



Redevelopment Authority of the County of Erie (ECRDA)
Minutes of December 20, 2022
Public Meeting – 9am

The Redevelopment Authority of the County of Erie held a public meeting on December 20, 2022, at 9:00 am at MacDonaldd Illig Jones & Britton, 100 State St., Erie PA. The meeting is pursuant to a legal ad published in the Erie Times on December 18, 2022.

Board Members present: Kate Philips, Bill DeLuca, Laith Wardi and David Knapp and Harry Eighmy, via teams.

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

Hearing of the Public: Kate Philips called the public hearing to order at 9:00am, asking for public comment. As there was none, she closed the public hearing.

Call to Order: Kate Philips called the meeting to order at 9:01am.

Approval of Minutes of November 22, 2022, Regular meeting*:

Kate Philips asked for comment. As there was none, she called for a motion to approve.

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

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 Bill DeLuca, the financial report was 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 the report as presented. **On a motion** by Laith Wardi, seconded by David Knapp the report was unanimously approved as presented.

New Business*:

Kate Philips announced Laith Wardi's resignation from the Board, noting his Economic Development experience and insight will be missed. Laith thanked everyone and shared his positive support for the work of the Authority Staff and Board.

Municipal Revolving Loan Request – City of Corry*:

Chris Groner discussed details of the \$1M loan request for sewer system upgrades in the City of Corry. He noted our funds would be used in the initial planning, development, and engineering phase. If approved, the loan would carry an APR of 1% on a 15-year term. Jenna Bickford added that our funds will be paid off when the PENNVEST closing occurs. There will be a 36-month draw down period. The loan is secured by a full faith and credit by the City of Corry through a

guarantee. The City of Corry will have to go through an approval process through the DCED. Expected closing after this is late February, early March. Board discussion ensued. **On a motion** by Kate Philips, seconded by Bill DeLuca, the \$1M loan was unanimously approved as presented.

2023 Board Meeting dates*:

Tina Mengine presented the 2023 tentative meeting dates for approval. Board discussion ensued. **On a motion** by Laith Wardi, seconded by Harry Eighmy, the 2023 Board meeting dates were unanimously approved as presented.

CEO Update:

Berry: The Berry lease is signed. Berry has also paid the PIDA fee of \$22,500. We expect to break ground in early Spring.

Savocchio Park: Project funding has been pulled by the CE. The project is still projected to move forward. We are also looking into a possible HUD Grant.

2022 Loan Closings: Chris and his team have successfully closed 100 loans as of the end of this year, leveraging nearly \$19M.

Corry Update: At David Knapp's invitation, Tina and Chris made trips to Corry to meet with the CorryRDA Board and City Council members about rebuilding relationships.

Annual Report: Work continues the annual report with the expectation to get it out in January with Savocchio being the feature story. We plan a January event this year.

EMI: Project continues to move along. Internal walls are coming down soon. We have (4) four possible tenants.

Quin-T: The preliminary report shows water/soil have exceeded all DEP appropriate levels as work continues. We have a serious buyer. Updates to follow.

HANDS/East Lake Rd: PFHA funding fell through. We expect a decision from HANDS by year end.

Motion to amend the December 20, 2022, agenda*:

On a motion by Kate Philips, seconded by Laith Wardi, the Board unanimously approved to amend the agenda to add Executive Session.

Executive Session: *At 9:49am the Board moved to Executive Session for purposes of discussing personnel matters.*

The Board adjourned Executive Session at 10:15am and returned to its regular meeting.

Motion to amend the December 20, 2022, agenda*:

On a motion by Laith Wardi, seconded by Bill DeLuca, the Board unanimously approved to amend the agenda to add CEO Compensation.

On a motion by Harry Eighmy, seconded by Kate Philips, the Board unanimously approved a 12% bonus for 2022 for CEO Tina Mengine, in consideration of the following:

- By all measures established upon hiring of Mengine, and affirmed in our 2022 strategic planning session, the Authority is in a very strong position with measurable growth across all aspects of the operation.

- Base compensation, with 12% bonus, is further in line with peers leading Erie County Authorities and remains below peers leading economic development agencies across the Commonwealth. Current salary represents second lowest among comparable local authorities. Compensation of similar local authorities noted at \$170,000 and a range of \$150,000-\$185,000. Base compensation, with 12% bonus, would also be in line with compensation study.
- ECRDA has attracted \$20,300,000 into the Erie County economy in 2022. After a well-executed strategic shift over the past three years, Mengine has successfully positioned ECRDA among state and federal leaders as a worthy investment, as evidenced by extraordinary grant awards secured in 2022 (outside ARPA funding).
- Achievements Noted:
Grant Awards: \$20,300,000 to ECRDA/EDCEC projects
General Operations:
 - Year over year totals show growth from a negative net income in 2019 to a near million-dollar net positive.
 - Rounded out staff with a Compliance Officer, Loan Administrator and Fiscal Manager.
 - Positioned in Infinite Erie Playbook as a key driver of multiple initiatives

Office of Capital Finance & Lending:

- Established \$2M Diversity Fund with grant funds
- Secured up to \$6M in new SSBCI funding for the Enterprise Development Fund
- Marked 100th Loan in 2 years under the one-stop shop

Projects:

- Signed Lease with Berry Plastics. Construction set to begin Spring 2023
- Quin-T demolition complete. Remediation continues.
- EMI: Cleanup complete. Demolition underway with completion date set for June 2023. Architectural drawings underway. Two tenants identified. \$14M in grants secured to date.
- Bettor's property under contract.

Adjournment:

With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Laith Wardi, seconded by Bill DeLuca, the meeting adjourned at 10:18am.