AGENDA

THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF ERIE
REGULAR PUBLIC MEETING
August 25th, 2026
9:00 am

HEARING OF THE PUBLIC:

CALL TO ORDER: Boo Hagerty

MINUTES
a. July 28th, 2026* All

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

GRANT REPORT: Ti Sumner
a. Grant Status Report

NEW BUSINESS:
a. RE Holding Company (South Hills Child Development) $150,000 Loan Proposal* Ethan Bennett
b. AW Blessings, LLC $100,00 Loan Proposal* Ethan Bennett
c. Memo Union City Chair Project* Ti Sumner
Resolutions and Co-op Agreements

Update from CEO: Tina Mengine

EXECUTIVE SESSION:

ADJOURNMENT: Boo Hagerty

MEDIA:
Ironworks Square taking shape
Ironworks Square nearly complete
$3.3M Cleanup at Ironworks Square

**Agenda items requiring an approval motion.*

THE NEXT MEETING IS SCHEDULED FOR SEPTEMBER 22nd, 2026

Redevelopment Authority of the County of Erie (ECRDA)
Minutes of August 25th, 2026
Public Meeting – 9am

The Redevelopment Authority of the County of Erie held a public meeting on August 25th, 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, David Knapp and David DeFazio
Absent: Jenna Bickford
Others present: Jay Alberstadt, Solicitor, Tina Mengine, Leah Manino, Ti Sumner 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 July 28th 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 David Knapp 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 David DeFazio 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, noting capital is tight. Demand exceeds capital available.

Grant Report:
- RACP announcement – Federal Resources for $500,000 and Mercyhurst University for $2M
- Pending grants – PA Sites, Erie Insurance and ECGRA

New Business*:
RE Holding Company (South Hills Child Development) $150,000 Loan*
Ethan Bennett provided details of the $150,000 loan request from South Hills Child Development to purchase the commercial property at 3808 Caughey Road. If approved, the loan would carry an interest rate of 5.50% for 180-month amortization with a 120-month balloon payment. Board Discussion ensued. ***On a motion*** by David Knapp seconded by David DeFazio the loan was unanimously approved as presented.

AW Blessings, LLC $100,000 Loan*
Ethan Bennett provided details of the $100,000 loan request from AW Blessings to purchase the commercial property at 3950 West 20th Street. If approved, the loan would carry an interest rate of 5.50% for 180-month amortization with a 120-month balloon payment. Board Discussion ensued. ***On a motion*** by David DeFazio seconded by Phil English the loan was unanimously approved as presented.

Memo Union City Chair Project Resolutions and Co-op Agreements*
Ti Sumner provided details for the resolutions and co-op agreements for the Union City Chair project. Board Discussion ensued. ***On a motion*** by David DeFazio seconded by David Knapp the resolutions and co-op agreements were unanimously approved as presented.

CEO Update:
IWS – continue to work with PREP regarding the parking lot. Talked with owner of Erie Tool Building regarding purchasing the building.
McKean Business Park – Offer will be presented at the EDCEC board meeting on August 27th to purchase all acreage.
East Lake View – DCNR is concerned about removing the 2 smokestacks they will be checking to see if any endanger species will be impacted.
IRG Property – Offer will be presented at the EDCEC board meeting on August 27th for $1.5M
Staff – Tina is attending the Great Lakes EDC Conference in September will present regarding the cruise line coming into Erie. Kathy Jones will be attending the PEDA Economic Development Course. Jack Mong will be joining the team in September as an Assistant Grant Administrator.

Adjournment: With no other business, Boo Hagerty called for a motion to adjourn. ***On a motion*** by David DeFazio seconded by David Knapp the meeting formally adjourned at 9:56 am.