

ERIE CRIZ AUTHORITY

MINUTES

3/19/2025 Meeting

Attendees: Board Members: Matthew Good, Daria Devlin, Joseph Vendetti; Carla Higgins, Katrina Vincent; Cathryn Morris-Easterling, Roger Richards, Executive Director Brian Polito.

Also attending: Brian Cressman, Esq., James Walczak, Esq., Kathy Kelly, Katie Nagle from Senator Dan Laughlin, Sheila Sterrett, Rhonda Matthews from Erie's Black Wallstreet; Rina Irwin of Child Development Centers; Kim Thomas of Infinite Erie; Perry Wood from ECGRA; Tina Mengine, Leah Manino and Jake Rouch from ECRDA; Brian Weber of Weber Murphy Fox; Maddie Miller, Nick Scott, Nick Scott Jr. Chris Scott and Kim Scott of Scott Enterprises;

1. Call to Order – the meeting was called to order at 2:59 pm by Matthew Good.
2. Public Comments - No public comments.
3. Review of Minutes - A motion to approve minutes from the February 18, 2025 meeting was made by Roger Richards and seconded by Katrina Vincent. The minutes were approved unanimously.
4. Discussion of Potential Projects

Scott Enterprises - Scott Enterprises and Brian Weber provided a power point presentation regarding Harbor Place outlining 7 additional phases to the already completed Phase 1. Phase 1 has created 150 new jobs and by the end of 2025 will have generated over \$5 Million in state tax revenue.

It was discussed that several of the projects would qualify for CRIZ funding, including two separate parking structures and the removal of the existing smokestack. It was also clarified that while the smokestack is not in the CRIZ designated zone, it has "place holder status" and would qualify as an acceptable project area.

Scott Enterprises confirmed that not all of the Phases need to occur in the sequence presented; however, once the second hotel in Phase 2 is built, the surface parking will reach it's maximum capacity and a parking structure would be necessary to move forward with any remaining phases.

Board discussions confirmed that while the CRIZ funds will not be available until November of 2026, they could commit now to a project that was shovel ready and had access to bridge financing.

Scott Enterprises indicated that any of their projects are 90% to shovel ready and pointed out that they received City Counsel approval on all phases of Harbor Place in 2016.

ECRDA - Tina Mengine and Leah Manino presented material for the Erie County Redevelopment Authority regarding their EMI project, which is the clean up and renovation of the former Erie Malleable Iron building on 12th Street.

They have secured several grants for the current construction phase, indicating that all of the previous phases are paid in full and the Capital Stack in the presentation materials are still available. They did express some concern that three of the Federal grants that have been secured could be at risk based on decisions made at a Federal level. They did identify an approximate \$12.5 Million gap in their current budget, which includes repayment of the \$5 Million City of Erie loan, which is due April 2026.

Leah Manino explained that ECRDA cannot afford to have any long term debt over \$4 Million at completion of the project. They are interested in possible grants, loans or a guarantee to a lender to help them secure a loan.

PACA – The Performing Arts Collective Alliance was scheduled to present, but no representative attended the meeting.

5. Administrative Update - Brian Polito gave an administrative update. It was his first meeting as the Executive Director. He indicated that FourScore was on site all of last week and was very active in the community, introducing herself to businesses within the CRIZ zone.

Brian noted that the next local tax fund submission is due by June 1st and must be certified and turned into the State by June 15th.

Brian reported that ECCA has been hired for payroll services and their fee will be less than \$1,200 per year. He further indicated that he has secured office space through the Erie Regional Chamber and Growth Partnership and that the CRIZ website will be up and running within in the next two weeks.

Brian asked the Board to consider hiring Aspect Consulting to assist in moving the application and reporting process online. The cost would be \$120,000 for the first year, which includes set up costs. Moving forward the consulting fees would be \$30,000 per year, plus \$36,000 for webhosting. Moving the application online streamlines the reporting process for the business owners. Aspect Consulting currently works with the Allentown CRIZ.

A motion to hire Aspect Consulting per the contract attached hereto was made by Roger Richards and seconded by Katrina Vincent. The motion was approved unanimously.

6. Reminder regarding Ethics Act Filing Requirement—Due by May 1st
7. Old Business - No old business was discussed.
8. New Business - No new business was discussed.
9. Adjournment – The meeting waws adjourned at 4:08 pm. Roger Richard made the motion to adjourn, Katrina Vincent seconded.