

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

The Redevelopment Authority of the County of Erie held a public meeting on March 22, 2022, at 9:00 am. This meeting is pursuant to a legal ad published in the Erie Times on February 27, 2022.

Members present: Kate Philips, Bill DeLuca, Laith Wardi, John Laird. **Excused:** Harry Eighmy.

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

Hearing of the Public: Kate Philips, Chair called the public hearing to order at 9:00am. 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 9:01am.

Approval of Minutes of February 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 Bill DeLuca, the minutes were unanimously approved as presented.

ECRDA Financial Report*:

Linda Robbins presented the balance sheet, profit & loss report, and the 5-year historical review. Board discussion ensued. Kate Philips then asked for a motion to approve. **On a motion** by John Laird, seconded by Laith Wardi the financial reports were unanimously accepted as presented.

ECRDA Cash Available/Loans in Discussion*:

Tina Mengine reported 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 Bill DeLuca, the cash available/loans in discussion report was unanimously approved as presented.

New Business*:

Approval: Union City Borough Municipal Loan*:

Chris Groner presented the municipal loan request. Union City Borough is requesting \$235,000 toward a new street sweeper. If approved, loan carries a 1% rate on a 7-year note with a full faith and credit of the Borough. Board discussion ensued. **At this time**, Kate Philips moved to approve, seconded by Bill DeLuca, the loan was unanimously approved as presented.

CEO's Report:

- **Berry:** Recently the EDCEC Berry Global went out to bid for construction. Four qualified bids were received ranging from \$8.1M - 9.7M, with low bidder being The Hudson Group out of Hermitage, PA. Groundbreaking is anticipated for late April.

- **Quin-T:** Reclaim Company has pulled all permits with plans to begin taking down the building in a few weeks. Following demo, removal of (2) discovered underground tanks will be required. EPA grant will cover cost of removal. Environmental testing will continue.
- **EMI:** In final review of demo bid packets slated to go out within 10 days. Konzel Construction is working with AMO Environmental to remove the large generators, oil tanks and other related items that require special disposal.
- **East Lake Rd:** Property is under contract, due to close soon. Project is going to City ARP review panel on 4/1 for last piece of capital stack. Property is slated to be a mixed-income housing project.

- **IRG:** Chris Groner brought forward the IRG request for a loan for the purchase of 25 acres of the former IP South Yard. Given this loan is for a start-up, and the criteria for lending is different, pre-discussion was warranted. Board is open to reviewing the application because of the potential positive impact of job creation and investment. Further discussion ensued on the idea of establishing a special fund for start-up projects.
- **Upcoming meeting:** Board members discussed whether to stay virtual or begin to meet in person. After discussion, the Board unanimously decided to reinstitute in-person meetings beginning April 26, 2022.

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 9:59am.