

Redevelopment Authority of the County of Erie (ECRDA)
Minutes of Public Zoom Meeting
June 23, 2020

The Redevelopment Authority of the County of Erie's public meeting of June 23, 2020, 8:00 am via Zoom conference call. This meeting is pursuant to a legal ad published in the Erie Times on June 21, 2020.

Members Present via zoom call: John Laird, Kate Philips, Harry Eighmy, Bill DeLuca, and Tim McCormick.

Others via zoom call: Jay Alberstadt, Esq., Tina Mengine, Linda Robbins and County Executive, Kathy Dahlkemper.

Call to Order: Bill DeLuca, Chairman called the public zoom meeting to order at 8:01 am.

Hearing of the Public: Bill DeLuca asked for public comment. No members of the public dialed in.

Approval of Minutes of May 26, 2020*:

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

Financial Report*: ECRDA*

Linda Robbins reported on the May financials. Board discussion ensued. At this time, Bill DeLuca called for a motion to approve the financials as presented. **On a motion** by Tim McCormick and seconded by Harry Eighmy, the financials were unanimously approved as presented.

Loans in Discussion:

Tina reviewed the current pipeline, noting the Bayhouse is reevaluating the project. LeBeouf Township is pending until their July Board meeting. We have had an inquiry from North East Township. Advanced Finishing is pending. Emkey will remain on the pipeline as Tina provides regular updates. She further noted that we restructured GREAT last month. Updates to follow. **On a motion** by John Laird and seconded by Harry Eighmy, the loans in discussion were unanimously approved as presented.

New Business:

Approval to increase EDCEC's credit limit*:

Tina Mengine indicated that in August 2018, the Board authorized extending credit to EDCEC up to \$50,000. To date, EDCEC's operating expenses, which include property taxes, legal & admin fees is at \$69,540.48. She asked the Board for approval to increase the credit limit from \$50,000 to \$80,000. Board discussion ensued. **On a motion** by John Laird, seconded by Harry Eighmy, the Board unanimously approved this increase.

Tina Mengine – CEO Updates:

Tina Mengine gave update on the property projects in the works. Berry Plastics is moving along well. We have a garage on the property that the City has asked us to secure. Plans are to demo it after testing for asbestos. All costs are covered by EPA Grant and City CDBG. Jay Alberstadt has prepared a cooperation agreement between EDCEC & Berry Plastics for the project. She and Sherri met with Logistics Plus to discuss assisting them on warehouse on airport property which is an FTZ. They also met with the Airport Authority who is open to the project. Sherri has been facilitating KOZ re-certifications on several properties throughout Erie county.

The Erie Community Foundation has asked us to manage 'for profit' grants they have. The CARES program county block grant was discussed which could provide additional small business grants and funding for ECRDA Covid-19 costs. Tina is exploring CDFI certification. Tina is looking to hold both Finance and Real estate committee meetings in July.

The City has given Erie Mill & Press until 7/15 to get the roof fixed. We received the contract from In-City Farms on the Better's property without the \$25,000 deposit. Jay continues to communicate with their counsel. Updates to follow. Kate Philips expressed seeing the Authority play a proactive role in redevelopment for the future site of the Community College. Bill DeLuca noted that once going 'green' we will revisit rescheduling the 2020 Board retreat. Updates to follow.

Adjournment:

With no other business to discuss, Bill DeLuca moved to adjourn the meeting, seconded by John Laird. The meeting formally adjourned at 8:54am.