



Progress: A Vision Taking Shape

2025 Annual Report

Message From the Board Chair

Reflecting on my early days as a member of the Erie County Redevelopment Authority, it's difficult to imagine the progress made since then. Over the past six years, since ECRDA made a strategic shift that led to the hiring of Executive Director Tina Mengine, we've seen endless possibilities arise.

ECRDA's strength is rooted in that shift and in a dedicated team of professionals deeply committed to reimagining how we win, even if that means choosing the hard path. The energy and professionalism across ECRDA and its affiliated agencies are unmistakable. Together, we've relentlessly pursued the most complex projects, polluted sites, and once-impossible visions to produce meaningful victories for Erie County.

But nostalgia can be a barrier to progress. That's why, as we see Ironworks Square take shape, imagine affordable housing on the Quin-T site, enjoy fresh herbs grown at Savocchio Park, and visualize a new opportunity where the Green Shingle once stood, I encourage us all to look forward with renewed confidence in the team tackling these historic redevelopment projects.

The dogged dedication of ECRDA has transformed underused properties into engines of economic activity, creating jobs, generating tax revenue, and reminding us all that progress is not just possible, but happening now.



Kate Philips, *Board Chair*



We're
committed
to reimagining
how we
win, even if
that means
choosing the
hard path."

Board of Directors



Charles "Boo" Hagerty
Vice Chair



David Knapp
Treasurer



David DeFazio
Secretary



Phil English



Impact 2025

342

Jobs Created

367

Jobs Retained

\$13.2M

In Loans and Grants

\$37M

In Total Projects





“
Our role is to
bridge the gap
between what
the private
sector delivers
and what
the public
good needs.”

Message From the CEO

Many people associate Erie County Redevelopment Authority with real estate, and while our real estate projects often capture the headlines, that's only part of what we do.

At its core, ECRDA is a full-service certified economic development agency that helps drive economic growth through smart lending, grant administration and real estate development.

We are the engine that steps in where the private market cannot or will not. We take on complex, high-risk projects that are essential to the region's future, but unlikely to move forward without a public-sector partner willing to lead.

In doing so, we help create the conditions that let businesses, developers and institutions see Erie's potential, commit capital and grow alongside us.

These efforts are often complex and risky. They're never easy, but they're necessary. And when executed correctly, they become powerful catalysts for creating jobs and expanding opportunities that make a lasting, positive impact on Erie County.

2025 was a strong year for ECRDA, the Enterprise Development Center of Erie County, and our affiliates. As this report shows, we advanced major projects, strengthened operations, supported new and expanding businesses, and laid the groundwork for future growth across Erie County. None of this would be possible without our talented team, committed board members and enthusiastic partners.

We invite you to explore the impact of this work and join us as we look ahead to what's next in 2026.

Tina Mengine, President & CEO

Meet the Team

Meet the talented professionals driving ECRDA's mission to create jobs and increase prosperity in the Erie region.

Our Newest Members



Leah Manino
Chief Financial Officer



Ti Sumner
*Vice President of
Grants & Brownfield
Specialist*



**Amy Cuzzola-Kern,
PhD**
*Special Project
Manager*



Ethan Bennett
Loan Officer



Sheila Richter
*Grant Administrative
Assistant I and
Data Manager*



Susan Ronto
Office Manager

Seerajie Dexter is ECRDA's accountant, supporting the organization's general accounting functions, budgeting, forecasting and financial compliance. Her work helps ensure a strong financial foundation that supports business growth and the long-term economic health of the community.



Kathy Jones works as a loan portfolio manager, helping businesses secure funding for startup or expansion efforts. She also supports smaller companies with finance modeling and budgeting. Kathy brings experience from the Erie Technology Incubator, where she supported entrepreneurs through mentorship and access to resources.



Laith Wardi, CEcD, joined ECRDA as an economic and business-development specialist after serving on the boards of ECRDA and EDCEC. He focuses on creating and sustaining a thriving economic environment for businesses and residents, bringing national and international experience in economic development, business retention, and professional training to strengthen the county's long-term vitality.





From left, Shaun Siefert, Fred Teitman and Ryan Martorella, co-owners of Modular Engineering.

Opportunity happens when someone dares create it.

Nine Ships, LLC

Three local guys merge three Erie businesses and turn a dream of making an impact on their hometown into a reality.

That's what entrepreneurs Fred Teitman, Shaun Siefert and Ryan Martorella did when they decided to plant the roots of Nine Ships Co — a multimillion-dollar powerhouse enterprise that is made up of Modular Engineering, Corporate Glass and M-E Construction on the long-idle former Hammermill site.

ECRDA affiliate, The Enterprise Development Center of Erie County will build Nine Ships a 75,000-square-foot state-of-the-art facility that will be home to their corporate headquarters and factory.

The new building will serve as the corporate headquarters for the organization as well as a hub for sales and production. Combining these entities into one state-of-the-art facility will ensure they are positioned for continued growth, increased efficiencies

and long-term profitability. Growing rapidly, the group currently employs 90 and plans to add 80 more workers after the new facility is completed.

"Many of us in Erie regularly drove past the former Hammermill Paper plant on our daily commutes and saw firsthand the impact when that iconic Erie facility closed and jobs left our community," said Fred Teitman, partner. "Today, we are proud to breathe new life into that very site by building a state-of-the-art factory for our companies, Modular Engineering, M-E Construction and Corporate Glass. This new factory will help us to expand advanced modular manufacturing, boost efficiency and sustainability goals. We are committed to creating jobs, training the next generation of skilled workers, and driving growth that keeps talent and opportunity right here in Erie. We are grateful for the strong support from our partners, elected officials, and especially ECRDA for this opportunity."





The location will accommodate **90 employees** and make room for **80 more**, marking a major milestone for Erie's economy.

The site, purchased by the Enterprise Development Center of Erie County in 2017, covers 23.5 acres of waterfront property. Tina Mengine noted, "This site has been idle since 2006. Today's announcement represents a \$12 million investment and will create 80 well-paying jobs and retain 90 existing jobs. This is economic development at its finest."

Modular Engineering specializes in custom modular buildings for industrial, commercial, public and institutional use, excelling in complex designs for electronic equipment, control rooms and more. Their growth is driven by power plant and data center demands.

Corporate Glass' fast growth demands a new facility to increase productivity as it continues to expand south into the Cranberry and Pittsburgh markets, and M-E Construction is a key partner for regional general contractors on major public and private projects.

Investment: \$14M

Project Update

GrowErie Reaches Commercial Milestone

GrowErie, launched by the Minority Community Investment Coalition (MCIC), began commercial sales of its first product, basil, to Curtze Food Service, the region's largest supplier of quality products to restaurants. Becoming a Curtze supplier reflects the team's dedication to quality and positions GrowErie as a key player in the regional agricultural market, setting the stage for exponential growth and innovation in the years ahead.

At the same time, GrowErie maintained its commitment to the community, delivering more than 375 pounds of turnip, collard and mustard greens to local families through partner agencies during the holiday season.

With agriculture technology partner Integrated Agriculture Systems (INTAG) operating on-site, the commercial greenhouse in operation is poised to set new standards in quality and efficiency, meeting and exceeding the demands of top-tier restaurants and retailers. Their continued R&D efforts are just part of the reason Savocchio Opportunity Park is evolving into northwest Pennsylvania's first Agricultural Research and Technology Park.

Phase 2 is for a 2,500-square-foot community greenhouse, which is set to break ground this spring, and Phase 3 is in the planning stages for a state-of-the-art workforce and education training center, which will further solidify GrowErie's role as a leader in agricultural innovation and community development.

GrowErie is an Infinite Erie Playbook project and stands as a testament to the potential for transformative growth and success in the region.





A Catalyst for Transforming the 12th Street Corridor

Ironworks Square

The metamorphosis of the former Erie Malleable Iron site into the dynamic 78,000-square-foot Ironworks Square stands as a powerful symbol of adaptive reuse and historic preservation, boldly advancing with a visionary outlook for the future.

Demonstrating a profound commitment to honoring the site's industrial legacy, workers meticulously salvaged, cleaned and repurposed approximately 80% of the original steel. They preserved thousands of bricks and original wood for repairs and interior design, as well as old equipment and artifacts found on the site.

Remember the trees growing from the roof of the old building? Those were carefully removed and replanted at Savocchio Opportunity Park. If it made sense to save it, then it was saved!

Upon completion, Ironworks Square will emerge as a cutting-edge tech-flex space, featuring versatile conference and event venues, a vibrant restaurant, thriving commercial businesses, advanced technology operations, and beautifully landscaped outdoor areas. This development not only preserves the past but also prepares for the jobs of the future.

“

Ironworks Square offers more than new office space, it's a consequential rebranding of the 12th Street corridor — the runway to downtown Erie that every visitor pulling off I-79 experiences. While EMI stood as a manufacturing artifact, Ironworks Square is a beacon of modernization, the next generation image of Erie.”

— Kate Philips, ECRDA Board of Directors Chair

The project is on schedule and within budget, with completion targeted for fall 2026. Crews are busy finishing the roof, installing windows, repairing brickwork and rebuilding the west wall.

As leases finalize, tenant announcements will highlight the diverse opportunities that Ironworks Square will bring to the community, blending historic preservation with future-forward innovation.

Ironworks Square, a flagship initiative of the Infinite Erie Playbook, has garnered extraordinary support from local, state and federal officials, underscoring its transformative impact.



Lending That Drives Local Growth ▶

2025 marked another strong year for our lending program, supporting businesses across diverse industries. We originated 17 loans totaling \$4.5 million, leveraging \$16.5 million in total project investment.

With promising opportunities on the horizon, the lending pipeline for Erie County businesses continues to grow.

2025 Loan Summary

17

Total Loans

\$4.5M

Total Value

\$16.5M

Total Leveraged Investment



Lending Highlights

Hobbs Lumber and Hardware, Inc.

Hobbs Lumber and Hardware, Inc., operating as Hobbs Do It Center, officially opened its expanded location after renovating the former Edinboro Giant Eagle Plaza at 606 Erie Street.

The \$2.5 million renovation of the former Giant Eagle in Edinboro, supported by the Enterprise Development Fund USDA program, returned the long-vacant property to active commercial use, retaining 19 jobs and projecting six more within the next three years.

The new space strengthens local commerce, revitalizes Edinboro's main business corridor, and lets Hobbs Do It Center better serve homeowners, DIY enthusiasts, and professional contractors throughout the region.

Loan Awarded: \$350,000



The funds not only allowed us to fulfill our dream of expanding our business, but allowed us to bring life back to a building that had been sitting empty in our community for over a year."

— Ashley Foulkard-Olson, co-owner of Hobbs Lumber and Hardware, Inc.

Flagship Equipment Company, Inc.

The Flagship Equipment Company, Inc. received a \$275,000 loan through ECRDA to expand regional access to specialized heavy equipment sales and rentals.

The funding fueled the company's \$835,000 investment in equipment and machinery, putting critical tools closer to the businesses that need them.

With this expansion, construction, industrial maintenance and infrastructure projects across Erie County can keep moving forward, while reducing downtime, cutting transportation costs and keeping jobs on track.

The project is set to create seven new positions, strengthen the local supply chain, and support ongoing commercial and industrial activity throughout Erie County and the surrounding region.

Loan Awarded: \$275,000



We've had the privilege to work with ECRDA over this past year. Tina, Leah, Ethan and team were extremely helpful in guiding us through our goal of starting our new venture."

— Jacob Thomas, co-owner of Flagship Equipment Company, Inc.



Through targeted investments into **Erie's Main Street businesses**, ECRDA helped local businesses expand, adapt, and strengthen the vitality of Erie's downtown area.



Empanissah's

With its move to North Park Row, Empanissah's has grown from a limited lunch operation into a full-service downtown restaurant offering dine-in and takeout.

The \$20,000 relocation included new equipment, furniture and fixtures, supported by an \$18,000 loan through the DiverseErie Small Business Fund, helping the restaurant grow while energizing Erie's central business district.

Loan Awarded: \$18,000

“

From guiding me through the funding process to helping spread the word about a new woman-owned business in the heart of Erie, ECRDA's support has meant more than I can express.”

— Anissah Sanchez, owner of and chef at Empanissah's

Flagship City Press

Flagship City Press opened its first downtown Erie storefront, bringing a new local destination for stationery and gifts. A \$35,000 loan through the Enterprise Development Fund's Revolving Loan program helped fund equipment, inventory and leasehold improvements, supporting a \$40,000 buildout, job creation and increased activity in Erie's central business district.

Loan Awarded: \$35,000

“

ECRDA's commitment to local entrepreneurs is invaluable to small businesses like ours, and we are truly grateful.”

— Dena Rupp, co-owner of Flagship City Press



Fueling Job Creation Through Grant Funding ►

In 2025, ECRDA secured nine grants and leveraging over \$20 million in total investments. And the work we do continues to create and retain jobs throughout Erie County.

2025 Grant Summary

9

Grants

\$8.7M

Total Grants

\$20.5M

Total Leveraged
Investment



In October, Governor Josh Shapiro was in Erie to announce investments in several local initiatives, including the McKean Business Park project.

Corry CATCH Project

Slow internet has limited Corry residents' ability to learn and work from home and has significantly hindered business's ability to grow, impacting efficiencies, new markets and opportunities. Although Corry is well-situated for economic growth, their decades-old internet speeds have negatively impacted potential business expansion.

But the \$7.2 million Corry Technical and Cyber Hub (CATCH) project will change all of that when Impact Corry, partnering with Corry Higher Education Council, installs high-speed internet in the former Corry Hotel, and transforms the 8,000-square-foot, five-story Corry landmark into a technology training hub for aviation, cybersecurity, IT, and other technical fields.

Supported by a \$2.5 million PA Redevelopment Assistance Capital Program (RACP) grant, the completed project will also provide co-working

space, a media studio, and data center, giving Corry the digital and technical infrastructure it needs to build rural workforce pipelines and the types of technical career pathways needed to drive long-term economic growth and new business attraction.

Corry Catch is an Infinite Erie Playbook project because of its ability to impact the region's workforce and deliver necessary digital infrastructure to the area.

RACP Secured: \$2.5M

The former Corry Hotel will be the future home of the Corry CATCH project.



“I chose to build FRC's headquarters in Erie because this city shaped me, and I believe its future can be as strong as its history. Our growth proves that world-class innovation can happen right here, and we want to be a catalyst for bringing new jobs, technology, and opportunity into the heart of our community.”

— Jeremy Young, CEO of FRC

Federal Resources Corporation

FRC is one of the fastest growing technology and cybersecurity companies in the United States, ranked #239 on CRN's SP500 list and recognized as a five-time fastest growing privately held company in America. As FRC continues to scale, CEO Jeremy Young and CFO Doug Campbell made a strategic decision to expand and invest locally by converting the historic Mercantile Building at 1401 State Street into a modern headquarters space. This investment will create or retain an estimated 40 local jobs and significantly increase FRC's operational capacity.

In early 2025, FRC received a \$330,000 ECRDA loan to support renovations of the second floor, part of a \$1,500,000 project, enabling the company to relocate from its prior headquarters in the West Bayfront neighborhood. In 2026, FRC will renovate the third floor, a \$2,000,000 project, into a flexible, collaborative workspace designed to support growth across its portfolio companies. A \$1,800,000 Redevelopment Assistance Capital Program (RACP) grant through the Commonwealth of Pennsylvania is currently pending for this phase.

Upon completion, these projects will transform 16,000 square feet of long vacant downtown space into high-tech, professionally activated offices that support job creation, business attraction, and ECRDA's mission to spur economic development and investment in the Erie region.

RACP Pending: \$1.8M

Loan Awarded: \$330,000

2025 Financials

Total Assets
\$23,854,261

\$19,528,278
Loan and Other
Receivables

\$4,277,762
Checking/Savings

\$48,221
Other Assets

Total Liabilities
\$4,560,982

\$3,374,757
Long-Term Liabilities

\$1,021,931
Other Current Liabilities

\$164,294
Deferred Revenue APR

Total Equity
\$19,293,155

\$8,000,000
Original Capital

\$349,475
Net Income

\$10,943,681
Retained Earnings

Affiliates and Partners

EDCEC

Enterprise
Development
Center of Erie County

Jake Rouch, *Board Chair*
Dave Tullio, *Secretary/Treasurer*
Harry Eighmy
Jessica Horan
Leah Manino
Jackie Spry
Daryl Terella
Matt Zonno
Kim Thomas, *non-voting member*

EDF

Enterprise
Development Fund

Charlie Barber, *Chair*
David Brennan, *Vice Chair*
Jennifer Hoffman, *Treasurer*
William McAndrew, *Secretary*
Sherry Bauer
John Buchna
Anthony DaBreo
Terry Holmes
Kyra Taylor
Karen Thomas

ECIDA

Erie County Industrial
Development Authority

Ron Jones, *Chair*
Jean Langer, *Vice Chair*
Owen McCormick, *Treasurer*
Rachel Artise, *Secretary*
Betsy Bort

ECCSFA

Erie County Community
Services Finance Authority

Vanessa Fremer, *Chair*
Denzel Keith, *Vice Chair*
Ryan D. McGregor, *Secretary*
Chris J. Spriegel, *Treasurer*

ECGA

Erie County
General Authority

Vanessa Fremer, *Chair*
Denzel Keith, *Vice Chair*
Ryan D. McGregor, *Secretary*
Chris J. Spriegel, *Treasurer*

EIDCO

Erie Industrial
Development Company

John Dill, *Chair*
Bill Bucceri, *Secretary/
Treasurer*
Daryl Terella, *Vice Chair*
Jon Patsy
Bob Stout



Thank you, Dave Tullio!

Dave Tullio, owner of Custom Engineering and a founding board member of the Enterprise Development Center of Erie County, termed out on Dec. 31, 2025.

Dave's leadership and commitment to the mission of EDCEC was unparalleled. Dave represented the manufacturing sector with keen vision and insight and was instrumental in moving the organization forward as it continues its work to provide quality real estate for Erie industries.

Dave's position as the manufacturing representative has been filled by another visionary and committed leader, Harry Eighmy, president of American Turned Products.



Featured, left to right, Laith Wardi, co-host, guests Christina Vogel, Daria Devlin and co-host Tina Mengine.

Marking 100 shows, the Economic Pulse is a top-rated podcast with economic development experts from across North America as well as local guests who share their vision of our thriving region.

ECRDA Mission

To facilitate retention and creation of jobs and increase prosperity in the Erie region while building the economic development infrastructure through the acquisition, development and redevelopment of real estate in Erie County and through grant and lending opportunities to businesses and municipalities.

ecrda.net • impact@ecrda.net • (814) 480-0337