Board unanimously approved capitalizing assets over \$10,000.

Approval of Additional Signatory*:

On a motion by Bill DeLuca, seconded by Laith Wardi, the Board unanimously approved a 2nd signatory on the ARP account of an ECRDA Board Officer.

ECRDA Financial Report*:

Linda Robbins presented balance sheet & profit & loss reports. Board discussion ensued. Kate Philips asked for a motion to accept. **On a motion** by Laith Wardi, seconded by David Knapp, the financial reports were unanimously accepted as presented.

ECRDA Cash Available/Loans in Discussion*:

Tina Mengine reported on the Cash Available/Loans in Discussion report. Board discussion ensued. Kate Philips asked for a motion to approve both reports as presented. **On a motion** by Laith Wardi, seconded by David Knapp the reports were unanimously approved as presented.

New Business*:

2023 Budget Presentation*:

Tina Mengine and Linda Robbins provided details of the proposed 2023 budget. Board discussion ensued. **On a motion** by Kate Philips, seconded by Bill DeLuca, the 2023 Budget was unanimously approved as presented.

Mount Pleasant Ski Resort \$130,000 loan*:

Chris Groner presented the \$130,000 loan request by Mount Pleasant Ski Resort. Funds will be used to purchase a 2-acre parcel at the entrance of the property. If approved, the loan would carry an APR of 3.25% on a 15-year term. The loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Kate Philips, seconded by Bill DeLuca, the loan was unanimously approved as presented.

Erie Bronze & Aluminum \$500,000 loan*:

Chris Groner presented the \$500,000 loan request by Erie Bronze & Aluminum. Funds will be used to purchase a new molding system to modernization the process. If approved, the loan would carry an APR of 3.25% on a 10-year term. The loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Laith Wardi, seconded by David Knapp, the loan was unanimously approved as presented. For the record, Bill DeLuca abstained.

Chris Groner commented that a Corry Municipal Authority loan request will be coming to next month's meeting for a large sewer request.

CEO Update:

Berry: We are in the final stages of negotiations. Deadline is 12/1/22. Voting items will be added to EDCEC's December 12th agenda. Updates to follow.

EPA: The latest EPA Award requires we secure a consultant. The RFP advertisement will run this week.

StARtup Grant: 4th quarter submissions are being sought.

EMI: Asbestos has been fully remediated. Internal demo underway.

East Lake Rd: We hope to close on the East Lake Road contract with HANDS by year end.

Board President Update:

Kate Philips announced the Board resignation of Laith Wardi, effective 12/31/22, thanking him for his continued efforts and dedication while serving.

Adjournment: With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Bill DeLuca, seconded by David Knapp, the meeting adjourned at 10:15am.