

ERIE CRIZ AUTHORITY

MINUTES

10/15/25 Meeting

Attendees: Matthew Wachter, Matthew Good, Daria Devlin, Katrina Vincent; Carla Higgins; Cathryn Morris-Easterling, Michael Raftis, Joseph Vendetti, Roger Richards, and Brian Polito.

Also attending: Brian Cressman, Esq., James Walczak, Esq., Kathy Kelly, Katie Nagle from Senator Dan Laughlin's Office, Gary Kanonczyk

1. Call to Order: Meeting was called to order by Matthew Wachter at 2:59 PM
2. Public Comment: Gary Kanonczyk asked to make a short presentation to the Board regarding a potential project that is not located within the current CRIZ map. He distributed a workup with the potential façade as provided by Northwest Restoration. He discussed plans for a 7200 square foot design that would include three 2-bedroom apartments on the second floor and potential restaurant space on the ground floor, with a total project cost of \$1.3 Million. His request was that the property be included in an updated CRIZ map. Mr. Kanonczyk was encouraged to keep working with Brian Polito.
3. Review of Minutes: A motion to approve the Minutes from the September 18, 2025 meeting was made by Katrina Vincent and seconded by Cathryn Morris-Easterling. The minutes were approved unanimously.
4. Financial Reports – Brian Polito reported that the Authority is still on budget and is not expecting any upcoming unusual expenses.
5. Resolution approving the BUILD Schoolhouse Apartment Project

A project packet was previously forwarded to all board members with full details on this \$9.9 Million project, requesting \$4.5 Million CRIZ support, with \$3.7 Million as a grant and a loan for the remainder that would create 22 supportive housing residential spaces, along with social service space on the ground floor, within the CRIZ map.

A Motion to pass the Resolution to send the BUILD Schoolhouse Apartment Project to Harrisburg for approval was made by Matthew Wachter and seconded by Roger Richards. Daria Devlin abstained from this vote due to her involvement as an employee for Hamot Health, which is a sponsor of the project. The remainder of the Board voted unanimously to approve the Resolution.

6. Resolution Approving the Erie County Convention Center Authority's Courtyard Parking Garage Expansion Project.

A project packet was previously forwarded to all board members with full details on the addition of two floors to the existing parking garage in front of the Courtyard by Marriott. This \$11.2 Million project will add 232 parking spaces. While not generating increment, the additional parking is necessary to accommodate future development in the area, all of which is in the CRIZ. ECCCA has obtained a low interest loan and CRIZ would pay 5/6 of the debt servicing costs.

A Motion to pass the Resolution to send the Erie County Convention Center Authority's Courtyard Parking Garage Expansion Project to Harrisburg for approval was made by Matthew Watchter and seconded by Katrina Vincent. Roger Richards abstained from this vote due to Mr. Richards also being on the Board of the ECCCA. The remainder of the Board voted unanimously to approve the Resolution.

A general conversation was had about the process of submitting the projects to Harrisburg. Brian Polito explained that each project would be submitted separately.

It was also mentioned that yesterday was cut off date for the State to certify the baseline and that the revenue consultant is now in a position to begin the revenue study.

7. Administrative Update – Brian Polito previously sent the Board Members an update as to where the Authority is on current borrowing options. It was mentioned that a meeting with local lenders is scheduled to take place on October 23rd. Brian Polito indicated that they will still need to obtain a better framework regarding bond costs.

Brian also reported that most projects that are currently in the pipeline should be in position to be sent to Harrisburg by the end of the year. Conversation was had suggesting that a cap needs to set for consideration of projects in the current year until the increment is known, shifting focus to future projects.

It was reported that 55% of the CRIZ map business owners returned the original tax reporting forms. Those that did not return the forms are not eligible to apply for CRIZ assistance at this time. These businesses can report in the future and would be eligible to apply the following tax year.

The authority would like the small business grant loan fund in place by the end of the year.

8. Committee Reports

a. Development Committee – None

9. Old Business: None

10. New Business: None

11. Adjournment: A brief Executive Session was held prior to the meeting being adjourned at 3:29 PM. Immediately after coming out of Executive Session a Motion was made for adjournment by Roger Richards and seconded by Matthew Wachter.