



Redevelopment Authority of the County of Erie (ECRDA)
Minutes of April 25, 2023
Public Meeting – 9am

The Redevelopment Authority of the County of Erie held a public meeting on April 25, 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 March 28, 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 Bill DeLuca, 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 Bill DeLuca, seconded by Boo Hagerty, 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 Kate Philips seconded by David Knapp, the report was unanimously approved as presented.

New Business*:

Gilbert's Garden, LLC loan \$100,000*:

Chris Groner provided details of the \$100,000 loan request by Sam Gilbert and Erin Jones. The funding will be used for a planned second retail location. If approved, the loan would carry an interest rate of 4.69% on a 13-year term. The loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Boo Hagerty, seconded by Kate Philips, the loan was approved as presented. For the record, Bill DeLuca abstained.

Two Penny Group, LLC loan \$200,000*:

Chris Groner provided details of the \$200,000 CDFI Target Market loan request by Carl Nicolia. The funding will be used to consolidate into one location. If approved, the loan would carry an interest rate of 3.5% on a 15-year term. The loan comes recommended by loan committee. Board

discussion ensued. **On a motion** by Harry Eighmy, seconded by Bill DeLuca, the loan was approved as presented. For the record, Boo Hagerty abstained.

Penn Shore Vineyards, Inc. loan \$200,000*:

Chris Groner provided details of the \$200,000 loan request by Scott Neely. The funding will be used for an expansion project in which the owner plans to relocate from Pittsburgh to Erie. If approved, the loan would carry an interest rate of 3.5% on a 10-year term. The loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Boo , seconded by David Knapp, the loan was unanimously approved as presented.

KPL Properties, LLC/Corry Motor Sports loan \$300,000*:

Chris Groner provided details of the \$300,000 loan request by Jay and LeeAnn Davids. The funding will be used for an additional 72,000 sq. ft of building/workshop space. If approved, the loan would carry an interest rate of 3.5% on a 15-year term. The loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Harry Eighmy, seconded by Kate Philips, the loan was unanimously approved as presented.

Corry Municipal loan \$500,000*:

Chris Groner provided details of the \$500,000 loan request by the City of Corry. The funding will be used for street paving. If approved, the loan would carry an interest rate of 1% on a 10-year term. Board discussion ensued. **On a motion** by Kate Philips, seconded by Boo Hagerty, the loan was unanimously approved as presented.

CEO Update:

Berry: Berry is moving along with an anticipated completion date of December with move-in expected for early January 2024.

Quin-T: Additional soil samples are being done around tanks; results are pending. When results come in, tanks will be removed. If tanks have leaked additional remediation will be necessary.

EMI (Iron Works Square): Demo remains on track with a targeted completion date of June. Soil samples taken on the South end are pending. The air gap between two buildings will be completed next week. A Construction Manger will soon be hired to supervise the project. ARC grant approval is pending.

Fairview: ARP dollars that will enable work to continue the project, is pending. The property transfer through the County Council is also pending.

PEDA: Tina recently attended the 2023 Spring PEDA Conference in Harrisburg.

Bettors (East Lake Rd): There has been no recent activity from Dollar Tree or HANDS.

GE: Regarding the former GE Appliance at E.12th & Franklin, GE will not sell to an economic development agency, but requests our help in finding the right buyer.

Lord Property: Finish Thompson recently purchased the property.

DCED: The new DCED secretary will be in town on 5/4 for a Business Walk to showcase new tech companies.

Board comments:

Boo Hagerty discussed the 1st housing initiative that has come out of the Playbook. The supported housing will consist of approximately 50 apartments. An RFQ is going out for service providers on the building. Site selection is currently being done withing the City of Erie. Ideally the site would be close to food and bus lines. He asked Board members to keep their ears and eyes open for something.

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 10:13am.