

**AGENDA**  
**THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF ERIE**  
**REGULAR PUBLIC MEETING**  
July 22<sup>nd</sup>, 2025  
9:00 am

**HEARING OF THE PUBLIC:**

**CALL TO ORDER:** Kate Philips

**MINUTES**

a. May 27<sup>th</sup>, 2025\* All

**FINANCIAL REPORT:**

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

**NEW BUSINESS:**

a. ECGRA Resolution\* Tina Mengine  
b. King Precision Solutions, LLC loan \$175,000\* Leah Manino  
c. AW Blessings, LLC loan \$125,000\* Leah Manino  
d. Precision Realty of Erie loan \$130,000\* Leah Manino  
e. Adler – Rapid Mold Inc., loan \$1,000,000\* Leah Manino

**Update from CEO**

a. Table Games Legislation Update Tina Mengine

**MEDIA**

- [8 Best Places to Live In the Great Lakes 2025](#)
- [40 Under 40 class of 2025 - Ethan Bennett](#)
- [Spotlight On: Tina Mengine Interview](#)

**ADJOURNMENT:**

Kate Philips

*\*Agenda items requiring an approval motion.*

**THE NEXT MEETING IS SCHEDULED FOR AUGUST 26<sup>TH</sup>, 2025**

**Redevelopment Authority of the County of Erie (ECRDA)**  
**Minutes of July 22<sup>nd</sup>, 2025**  
**Public Meeting – 9am**

The Redevelopment Authority of the County of Erie held a public meeting on July 22<sup>nd</sup>, 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 5<sup>th</sup>, 2025.

**Board Members present:** Kate Philips, David DeFazio and Phil English

**Absent:** Boo Hagerty and David Knapp,

**Others present:** Wade Root, Grant Administrator, County of Erie, Jay Alberstadt, Solicitor, Tina Mengine, Leah Manino, Ethan Bennett, Ti Sumner, and Jannat Ara

**Hearing of the Public:** Kate Philips called the public hearing to order at 9:00 am, asking for public comment. The public meeting closed at 9:01 am

**Call to Order:** Kate Philips called the meeting to order at 9:02 am.

**Approval of Minutes of May 27<sup>th</sup>, 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 David DeFazio seconded by Phil English 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 DeFazio, 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\*:**

**ECGRA Resolution\*:**

Tina Mengine presented the ECGRA Resolution to accept a \$100,000 Grant and accept and allow Tina Mengine to negotiate the terms of a \$1,000,000 Loan from the ECGRA. Board Discussion ensued. **On a motion** by Kate Philips seconded by David DeFazio the motion was unanimously approved. For the record Phil English abstained.

**King Precision Solutions, LLC Loan \$175,000\***

Leah Manino provided details of the \$175,000 request by King Precision Solutions, LLC. If approved, the loan would carry an interest rate of 5.50% 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 David DeFazio, the loan was unanimously approved as presented.

**AW Blessings, LLC Loan \$125,000\***

Leah Manino provided details of the \$125,000 request by AW Blessings, LLC. If approved, the loan would carry an interest rate of 6.00% 180-months with 120-month balloon payment. The loan comes recommended by the loan committee. Board Discussion ensued. **On a motion** by Phil English seconded by David DeFazio, the loan was unanimously approved as presented.

### **Precision Realty of Erie \$130,000\***

Leah Manino provided details of the \$130,000 request by Precision Realty of Erie. If approved, the loan would carry an interest rate of 5.50% 180-months with 120-month balloon payment. The loan comes recommended by the loan committee. Board Discussion ensued. **On a motion** by David DeFazio seconded by Phil English, the loan was unanimously approved as presented.

### **Adler – Rapid Mold Inc., loan \$1,000,000\***

Leah Manino provided details of the \$1,000,000 request by Adler – Rapid Mold Inc. If approved, the loan would carry an interest rate of 6.00% 84 months. The loan committee does not recommend approval of this loan. The committee is recommending that Adler – Rapid Mold wait 6 months and provide financials for the 3<sup>rd</sup> and 4<sup>th</sup> quarter of 2025, 3-year projection with new equipment and without the purchase of new equipment and provide quotes for the equipment being purchased. Board Discussion ensued. **On a motion** by Phil English seconded by Kate Philips, to decline the loan request with the ECRDA loan committee's recommendations and encourage Adler – Rapid Mold Inc to reapply for a loan. The motion was unanimously approved.

### **CEO Update:**

**Grants** – Jannat Ara was hired as Grant Administrative Assistant. Civil & Environmental Consultants won the bid for the EPA Assessment Grant.

**Table Games Legislation** – Working with State Representatives to modify existing legislation to broaden the use of the funds. Currently in legislative process.

**EMI/IWS** – work continues and moving quickly, 3 possible tenants,

**McKean Business Park** – continue to work with Erie Water Works and First Energy on water and electric needs.

**East Lake Rd** – continue to work with Knox Western and another local company interested in the property.

**Quin-T** – remediation continues, should be complete by end of year.

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