



AGENDA

THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF ERIE REGULAR PUBLIC MEETING

December 23rd, 2025

9:00 am

HEARING OF THE PUBLIC:

CALL TO ORDER: Kate Philips

MINUTES

a. November 25th, 2025* All

FINANCIAL REPORT:

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

NEW BUSINESS:

a. All American Baseball Center Erie, LLC, \$250,000* Ethan Bennett

GRANT REPORT: Ti Sumner

- EMI – EPA Grant
- [Link to Erie Coke Phase I Report](#)

Update from CEO Tina Mengine

EXECUTIVE SESSION

ADJOURNMENT: Kate Philips

**Agenda items requiring an approval motion.*

THE NEXT MEETING IS SCHEDULED FOR JANUARY 27TH, 2026

Happy Holidays



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

The Redevelopment Authority of the County of Erie held a public meeting on December 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, Phil English, David Knapp, and David DeFazio
Others present: Wade Root, Grant Administrator, County of Erie, 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 9:01 am, asking for public comment. The public meeting closed at 9:02 am

Call to Order: Kate Philips called the meeting to order at 9:03 am.

Approval of Minutes of November 25th, 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 David Knapp seconded by Phil English, 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.

Banking Resolution*:

Leah Manino presented the banking resolution to open a new deposit account with First National Bank for the purpose of managing a revolving loan fund which will hold funds for the ECRDA revolving loan fund. Board discussion ensued. **On a motion** by Kate Philips seconded by Phil English the Banking Resolution was approved.

New Business*:

All American Baseball Center Erie, LLC \$250,000 Loan*

Ethan Bennett provided details of the \$250,000 request from All American Baseball Center Erie, LLC. If approved, the loan would carry an interest rate of 5.00% 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.

Grant Report:

EMI-EPA Grant – finalizing contract with Civil & Environmental Engineers (CEC) for environmental clean-up

Erie Coke Phase 1 – is complete, link to report in board packet

CEO Update:

IRG Property – Paperwork to be complete by December 31

City Revolving Loan Fund – Mayor Elect Daria Devlin asked for a proposal for the ECRDA to manage the City Revolving Loan Fund.

IWS – Applying for grant with Erie Insurance Foundation, 3 tenants reviewing lease agreements, upper windows installed, siding on south back side, on track for Fall completion.

CRIZ – continue to work with CRIZ on funding

McKean Business Park – Received details from Porter Consulting for an on-site water system estimated cost is \$4.7M with a 2-3-year time frame for completion.

Executive Session:

At 10:10 am, the Board moved to Executive session for the purpose of discussing personnel matters.

The Board adjourned Executive session at 10:25 am and returned to its regular meeting.

Motion to award Tina Mengine a bonus for 2025. **On a motion** by Kate Philips and seconded by Boo Hagerty the motion was unanimously approved.

Adjournment: With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Phil English seconded by David Knapp the meeting formally adjourned at 10:30 am.