

AGENDA

**THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF ERIE
REGULAR PUBLIC MEETING
September 23rd, 2025
9:00 am**

HEARING OF THE PUBLIC:

CALL TO ORDER:

Kate Philips

MINUTES

- a. August 26, 2025*

All

FINANCIAL REPORT:

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

Leah Manino
Leah Manino

NEW BUSINESS:

- a. ARW Real Estate, LLC loan \$180,000*
- b. Eliason Fabrication, LLC loan \$170,000*

Ethan Bennett
Ethan Bennett

GRANT UPDATE:

Ti Sumner

Update from CEO

- Board Liaison

Tina Mengine

MEDIA

ADJOURNMENT:

Kate Philips

**Agenda items requiring an approval motion.*

THE NEXT MEETING IS SCHEDULED FOR OCTOBER 28TH, 2025

SAVE THE DATE: DECEMBER 5TH, 2025 HOLIDAY PARTY



**Redevelopment Authority of the County of Erie (ECRDA)
Minutes of September 23rd, 2025
Public Meeting – 9am**

The Redevelopment Authority of the County of Erie held a public meeting on September 23rd, 2025, 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 5th, 2025.

Board Members present: Kate Philips, Boo Hagerty, David Knapp, and Phil English

Absent: David DeFazio

Others present: Wade Root, Grant Administrator, County of Erie, Rock Copeland, County Council Liaison, Jay Alberstadt, Solicitor, Tina Mengine, Leah Manino, Ethan Bennett, and 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 August 26th, 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 Boo Hagerty seconded by David Knapp 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 Kate Philips, 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 the limited funds available to lend with 11 more loans in the pipeline.

New Business*:

ARW Real Estate, LLC Loan \$180,00*

Ethan Bennett provided details of the \$180,000 request by ARW Real Estate, LLC. If approved, the loan would carry an interest rate of 6.0% 180-month amortization with 10-month balloon payment. The loan comes recommended by the loan committee. Board Discussion ensued. **On a motion** by Phil English seconded by Boo Hagerty, the loan was unanimously approved as presented.

Eliason Fabrication, LLC Loan \$170,000*

Ethan Bennett provided details of the \$170,000 request by Eliason Fabrication LLC. If approved, the loan would carry an interest rate of 5.50% for 180 months amortization with a 120-month balloon payment. The loan comes recommended by the loan committee. Board Discussion ensued. **On a motion** by Phil English seconded by David Knapp, the loan was unanimously approved as presented.

Grant Report:

RACP – Submitting 2 applications this week, Mercyhurst University and Federal Resource Corp.

EPA Assessment Grant –Erie Coke phase 1 will start soon. Bids will go out for removal of the 2 smokestacks at the East Lake Road property.

East Lake Road – \$5M RCAP transferred from IRG to East Lake Road, Applying for a \$2M Power grant due 10/2025 for construction and ARC funding for local access road, EPA grant of \$1M for removal of 2 smokestacks

IWS – Working with DCED on the release of funds for the 4-story office building, applying for a Penn Vest loan and a Power Grant

McKean Business Park – Applying for a PA Sites grant

CEO Update:

EDCEC Board – David Knapp resigned, and Kate Philips will serve as liaison until end of 2025

ECRDA Loan Committee – David DeFazio will be the liaison this committee

EMI/IWS – work continues and moving quickly, window installation will start next week, RFP out for Brewery/Restaurants, 50% of building pre-leased, working with potential company for a new build on west side of property

Savocchio Park – Pa Secretary of Agriculture Russ Redding is in town touring the Grow Erie facility, MCIC, Intag and Curtze Foods are forming a partnership to operate the Grow Erie facility.

McKean Business Park – continue to work with Erie Water Works on water needs, cost and timeline

East Lake Rd – EDCEC will vote on September 25th, 2025, on a development agreement with Nine Ships Company for a build/long term lease agreement. Two smokestacks will be removed

IRG – Potential buyer asked for a 60-day extension, wants to purchase the SB3 property too, loan is now over 60 days past due

Adjournment: With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Boo Hagerty seconded by David Knapp the meeting formally adjourned at 10:00 am.