



Redevelopment Authority of the County of Erie (ECRDA)
Minutes of September 26, 2023
Public Meeting – 9am

The Redevelopment Authority of the County of Erie held a public meeting on September 26, 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, Harry Eighmy, Bill DeLuca, David Knapp, and Boo Hagerty.
Others present: Tina Mengine, Linda Robbins, Chris Groner, Jenna Bickford, ECRDA Solicitor.

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 9:01am.

Approval of Minutes of August 22, 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 David Knapp seconded by Harry Eighmy, the minutes were unanimously approved as presented.

ECRDA Financial Report*:

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

ECRDA Cash Available/Loans in Discussion*:

Chris Groner 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 Harry Eighmy seconded by Kate Philips, the report was unanimously approved as presented.

New Business:

Scott's Harbor Place Loan*

Chris Groner presented a \$300,000 remodeling loan request to the board. The request comes to the board recommended by Loan Committee. Board discussion ensued. **On a motion** by Boo Hagerty, seconded by Kate Philips, the loan was approved as presented. For the record, Bill DeLuca abstained.

Metrobrand Properties Loan Modification*

Chris Groner presented a request from Anita Macrolaine Rose to modify her original loan. She is requesting that the current balance be amortized for 10 years at our current rate of 3.5%. Board discussion ensued. **On a motion** by Boo Hagerty, seconded by Harry Eighmy, the request was

approved with the following changes: reduce term up to 7 years, keep payment at approximately same amount with interest at 3.5%. For the record Bill DeLuca abstained.

Sub-Recipient Agreement EMI Site*

Tina Mengine provided details regarding the \$750,000 sub-recipient agreement between ECRDA and The Enterprise Development Fund. This agreement is a necessary part of the compliance and audit requirements. **On a motion** by Bill DeLuca, seconded by David Knapp, the agreement was approved as presented.

Sub-Recipient Agreement Quin-T*

Tina Mengine provided details regarding the \$750,000 sub-recipient agreement between ECRDA and The Enterprise Development Fund. This agreement is a necessary part of the compliance and audit requirements. **On a motion** by Bill DeLuca, seconded by Harry Eighmy, the agreement was approved as presented.

CEO Update:

Savocchio Park: Secretary Negrin did a site tour on 9/11. Considine Biebel was the low bidder and awarded the contract for site work.

Berry: Will be doing a site visit on September 28 with the bank.

EMI: Moving along nicely with the interior demo.

Quin-T: The tanks have been removed and the holes filled in and will be doing additional testing. Working with Perseus House with the design plans.

Infinite Erie: Awarded a \$1 million grant.

EPA grants: Applications are in process for two grants.

Speaking Engagements: Erie Homecoming and Corry on October 5th.

Corry RDA: Multiple meetings last month. Hope to solidify the plan soon.

Other:

Co-hosting Creative Small Business Symposium with the Beehive on October 21st.

Dinner meeting with PA Transportation Secretary on 9/14/2023

Weekly radio/podcast with Laith Wardi on Economic Development.

Executive Session:

At 10:08 am, the Board moved to Executive Session for purposes of discussing real estate matters.

On a motion by Bill DeLuca seconded by Harry Eighmy, the Board unanimously approved leaving executive session to resume its regular public meeting.

Adjournment: With no other business, Kate Philips called for a motion to adjourn. **On a motion** by Hagerty, seconded by DeLuca, the meeting formally adjourned at 11:01am.

