

**Redevelopment Authority of the County of Erie (ECRDA)  
Minutes of Public Zoom Meeting  
August 25, 2020**

The Redevelopment Authority of the County of Erie's public meeting of August 25, 2020, 8:00 am via Zoom conference call. This meeting is pursuant to a legal ad published in the Erie Times on August 23, 2020.

**Members Present via zoom call:** John Laird, Kate Philips, Bill DeLuca.

**Members Excused:** Harry Eighmy.

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

**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. No members of the public dialed in.

**Approval of Minutes of July 28, 2020\*:**

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

**Financial Report\*: ECRDA\***

Linda Robbins reported on the July financials, adding the Profit & Loss report is being presented in a new format. Work will begin on the 20-21 Budget next month. Board discussion ensued. Bill DeLuca called for a motion to approve the financials as presented. **On a motion** by John Laird and seconded by Kate Philips, the financials were unanimously approved as presented.

**Loan in Discussion\*: ECRDA\***

Tina Mengine noted current loans in the pipeline are Millcreek Township, Harborcreek Township, along with Child Development Centers and Federal Resources. She is speaking with Emkey/Mid-American today. Updates to follow. **On a motion** by John Laird and seconded by Kate Philips, the loans in discussion was unanimously approved as presented.

**New Business:**

**North East Township\*:**

Tina Mengine noted this \$76,500 Municipal loan is for a term of 5-years at 2.5%. It will enable the Township to do a paving project and purchase a dump truck, (which we will take title too). It comes recommended by loan committee. Board discussion ensued. **On a motion** by Kate Philips and seconded by John Laird, the loan was unanimously approved contingent upon a full faith and credit pledge of the Township.

**Chris Groner:**

Chris Groner reviewed business in the pipeline, noting he is currently working to get County and City financing tools as aligned as possible. Last week, in a meeting with loan committee, discussions ensued regarding closing that gap with rates, fee structure and loan limits, whereby instituting a more formalized loan application process similar to the City's Enterprise Zone program so we will not be into a program for more than 50% after their 10% equity injection. He asked that the Board consider adjusting the rate from 3.75% to 3.5%, putting it in line with other programs and streamlining review time, taking it down to loan board review process only. Chris feels this will keep us competitive. Tina indicated that the loan committee concurs. Board discussion ensued. The Board concurs but would like further discussions.

**Enterprise Development Fund update:**

Tina Mengine noted recent discussions with the Enterprise Development Fund Board. The Economic Development Center of Erie County (EDCEC) will engage in a Professional Services Agreement with the Enterprise Development Fund (FUND). The EDCEC will continue to have an agreement with ECRDA to manage everything including the FUND. Initially, the FUND will pay EDCEC \$70,000/annually, at which time the EDCEC, acting as a pass through. The EDCEC will meet Thursday to vote on this. Jenna Bickford suggested amending the contract to read, "either party can end the contract within the year". Board discussion ensued.

**CARES Funding\*:**

Tina Mengine noted that the County selected us to administer a Small Business Grant on their behalf, of which they will reimburse us up to \$240,000 for costs associated with administering this program, along with the emergency loan fund, as noted in their attached contract. The contract requires Board approval. Board discussion ensued. Jenna Bickford suggested amending the contract giving the County the ability to terminate with 30 days' notice. She recommended clarification be added reading "termination would not affect funds given out and previously spent. **On a motion** by Kate Philips and seconded by John Laird, the Contract was unanimously approved pending the amendment Jenna noted above.

**CEO Update:**

Tina Mengine welcomed Chris Groner to the ECRDA team, adding that we have a good 'core team in Chris and Sherri. She further added that we have a signed agreement from the Airport Authority. We are working on KOZ renewals. We are working with a food distributor, looking for 50 acres. Tina has shown him several properties in Erie County. Updates to follow on this. Tina has a call this afternoon with another site selector. When the new ECRDA Board member starts, we will begin planning for the Annual Board retreat.

**Chairman Update:**

Bill DeLuca asked all Board members who have not yet returned their Ethics Form to do so. Board members should have received a letter from our auditor to be filled out and sent back. The County Executive is working on a replacement for Tim McCormick. As far as future Board meetings, he asks that Karen Spilko please reach out in advance of each meeting to ensure a quorum.

**Adjournment:**

With no other business to discuss, Bill DeLuca called for a motion to adjourn. **On a motion** by Kate Philips and seconded by John Laird the meeting formally adjourned at 8:52am.