

Redevelopment Authority of the County of Erie (ECRDA)
Minutes of April 26, 2022
Public Meeting

The Redevelopment Authority of the County of Erie held a public meeting on April 26, 2022, at 9:00 am. This meeting is pursuant to a legal ad published in the Erie Times on April 24, 2022.

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

Board Members present via conference call: John Laird & Harry Eighmy.

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

Others present via conference call: Mitch Willis, IRG Erie.

Absent: Brian Shank, President, County Council.

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 9:01 am.

Approval of Minutes of March 22, 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.

Approval of Minutes of April 21, 2022, Special 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 John Laird, the minutes were unanimously approved as presented.

ECRDA Financial Report*:

Linda Robbins presented the 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 reports were unanimously accepted as presented.

ECRDA Cash Available/Loans in Discussion*:

Chris Groner reported the Cash available/Loans in discussion report, noting the loans presented today are just the ones in the pipeline, there are 6+ more pending. Tina Mengine presented the micro loan report. Board discussion ensued. Kate Philips asked for a motion to approve the report as presented. **On a motion** by Bill DeLuca seconded by Laith Wardi, the cash available/loans in discussion report was unanimously approved as presented.

New Business*:

Corry Fabrication \$172,500 Loan request*:

Chris Groner gave a detailed overview of the project, noting it comes recommended by Loan committee. Corry Fabrication, a metal fabricator, looks to acquire a building across the street, which they currently lease, for production space. Board discussion ensued. **On a motion** by Kate

Philips, seconded by Laith Wardi, the \$172,500 loan at an APR of 2.625% for 15-year term was approved as presented. For the record, Bill DeLuca abstained.

IRG Erie, Inc. \$307,657 Loan request*:

Chris Groner gave a brief overview of the project, indicating the loan comes recommended by Loan Committee. He introduced Mitch Willis who expanded on project details. IRG, a plastics recycling and sorting plant is in the permitting process with the Pennsylvania Department of Environmental Protection and in its final engineering design phase for the plant. He indicated that 97% of their business is worldwide. He took Board questions and commented that he would be happy to sit down one on one with any Board members who may have additional questions going forward. At this time, Mr. Willis left the meeting and Board discussion continued. **On a motion** by John Laird, seconded by Harry Eighmy, the \$307,657 loan with an APR of 2.99% for 15-year term was approved as presented. For the record, Kate Philips and Bill DeLuca abstained.

CEO's Report:

- **Quin-T:** Tina thanked Wade Root & his team at the County, Kate Philips and Bill DeLuca for attending the recent event. She added the project is fully underway and work continues. Updates will follow.
- **EMI:** Is on track with demo bid packets going out on April 29th. We have had multiple calls from out of towners including the Magnolia Network's show, The Antique Hunt who will be on site filming this Thursday. We have received a \$4M RACP from the State for EMI which will take us into the renovation phase. We have met with private industry regarding commitment of their PA tax credits. We have had good meetings with all the financial institutions, and private industry along 12th street. Erie Insurance toured the facility last week and plan to submit grant application this week. Our goal is to raise \$500,000 in tax credits and contributions. Additionally, we are working on grants at the federal level with Congressman Kelly and Senator Casey for an appropriation for \$4M. Chris had pre meeting with each and they are very supportive of the EMI project and encouraged us to apply.
- **Berry:** Tina thanked Board members for their vote on FNB financing for Berry Plastics which is now in place. We await final paperwork and will reschedule the Groundbreaking as we coordinate with Deputy Secretary Weaver.
- **European Plastics delegation:** We are working with the State and the Erie Regional Chamber on an upcoming visit to Erie, scheduled for June. Invitations are forthcoming.
- **Expansion Project:** We are working with a company on a potential expansion project in Union City.

- **Corry Redevelopment Authority:** As the Corry RDA Board has removed its current Executive Director, we have offered our services in the interim. Board discussion ensued and Bill DeLuca suggested a meeting.
- **County Executive Conflict of Interest letter:** We are in receipt of the County Executive Davis' letter. ECRDA and its affiliate Boards do ethics reporting/forms annually and are in full compliance. We also address ethics in our employee handbook.
- **Upcoming Board Strategic Planning Session:** Board members discussed holding another strategic planning session. Tina has preliminary call with Decision Associates to begin the process.

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 10:22am.