



Redevelopment Authority of the County of Erie (ECRDA)
Minutes of January 24, 2023
Public Meeting – 9am

The Redevelopment Authority of the County of Erie held a public meeting on January 24, 2023, at 9:00 am at MacDonald Illig Jones & Britton, 100 State St., Erie, PA. The meeting is pursuant to a legal ad published in the Erie Times on January 8, 2023.

Board Members present: Kate Philips, Harry Eighmy, Bill DeLuca, David Knapp, and Boo Hagerty.

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

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

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

Welcome: Kate Philips welcomed new Board member, Boo Hagerty, Chief Development Officer at UPMC Health Foundation.

Approval of Minutes of December 20, 2022, Regular meeting*:

Bill DeLuca noted redundancy with the Chairman's Report and the Municipal Revolving Loan report. It was suggested by Solicitor Bickford that the entire Chairman's Report be stricken from the minutes. **On a motion** by Bill DeLuca, seconded by David Knapp, minutes were unanimously approved as presented pending this change.

ECRDA Financial Report*:

Linda Robbins presented balance sheet & profit and loss reports. Board discussion ensued. Kate Philips asked for a motion to accept. **On a motion** by Harry Eighmy, seconded by Boo Hagerty, the financial report was unanimously accepted as presented.

ECRDA Cash Available/Loans in Discussion*:

Chris Groner 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 Bill DeLuca, seconded by Harry Eighmy the report was unanimously approved as presented.

New Business*:

Art's Bakery Loan - \$100,000*:

Chris Groner discussed details of the \$100,000 loan request of Todd & Cori Sutton for the purchase Art's Bakery. If approved, the loan would carry an APR of 3.25% on a 15-year term. The loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Kate Philips, seconded by Bill DeLuca, the \$100,000 loan was unanimously approved as presented.

Great Lakes Cast Stone Loan - \$91,000*:

Chris Groner discussed details of the \$91,000 loan request from Great Lakes Cast Stone for equipment financing. If approved, the loan would carry an APR of 3.25% on a 7-year term. The

loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Bill DeLuca, seconded by Harry Eighmy, the \$91,000 loan was unanimously approved as presented.

Venango Township Municipal Loan - \$40,000*:

Chris Groner discussed details of the \$40,000 loan request from Venango Township for construction of a salt & sand storage building. If approved, the loan would carry an APR of 1% on a 7-year term. Board discussion ensued. **On a motion** by Kate Philips, seconded by Bill DeLuca, the \$40,000 loan was unanimously approved as presented.

AHN-Saint Vincent/ECRDA Cooperation Agreement*:

Tina Mengine noted that a large majority of the RACP's we sponsor are through the Erie County General Authority (ECGA). The AHN/Saint Vincent RACP was run through ECRDA 3 years ago. We are co-managing with AHN's corporate RACP manager. Board discussion ensued. **On a motion** by Kate Philips, seconded by Boo Hagerty the agreement was unanimously approved as presented.

Election Of Officers 2023*:

Kate Philips noted that nominations for the slate of officers were previously discussed at Executive Session in December. It was determined that Kate Philips will remain the Chair. Harry Eighmy will remain Vice Chairman. Bill DeLuca will remain Secretary and David Knapp will be Treasurer. **On a motion** by Boo Hagerty, seconded by Bill DeLuca the slate of officers was unanimously approved as presented.

Conflict of Interest Forms:

Kate Philips asked that the 2023 forms be filled out and turned in.

CEO Update:

EMI: Tina thanked all Board members who were able to sit in on the presentation by Bostwick Design for EMI. The project is in full swing with demo underway. Asbestos is completely removed.

Quin-T: The building is down with remediation continuing into Spring. There have been multiple purchase inquiries.

HANDS/Bettors East Lake Rd: HANDS did not execute their agreement within the contract period. EDCEC will decide at its Board meeting whether to extend current contract.

Berry: Berry lease is signed. The bid has been awarded and financing is in place. We expect to break ground in early Spring.

Riley Babcock: We are working with the City of Erie Redevelopment Authority on securing the property. McCormick Construction is interested in the site.

Union City Chair: We are working with Union City Officials to secure the former Union City Chair site. An offer is pending.

ARPA outstanding grant funds: Tina Mengine and Chris Groner had conversations with the County Executive regarding reappropriating \$260,000 of unused ARPA grant funds and

moving them from the grant category to the revolving loan fund category. Awaiting a decision from the County Finance department to issue a Grant Agreement modification.

Annual Report to the Community: ECRDA's event will be held at the UPMC Park Stadium Club on Friday 2/10 from 5-7pm.

Adjournment:

With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Boo Hagerty, seconded by David Knapp, the meeting formally adjourned at 10:01am.