

AGENDA
THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF ERIE
REGULAR PUBLIC MEETING
May 26, 2026
9:00 am

HEARING OF THE PUBLIC:

CALL TO ORDER: Boo Hagerty

MINUTES

a. March 24th, 2026* All

FINANCIAL REPORT:

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

GRANT REPORT:

a. Grant Status Report Ti Sumner

NEW BUSINESS:

a. IWS – FNB Term Sheet \$7M* Tina Mengine
b. IRG Foreclosure/Sheriff's Sale - \$80K loan to EDCEC* Tina Mengine
c. Value Flow Group Loan \$237,265* Ethan Bennett

Update from CEO Tina Mengine

MEDIA:

[Nine Ships Planned Expansion](#)
[Multiple organizations met with the "who's who" of the state capitol](#)
[Business Expansion Journal - editorial pg. 32](#)

ADJOURNMENT: Boo Hagerty

**Agenda items requiring an approval motion.*

THE NEXT MEETING IS SCHEDULED FOR JUNE 23rd, 2026

**Redevelopment Authority of the County of Erie (ECRDA)
Minutes of May 26th, 2026
Public Meeting – 9am**

The Redevelopment Authority of the County of Erie held a public meeting on May 26th, 2026, at 9:00 am at MacDonald Illig Jones & Britton, 100 State St., Erie, PA. The meeting is pursuant to a legal ad published in the Erie Times on January 15th, 2026.

Board Members present: Boo Hagerty, Phil English, Jenna Bickford, and David DeFazio

Absent: David Knapp

Others present: Jay Alberstadt, Solicitor, Rock Copeland, County Council Liaison, Tina Mengine, Leah Manino, and Ethan Bennett

Hearing of the Public: Boo Hagerty 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: Boo Hagerty called the meeting to order at 9:02 am.

Approval of Minutes of March 24th, 2026, Regular meeting*:

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

ECRDA Financial Report*:

Leah Manino presented the balance sheet & profit and loss reports. Board discussion ensued. Boo Hagerty 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, noting capital is tight. Demand exceeds capital available.

Grant Report:

Tina Mengine noted that there was no change from last month's report.

New Business*:

IWS – FNB Term Sheet \$7M*

Tina Mengine and Leah Manino presented the IWS – FNB Term Sheet \$7M for the Bridge financing for the Ironworks Square Project. Board Discussion ensued. **On a motion** by David DeFazio and seconded by Phil English the FNB Term Sheet for \$7M was unanimously approved.

IRG Foreclosure Memo*

Leah Manino reviewed the IRG Foreclosure Memo. ECRDA will acquire the property through Sheriff Sale proceedings and market the property for sale. Board Discussion ensued. **On a motion** by David DeFazio and seconded by Phil English to move forward with the Foreclosure proceedings the motion was approved. For the record Jenna Bickford abstained.

Value Flow Group Loan \$237,265*

Ethan Bennett provided details of the \$237,265 loan request from Value Flow Group for the purchase and installation of new equipment to be used in Hi-Tech Plating's operations. If approved, the loan would carry an interest rate of 5.25% for 84 months. Board Discussion ensued. **On a motion** by David DeFazio seconded by Jenna Bickford the loan was unanimously approved as presented.

CEO Update:

IWS – Moving quickly on construction, on track for Fall 2026

Quin T – EMTA is purchasing the property, meeting with EMTA today

McKean Business Park – Sales agreement pending

East Lake View – Community Outreach meetings taking place, Nine Ships in final design stage, preparing to remove 2 smokestacks

Executive Session: At 9:55 am, the Board moved to Executive session for the purpose of discussing financial and process matters.

Adjournment: With no other business, Boo Hagerty called for a motion to adjourn. **On a motion** by Jenna Bickford seconded by Phil English the meeting formally adjourned at 10:25 am.