

AGENDA
THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF ERIE
REGULAR PUBLIC MEETING
February 24th, 2026
9:00 am

HEARING OF THE PUBLIC:

CALL TO ORDER: Boo Hagerty

MINUTES

- a. January 27th, 2026* All

FINANCIAL REPORT:

- a. Balance Sheet/Comparative Financials* Leah Manino
b. Loans in Discussion – YTD Review Leah Manino
c. 2025 Loan Origination Report Leah Manino

GRANT REPORT:

- a. Grant Status Report Ti Sumner
b. Brownfield Site Assessment Summaries, EMI & Quin-T

NEW BUSINESS:

- a. Loan Modification and Resolution – ELV* Tina Mengine/Leah Manino
b. Loan Modification and Resolution – EDCEC Working Capital*
c. Loan Modification and Resolution – IWS*
d. IRG Property Foreclosure Agreement*
e. Resolution/Co-Op Agreement* Ti Sumner
Savocchio Opportunity Park – Community Greenhouse
f. SJ Trio Inc., Loan \$125,000* Ethan Bennett

Update from CEO Tina Mengine

ADJOURNMENT: Boo Hagerty

**Agenda items requiring an approval motion.*

THE NEXT MEETING IS SCHEDULED FOR MARCH 24TH, 2026

Redevelopment Authority of the County of Erie (ECRDA)
Minutes of February 24th, 2026
Public Meeting – 9am

The Redevelopment Authority of the County of Erie held a public meeting on February 24th, 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, Kate Philips, David DeFazio, and David Knapp

Others present: Jay Alberstadt, Solicitor, Tina Mengine, Leah Manino, Ethan Bennett, and Ti Sumner.

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 January 27th, 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 Kate Phillips 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 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, noting capital is tight. Demand exceeds capital available.

Grant Report:

Ti Sumner provided a written report on the grants to the board, which she indicated would be updated and presented monthly.

New Business*:

Loan Modification and Resolution - ELV*

Tina Mengine and Leah Manino explained that the EDCEC is requesting a modification of the \$274,288 real estate loan to extend the original conversion date of March 1, 2026, to March 1, 2028: followed by 120 months P&I at 3.75%. Board Discussion ensued. **On a motion** by Kate Philips and seconded by David Kanpp the loan modification and resolution were unanimously approved.

Loan Modification and Resolution – EDCEC Working Capital*

Tina Mengine and Leah Manino explained that the EDCEC is requesting a modification of the \$180,000 loan to extend the original conversion date of March 1, 2026 to March 1, 2028: followed by 120 months P&I at 3.75%. Board Discussion ensued. **On a motion** by Phil English seconded by Kate Phillips, the loan modification and resolution were unanimously approved.

Loan Modification and Resolution – IWS*

Tina Mengine and Leah Manino explained that the EDCEC is requesting a modification of the \$2,500,000 loan to extend the original conversion date of April 1, 2026, to April 1, 2028; all other terms remain unchanged. Board Discussion ensued. **On a motion** by David DeFazio seconded by Phil English, the loan modification and resolution were unanimously approved.

IRG Property Foreclosure Agreement*

Jay Alberstadt reviewed the proposed agreement with ERIEBANK for the ECRDA to pursue Foreclosure on the property. Board Discussion ensued. **On a motion** by Kate Phillips and seconded by David DeFazio the agreement was unanimously approved.

Resolution/Co-Op Agreement Savocchio Opportunity Park Community Greenhouse*

Tine Sumner presented the resolution and Co-Op Agreement for the ECRDA to be the sponsor for the grant application with the Savocchio Opportunity Park Community Greenhouse. Board Discussion ensued. **On a motion** by Kate Phillips and seconded by David Knapp the resolution and co-op agreement was unanimously approved as presented.

SJ Trio, Inc. Loan \$125,000*

Ethan Bennett provided details of the \$125,000 request from SJ Trio, Inc. If approved, the loan would carry an interest rate of 6.00% for 72 months. Board Discussion ensued. **On a motion** by Kate Phillips seconded by David DeFazio the loan was unanimously approved as presented.

CEO Update:

IWS – Construction is continuing to move forward, working with FISH USA on predevelopment
NWIRC – working with them on layout of manufacturing space for Nineships and FISH USA

Adjournment: With no other business, Boo Hagerty called for a motion to adjourn. **On a motion** by David Knapp seconded by David DeFazio the meeting formally adjourned at 10:15 am.