

**Redevelopment Authority of the County of Erie (ECRDA)**  
**Minutes of Public Meeting**  
**December 22, 2020**

The Redevelopment Authority of the County of Erie's public meeting of December 22, 2020, 8:00 am via Zoom call. This meeting is pursuant to a legal ad published in the Erie Times on December 22, 2020.

**Members present via zoom call:** John Laird, Bill DeLuca, Laith Wardi, Kate Philips and Harry Eighmy.

**Others via zoom call:** Kathy Dahlkemper, County Executive, Jenna Bickford, Esq., Tina Mengine, Linda Robbins, and Chris Groner.

**Call to Order:** Bill DeLuca, Chairman called the public zoom meeting to order at 8:00am.

**Hearing of the Public:** Bill DeLuca asked for public comment. There was none.

**Approval of Minutes of November 24, 2020 Regular meeting\*:**

Bill DeLuca asked for comment. As there were none, he called for a motion to approve the minutes.

**On a motion** by John Laird, and seconded by Harry Eighmy, the minutes were unanimously approved as presented.

**Approval of Minutes of November 24, 2020 Executive session\*:**

Bill DeLuca asked for comment. As there were none, he called for a motion to approve the minutes of the Executive session. **On a motion** by John Laird, and seconded by Harry Eighmy, the minutes were unanimously approved as presented.

**ECRDA Financial Report\*:**

Linda Robbins reported on the Balance sheet and Profit & Loss report. Board discussion ensued.

**On a motion** by Kate Philips and seconded by Laith Wardi, the financials were unanimously approved as presented.

**ECRDA Cash Available/Loans in Discussion\*:**

Tina Mengine/Linda Robbins reported on the Cash available and loans in discussion report.

**On a motion** by Harry Eighmy and seconded by John Laird, the report was unanimously approved as presented.

**New Business:**

**ECRDA 2021 Budget approval\*:**

Linda Robbins presented the 2021 draft budget for review and approval. Board discussion ensued.

**On a motion** by John Laird and seconded by Laith Wardi, the 2021 Budget was unanimously approved as presented.

**ECRDA Loan to EDCEC/Increase in cap approval\*:**

Tina Mengine introduced discussions regarding a loan/increase in cap to EDCEC, recommending an increase from \$80,000 to \$120,000. The Board discussed a loan vs. increase in the cap. Agreeing on a loan, they asked Linda to come back with a recommended amount. Until then, the Board agreed on a temporary line increase to \$100,000. **On a motion** by John Laird and seconded by Kate Philips, the motion was unanimously approved increasing the line \$100,000.

**ECRDA 2021 Meeting dates approval\*:**

Tina Mengine presented 2021 dates for discussion/approval. **On a motion** by Harry Eighmy and seconded by John Laird, the dates were unanimously approved as presented.

**Gordon's loan update discussion/approval\*:**

Chris Groner commented that Gordon's is requesting a modification on a recently approved loan for the purchase/renovation at 4815 Peach. The modification will drop the Corporate guarantee from Gordon's, LLC changing the structure, whereby eliminating Paula Markley as Mr. Markley plans to buy out her interest. Gordon's has pledged the Corporate guarantee, post-closing. Board discussion ensued. **On a motion** by Kate Philips and seconded by Laith Wardi, the Board unanimously agrees to approve the loan given both personal guarantees, the real estate and the Corporate guarantee, post-closing, within a 6-month period.

**CEO Contract Update:**

Harry Eighmy indicated that Tina Mengine's employment contract has been renewed for an additional 3-year period which requires a vote. Attorney Bickford reviewed details of the contract.

**On a motion** by Harry Eighmy and seconded by Kate Philips, the Board unanimously agrees to approve the employment contract as presented.

**CEO Update:****Mid-American:**

Tina Mengine noted recent discussions with Keith Farrell and Oivind Reisberg. Currently they are past due \$37,500 with only one payment made in 2020 of \$2500.00. Total outstanding balance is \$224,000.00. PIDA balance is \$359,500 with last payment being made in 2019. Mid-American has asked for a call to discuss which is scheduled for today. Tina would like to move forward with a judgement if a satisfactory solution is not agreed to. The Board concurs. Updates to follow.

**Adjournment:**

**On a motion** by Harry Eighmy and seconded by John Laird, the meeting formally adjourn at 9:50am.