

**Redevelopment Authority of the County of Erie (ECRDA)
Minutes of February 22, 2022
Public Meeting**

The Redevelopment Authority of the County of Erie held a public meeting on February 22, 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.

Members excused: John Laird and Harry Eighmy.

Others present: Jenna Bickford, Esq., Tina Mengine, Chris Groner, Linda Robbins and Wade Root, Public Information Office, County of Erie.

Hearing of the Public: Kate Philips, Chair called the public hearing to order at 8:01am. 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 8:01am. She welcomed Wade Root, Public Information Office for the County of Erie to the meeting.

Approval of Minutes of January 25, 2022, 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. Laith Wardi requested that Linda Robbins prepare a 5-year snapshot for next month's meeting.

ECRDA Cash Available/Loans in Discussion*:

Tina Mengine reported on Cash available/Loans in discussion report. She noted we will soon begin managing a Harborcreek loan fund. Additionally, the ECRDA, GEEDC and Erie Community Foundation are looking to establish a new joint fund targeting minorities and underserved areas. Kate Philips moved to approve the report as presented, seconded by Bill DeLuca, the cash available/loans in discussion report is unanimously approved as presented.

ECRDA Micro Loan Report*:

Tina Mengine presented the Micro Loan report. Indicating that \$250,000 of County funds given to us last year went toward diversity micro loans. Board discussion ensued. Kate Philips asked for a motion to approve. **On a motion** by Laith Wardi, seconded by Bill DeLuca, the micro loan report is unanimously approved as presented.

New Business*:

Approval: Turf Management \$138,000 loan*:

Chris Groner presented a \$138,000 Millcreek Revolving loan fund request. He noted 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 Laith Wardi, seconded by Bill DeLuca, the loan is unanimously approved as presented.

Approval: Loan Modification approval – EDCEC \$180,000*:

In 2021, ECRDA gave EDCEC a \$180,000 working capital loan. Terms of that loan specified 12 months, interest only. As per the agreement, EDCEC is to begin making payments next month. EDCEC is asking for an additional 12-month interest-only extension period. Board discussion ensued. **On a motion** by Laith Wardi, seconded by Kate Philips, the loan modification is approved. For the record, Bill DeLuca abstained.

ECRDA Meeting time-change discussion:

Kate Philips introduced discussion on a time change from 8:00am. Board discussion ensued. It was agreed that beginning next month, meetings will begin at 9:00am, continuing with the 4th Tuesday of every month. Karen Spilko will run an amended public notice in the paper.

CEO's Report:

- **Mid-American:** Mid-American has agreed to the loan modification. We expect a signed agreement back soon.
- **Berry:** Has advertised for bids. The pre-bid meeting is scheduled for 2/23 with formal bids due in on 3/11.
- **Quin-T:** Reclaim is pulling permits to begin demo with the expectation to begin within 30 days. Entire demolition is expected to last 3-6 months. Two underground tanks have been found on the property. Remaining EPA monies will be used to remove them.
- **EMI:** Demolition bids to go out by 3/31.

Adjournment: With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Bill DeLuca, seconded by Laith Wardi, the meeting adjourned at 8:50am.