



**Redevelopment Authority of the County of Erie (ECRDA)**  
**Minutes of June 27, 2023**  
**Public Meeting – 9am**

The Redevelopment Authority of the County of Erie held a public meeting on June 27, 2023, 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 8, 2023.

**Board Members present:** Kate Philips, Bill DeLuca, David Knapp, and Boo Hagerty.

**Board Members excused:** Harry Eighmy.

**Others present:** Tina Mengine, Linda Robbins, Jenna Bickford, ECRDA Solicitor and Jay Alberstadt, Esq.

**Hearing of the Public:** Kate Philips called the public hearing to order at 9:00am, asking for public comment. As there was none, she closed the public hearing.

**Call to Order:** Kate Philips called the meeting to order at 9:00am.

**Approval of Minutes of May 23, 2023, Regular meeting\*:**

Kate Philips asked for additions/deletions to the minutes. As there were 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\*:**

Linda Robbins presented balance sheet & profit and loss reports. Board discussion ensued. Kate Philips asked for a motion to accept. **On a motion** by Boo Hagerty, seconded by Kate Philips, the financial report was unanimously accepted as presented.

**ECRDA Cash Available/Loans in Discussion\*:**

Tina Mengine reported on the Cash Available/Loans in Discussion report. Board discussion ensued. Kate Philips asked for a motion to approve the report as presented. **On a motion** by Bill DeLuca seconded by Boo Hagerty, the report was unanimously approved as presented.

**New Business:**

**Nine Ships Real Estate, LLC \$205,000\***

Tina Mengine provided details of the \$205,000 loan request. As the company finds itself rapidly growing, the funding will be used to acquire real estate located at 5604 West Ridge Rd. If approved, the loan would carry an interest rate of 3.5% on a 15-year term with a 20-year amortization and balloon payment. The loan comes recommended by loan committee. Board discussion ensued. **On a motion** by Bill DeLuca, seconded by Kate Philips, the loan was unanimously approved as presented.

**Sub-Recipient Agreement\***

Jay Alberstadt provided details regarding the \$5M ARPA sub-recipient agreement between ECRDA and EDCEC. \$4.5M will go toward a Business Park development in Fairview. If, however, the Fairview site is not an option, the funds could be put toward development of another site, to be determined later. \$500,000 will go toward the Union City Chair site. Board discussion ensued. **On a motion** by Bill DeLuca, seconded by Kate Philips, the agreement was approved as presented. For the record, Bill DeLuca abstained.

#### **CEO Update:**

**Fairview:** \$5M ARP funding was received from the County. Funds will be transferred to EDCEC for Fairview Business Park (\$4.5M) and Union City projects (\$500,000). Updates to follow.

**Berry:** Berry is moving along with a projected completion date of 1/2024. The Water Authority is installing a new line this week.

**EMI/Quin-T:** The property transfer to the Land Bank is complete and Phase I has been executed. We expect to transfer the properties back to EDCEC upon completion of Phase I. Updates to follow. Additionally, EMI Construction Manager interviews will be conducted next week.

**Quin-T:** Sales Agreement has been signed with Perseus Charter School to purchase the site, contingent upon further site remediation.

**Bettors (East Lake Rd):** The HANDS deadline is 6/30. The City of Erie will not be extending the \$3M ARPA loan. The property will go back on the market and may be reassessed in the future.

**Savocchio:** Recent groundbreaking went well. The project is fully funded.

**DCED:** The DCED Secretary toured the region recently. Governor Shapiro is expected to visit the area soon for a Press event.

**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 9:53am.