

**CITY OF ERIE REVITALIZATION AND IMPROVEMENT ZONE AUTHORITY
BOARD OF DIRECTORS MEETING**

October 9, 2024

100 State Street, Suite 700, Erie, PA 16507

Attendees: Matthew Wachter, Matthew Good, Daria Devlin, Joseph Vendetti, Carla Higgins, Katrina Vincent, Cathryn Morris-Easterling, and Michael Raftis (via Teams)

Also attending: Brian Cressman, Esq., James Walczak, Esq., Julie Pecoraro, Philip Thomas, Tom Weber, Tyrone Clark, Gary Horton, Ed Kissell, Art Leopold and Jim Martin

1. Call to Order. Meeting was called to order at 3 p.m. by Matthew Wachter.
2. Public comment. Art Leopold stated his appreciation for the opportunity the CRIZ provides, while also wishing that different parcels could have been included in order to uplift areas that historically have been ignored.
3. Resignation of Board Member. Matthew Wachter discussed the resignation of Board Member Tony DeBreo. Senator Laughlin has appointed Michael Raftis to serve on the Board in his place.
4. Resolution Considering and Approving a Map Designating a Proposed City Revitalization and Improvement Zone (“CRIZ”) of Approximately 130 Acres in the City of Erie. Matthew Wachter discussed the history of the map creation, as well as modifications made to the map since the previous meeting. He discussed why the Erie Zoo could not be included at the present time but may be brought to the board for consideration to be included in the future if the property is subdivided by the City of Erie, and certain partnerships to ensure operational funding are put in place. The areas included in the map were discussed and Matthew Wachter noted that the map is not set in stone and that modifications can and should be made in the future. Cathryn Morris-Easterling stated a wish for the Boys and Girls Club and the area of 12th St and East Avenue/Bayfront to be considered for inclusion in the future. Matthew Wachter explained that the parcel is currently 11 acres and was not able to be included in the map at this time because of the large size, but was supportive of its inclusion in the future if subdivided. The process for swapping parcels in the future was discussed, as were additions that needed to be made to the list of abstention parcels.

A motion to approve the Resolution was made by Katrina Vincent, seconded by Matthew Good and approved unanimously. Certain Board members abstained from the vote as to specific parcels. These members and the parcels with respect to which they abstained are attached to these minutes. None of the Board members own, directly or indirectly, the parcels with respect to which they abstained. Rather, each Board member made the decision to abstain with respect to voting on a parcel that the Board member’s employer owns or otherwise has an interest in.

5. Personnel Matters. The hiring of an Executive Director has been put on hold until the application is approved.

6. Status of Application to DCED. Matthew Wachter provided an update on the status of the application to be sent to DCED. He also discussed the work in 2025 that will need to be done once the application is approved in order to be prepared for the funding in 2026.
7. Meeting Adjourned. The meeting was adjourned at approximately 4:00 pm. A motion to adjourn was made by Matthew Wachter, seconded by Katrina Vincent, and approved unanimously.

ABSTENTION PARCELS

Matthew Good:

14010001011500

14010004012000

Mike Raftis:

14010004011900

14010004021900

14010005013400

14010004021000

14010004012200

14010001011300

Daria Devlin:

19060002022500

Carla Higgins:

15020016010200 (this is where the new ErieBank is being built on Parade St.—the parcel is owned by East Side Renaissance Holdings, LLC though, not ErieBank or CNB Bank)