

ERIE CRIZ AUTHORITY

MINUTES

12/17/25 Meeting

Attendees: Matthew Wachter, Matthew Good, Roger Richards, Katrina Vincent; Carla Higgins`, Michael Raftis and Brian Polito, Michael Raftis,

via Teams Cathryn Morris-Easterling

Also attending: Brian Cressman, Esq., James Walczak, Esq., Kathy Kelly, Katie Nagle and David Kozak from Senator Dan Laughlin's Office and David Uhlig, Ed Kissel

1. Call to Order: Meeting was called to order by Matthew Wachter at 3:02 p.m.
2. Public Comment: David Uhlig, a resident of City of Erie spoke to advocate for CRIZ support for public art in the City. He suggested that CRIZ can support public art by stipulating that any project receiving CRIZ funds must allocate 1% of the total development cost to public art projects.
3. Review of Minutes: A motion to approve the Minutes from the November 19, 2025 meeting was made by Matthew Wachter and seconded by Katrina Vincent. The minutes were approved unanimously.
4. Financial Reports – Brian Polito provided a brief review of the Authority's month and year to date finances. The Authority is proceeding as expected, and should receive one more installment of the original loan. The Authority is expecting to not have any funding issues prior to the first increment being received.
5. Resolution to Approve the Modern Tool Square Project Application

Katrina Vincent, Chair of the Development Committee, provided a quick review of the Modern Tool Square Project that was previously sent to all Board Members. She indicated that the Development Committee recommends this project

Matthew Wachter motioned to submit the Modern Tool Square Project to the State, Carla Higgins seconded. The motion passed unanimously.

6. Recommendation to Adopt Right-to-Know Policy. Brian Cressman drafted a Right-to-Know Policy. The discussion indicated that this policy should be put into place to protect Brian Polito, who will deal with most of the Right-to-Know requests. Once the policy is in place, it will be published on the website and shared with the developers so that they

know the process and their required participation, including ramifications if they do not follow the procedures involved.

Matthew Wachter made a motion to approve the Right-to-Know Policy, Matthew Good seconded the motion. The Board passed the motion unanimously.

7. Recommendation to Approve Consulting Contract with Randy Patterson

Brian Polito indicated that Randy Patterson's consulting contract is expiring but that Randy is planning on returning to work with the Authority. Discussion was had regarding Randy's contributions to date. Roger Richards motioned to approved the consulting contract, The motion was seconded and approved unanimously.

8. 2026 Meeting Schedule – The Board voted unanimously to continue to schedule the CRIZ Board meetings for the third Wednesday of each month throughout 2026, following a brief discussion and motion by Matthew Wachter and seconded by Katrina Vincent. The schedule will be advertised in the newspaper and posted to the website.

9. Administrative Update – Brian Polito updated the Board on his continuing discussions with the State regarding a variety of outstanding issues.

Further discussion was had about the general process after a project is approved by the State, the next step would be to enter into a contract with the developer with protection provisions to ensure each project is finished.

It was also discussed that the Board is still waiting for the completed revenue study.

10. Committee Reports

- a. Development Committee –Still working on some high level projects, feel like they are at a standstill until they receive a response from the State. There are currently three projects ready to submit, that will be sent in to the State. There was further discussion regarding the general lack of response from the State and hopes that once the tax increment questions are answered, the information flow will free up. It was once again stated that the results are needed on the increment issue to move forward. It was reported that there are no legal remedy to correct this issue as it a policy decision.

11. Old Business: None

12. New Business: None:

13. Executive Session: The Board held a brief Executive Session to discuss personnel matters regarding a specific employee and for legal counsel.

14. Adjournment: The meeting was adjourned at 3:36 PM. The Motion made for adjournment
Roger Richards and seconded by Matthew Good

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