

**Redevelopment Authority of the County of Erie (ECRDA)
Minutes of March 28, 2023
Public Meeting – 9am**

The Redevelopment Authority of the County of Erie held a public meeting on March 28, 2023, at 9:00 am at MacDonalld 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, Jenna Bickford, ECRDA Solicitor.

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

Call to Order: Kate Philips called the meeting to order at 9:00am.

Approval of Minutes of January 24, 2023, Regular meeting*:

Kate Philips asked for additions/deletions to the minutes. As there were none, she called for a motion to approve. **On a motion** by Boo Hagerty, seconded by David Knapp, 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 accept. **On a motion** by Boo Hagerty, seconded by Bill DeLuca, the financial report was unanimously accepted as presented.

ECRDA Cash Available/Loans in Discussion*:

Chris Groner reported on 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*:

Jay Thomas Tree Service loan \$195,000*:

Chris Groner provided details of the \$195,000 loan request by James and Jacob Thomas. The funding will be used to purchase a Hydraulic Crane. If approved, the loan would carry an interest rate of 3.99% on a 7-year term. The loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Kate Philips, seconded by David Knapp, the loan was unanimously approved as presented. For the record, Bill DeLuca abstained.

CEO Update:

Berry: Berry is in full swing with construction slated to begin next week. A groundbreaking will be scheduled this Spring.

EMI (Iron Works Square): Updated estimates have been revised as we move forward with the \$16M exterior project consisting of updating the entire shell (pointing, roof, doors, etc.) An expected \$4M in site work (utilities, back retaining wall, etc.) Each interior space will be addressed individually. Demo is on track to be completed by June 30th at which time we will move into the next phase. We submitted a \$1.5M ARC Grant last week. Plans are to submit a National Endowment of the Arts grant next week for the sculpture project.

Savocchio Park: A \$500,000 Transformational Grant through the Erie Community Foundation has been awarded. A \$330,000 Federal Appropriations Grant and a \$350,000 USDA Grant were submitted. The \$250,000 award to us from the DEI is in jeopardy.

Bettors (East Lake Rd): We have a possible sale for the frontage of the Bettor's property by a retailer who offered \$200,000. We have drawn up an extension agreement for HANDS to purchase the additional property. A company out of Philadelphia has also expressed interest in the entire site.

Quin-T: A sales agreement for \$144,000 has been sent over to the Charter School of Excellence for this property. Their Board is scheduled to vote on it this week.

Fairview: A meeting is scheduled for later today with the County Executive to discuss options to move the project forward.

PEDA: We recently entertained their Executive Director in Erie. We have put in a bid to host the 2024 Fall PEDA Conference in Erie. Updates to follow.

Lord Property: A private buyer for the property has come forward. The deal appears strong with a closing anticipated for the end of week.

Adjournment:

With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Harry Eighmy, seconded by David Knapp, the meeting formally adjourned at 9:53am.