



## AGENDA

### THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF ERIE REGULAR PUBLIC MEETING

November 25<sup>th</sup>, 2025

9:00 am

#### HEARING OF THE PUBLIC:

**CALL TO ORDER:** Kate Philips

#### MINUTES

a. October 28th, 2025\* All

#### FINANCIAL REPORT:

a. Balance Sheet/Comparative Financials\* Leah Manino  
b. Loans in Discussion – YTD Review Leah Manino  
c. 2026 Budget\* Leah Manino

#### NEW BUSINESS:

a. 1001 State OZ Operator, LLC Loan \$500,000\* Tina Mengine

#### GRANT REPORT:

Ti Sumner

##### LSA Resolutions

a. Corry Catch Resolution\*  
b. Gannon Environaut Resolution\*  
c. Gannon Green House Resolution\*  
d. Mercyhurst University Resolution\*

##### RACP Resolution & Co-Op Agreements

e. 1001 State Street Resolution & Co-Op Agreements\*  
f. Erie County Community College Resolution & Co-Op Agreements\*

#### Update from CEO

Tina Mengine

- Opinion from Jay Alberstadt – Donato's Loan

#### MEDIA

##### Ironworks Square 50% Leased

**ADJOURNMENT:** Kate Philips

*\*Agenda items requiring an approval motion.*

**Holiday Party December 5<sup>th</sup>**  
**RSVP to [sronto@ecrda.net](mailto:sronto@ecrda.net)**



**Redevelopment Authority of the County of Erie (ECRDA)**  
**Minutes of November 25<sup>th</sup>, 2025**  
**Public Meeting – 9am**

The Redevelopment Authority of the County of Erie held a public meeting on November 25<sup>th</sup>, 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 5<sup>th</sup>, 2025.

**Board Members present:** Kate Philips, Boo Hagerty, Phil English, David Knapp, and 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 9:01 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 October 28<sup>th</sup>, 2025, Regular meeting\*:**

Kate Philips asked for additions/deletions to the minutes. Phil English noted that he was at the October 28<sup>th</sup> meeting via Teams. He was listed absent in the minutes. With the change to Phil English attendance noted Kate Philips called for a motion to approve. **On a motion** by Phil English 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 David Knapp seconded by Boo Hagerty, 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.

**2026 Budget\*:**

Leah Manino presented the 2026 budget. Board discussion ensued. Kate Philips asked for a motion to accept the 2026 budget as presented. **On a motion** by Kate Philips seconded by David Knapp the 2026 Budget was approved.

**New Business\*:**

**1001 State OZ Operator, LLC \$500,000 Loan\***

Ethan Bennett provided details of the \$500,000 request from 1001 State OZ Operator, LLC. If approved, the loan would carry an interest rate of 4.50% 180-month amortization with 120-month balloon payment and six-month interest-only period. The loan comes recommended by the loan committee. Board Discussion ensued. **On a motion** by Kate Philips seconded by David Knapp, the loan was unanimously approved as presented.

**Grant Report:  
LSA Resolutions**

- a. Corry Catch Resolution\*
- b. Gannon Environaut Resolution\*
- c. Gannon Green House Resolution\*
- d. Mercyhurst University Resolution\*

Ti Sumner presented the resolutions for the above organizations requesting the ECRDA to facilitate and sponsor the requested grants. Board Discussion ensued. **On a motion** by Phil English, seconded by David Knapp, the resolutions unanimously approved as presented.

**RACP Resolutions & Co-Op Agreements**

- a. 1001 State Street Resolution & Co-Op Agreements\*
- b. Erie County Community College Resolution & Co-Op Agreements\*

Ti Sumner presented the resolutions and Co-Op Agreements for the above organizations authorizing the ECRDA to manage the grant on their behalf. Board Discussion ensued. **On a motion** by Kate Philips, seconded by Phil English the resolution & co-op agreements were unanimously approved as presented.

**CEO Update:**

**Donato's Loan** – Jay Alberstadt will provide a written statement of opinion

**IRG Property** – ErieBank agreed for the ECRDA to foreclose on the IRG property and market the property for sale

**IWS** – continue to work with the CRIZ on funding request

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