

AGENDA
THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF ERIE
REGULAR PUBLIC MEETING
August 26, 2025
9:00 am

HEARING OF THE PUBLIC:

CALL TO ORDER: Kate Philips

MINUTES

a. July 22nd, 2025* All

FINANCIAL REPORT:

a. Balance Sheet/Comparative Financials* Leah Manino
b. Loans in Discussion – YTD Review Leah Manino

NEW BUSINESS:

a. Flagship Holdings, LLC loan \$240,000* Leah Manino
b. Patin, LLC loan \$216,000* Leah Manino

GRANT REPORT: Ti Sumner

Update from CEO Tina Mengine

MEDIA

[FDI Magazine - Erie, PA](#)

[Erie Coke Site Tour](#)

ADJOURNMENT: Kate Philips

**Agenda items requiring an approval motion.*

THE NEXT MEETING IS SCHEDULED FOR SEPTEMBER 23RD, 2025

**Redevelopment Authority of the County of Erie (ECRDA)
Minutes of August 26th, 2025
Public Meeting – 9am**

The Redevelopment Authority of the County of Erie held a public meeting on August 26th, 2025, 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 5th, 2025.

Board Members present: Kate Philips, Boo Hagerty, David Knapp, David DeFazio, and Phil English
Others present: Wade Root, Grant Administrator, County of Erie, Jay Alberstadt, Solicitor, Tina Mengine, Leah Manino, Ethan Bennett. Ti Sumner.

Hearing of the Public: Kate Philips called the public hearing to order at 9:02 am, asking for public comment. The public meeting closed at 9:03 am

Call to Order: Kate Philips called the meeting to order at 9:04 am.

Approval of Minutes of July 22nd, 2025, Regular meeting*:

Kate Philips asked for additions/deletions to the minutes. As there was none, she called for a motion to approve. **On a motion** by Phil English seconded by Boo Hagerty the minutes were unanimously approved as presented.

ECRDA Financial Report*:

Leah Manino presented the balance sheet & profit and loss reports. Board discussion ensued. Kate Philips asked for a motion to accept the financial report. **On a motion** by Phil English seconded by David Knapp, the financial report was unanimously accepted as presented.

ECRDA Cash Available/Loans in Discussion:

Leah Manino reported on the Cash Available/Loans in Discussion report.

New Business*:

Flagship Holdings, LLC Loan \$240,000*

Ethan Bennett provided details of the \$240,000 request by Flagship Holdings, LLC. If approved, the loan would carry an interest rate of 6.0% 180-month amortization with 120-month balloon payment. The loan comes recommended by the loan committee. Board Discussion ensued. **On a motion** by Phil English seconded by Kate Phillips, the loan was unanimously approved as presented.

Patin, LLC Loan \$216,000*

Ethan Bennett provided details of the \$216,000 request by Patin, LLC. If approved, the loan would carry an interest rate of 5.50% for 120 months. The loan comes recommended by the loan committee. Board Discussion ensued. **On a motion** by Kate Phillips seconded by David DeFazio, the loan was unanimously approved as presented.

Grant Report:

EPA Assessment Grant – will be used in Lake City, Erie Coke and the 2 smokestacks at the former Hammermill property.

RACP Consultants – Did a site tour of two properties last week, IWS and Farmers Kitchen

AMS Consultants – meeting with them regarding the ARC and Power Grant

Application for grants – PA Sites (McKean Business Park, & IWS), East Lake Road

CEO Update:

EMI/IWS – work continues and moving quickly, roof decking will go on shortly, applied for CRIZ funding, in talks with City of Erie to extend the loan agreement.

McKean Business Park – continue to work with Erie Water Works on water needs

East Lake Rd – working with Modular Engineering, Corporate Glass & ME Construction to consolidate companies into one location. Knox Western is not pursuing the location currently

IRG – Mitch is working with interested parties on property; loan is now 60 days past due

Adjournment: With no other business, Kate Philips called for a motion to adjourn. **On a motion** by David Knapp seconded by David DeFazio the meeting formally adjourned at 9:50 am.