

**Redevelopment Authority of the County of Erie (ECRDA)**  
**Minutes of May 24, 2022**  
**Public Meeting**

The Redevelopment Authority of the County of Erie held a public meeting on May 24, 2022, at 9:00 am at ErieBank offices located at 2035 Edinboro Road. This meeting is pursuant to a legal ad published in the Erie Times on May 15, 2022.

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

**Others present:** Jenna Bickford, Esq., Tina Mengine, Linda Robbins, County Councilwoman, Mary Rennie, Wade Root, Public Information Officer, County of Erie, AJ Rao, Erie Times News, Chelsea Swift, WJET/WFXP TV.

**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 April 26, 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 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\*:**

Tina Mengine reported the Cash available/Loans in discussion report and micro loan report. Board discussion ensued. Kate Philips asked for a motion to approve both reports as presented. **On a motion** by Bill DeLuca seconded by Laith Wardi, the reports were unanimously approved as presented.

**New Business\*:**

**Printing Concepts: \$132,628 Loan request\*:**

Tina Mengine gave a detailed overview of the project, noting it comes recommended by Loan committee. Chuck Herron purchased Printing Concepts in July 2021 and looks to invest in new equipment with funding. Board discussion ensued. **On a motion** by Kate Philips, seconded by Laith Wardi, the \$132,628 loan with an APR of 2.625% for a 6-year term was approved as presented. For the record, Bill DeLuca abstained.

**CEO's Report:**

- **EMI & Quint:** Demo Contractors mandatory bid walkthrough is scheduled for this afternoon. Updates will follow.

- **Berry:** Berry Plastics is in the process of working out details. Contractor bids are good until May 31. Updates will follow.

### **Executive Session:**

At 9:20am the Board moved to Executive Session for matters pertaining to Personnel and Legal.

### **Reconvene to Regular Session:**

At 10:20am the Board returned to regular session.

**Motion to amend agenda to consider retention of outside counsel\*:** **On a motion** by Harry Eighmy, seconded by Bill DeLuca, the Board approved amending the agenda.

**Motion to approve engagement to retain Drew Compton, McNeese Wallace & Nurick, LLC to represent the Authority with respect to Board term matters and authorize the Board Chair or Vice Chair to execute the contract\*:** **On a motion** by Harry Eighmy, seconded by Bill DeLuca, the Board approved retaining legal counsel. For the record, John Laird abstained.

**Motion to amend agenda to consider contract matters for Executive Team\*:** **On a motion** by Harry Eighmy, seconded by Bill DeLuca, the Board approved amending the agenda.

### **Approval of Executive Team Contracts\*:**

**Mengine Contract:** Terms of contract will be to continue at current salary of \$143,231.50/annually. Extending contract term through 2025 (a two-year extension). Increasing severance from 3 to 6 months, plus cost of continued health insurance. Authorizing Board Chair or Vice Chair to execute contracts. **On a motion** by Harry Eighmy, seconded by Bill DeLuca, the Board approved. For the record, John Laird abstained.

### **Groner Contract:**

Motion to approve the Authority's Executive Director execute an employment contract with Chris Groner. Terms of contract will be to continue employment through December 31, 2025. Maintain current compensation of \$94,500 annually. No severance payment. **On a motion** by Harry Eighmy, seconded by Bill DeLuca, the Board approved. For the record, John Laird abstained.

### **Closing comments\*:**

Councilwoman Rennie apologized to the Board about recent events, expressing her appreciation for the Authority's work and stressing the importance of remaining independent.

**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 10:23am.