

ERIE CRIZ AUTHORITY

MINUTES

11/19/25 Meeting

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

via Teams Roger Richards

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

1. Call to Order: Meeting was called to order by Matthew Wachter at 3:02 PM
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 October 15, 2025 meeting was made by Katrina Vincent and seconded by Cathryn Morris-Easterling. 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 not have any funding issues prior to the first increment being received.
5. Discussion of Potential Projects

Modern Tool Square 333 State Street

Joshua Amacher, Jane Bryndel and Ben Brezinski from Modern Tool Square, LLC joined the presentation by Cory Tubo from Reliance Bank.

Modern Tool Square LLC, purchase the building in July, 2024 and has invested over 2.5 Million in mostly residential renovations, updates and some critical repairs, in what they refer to as Phase 1.

They are shovel ready to begin Phase 2, which is a 7.8 Million renovation, including significant maintenance to the façade, roofs and windows as well as upgrades to the current professional offices, adding another restaurant and fixing the courtyard.

A PowerPoint presentation was sent to the Board Members. The Development Committee has greenlighted Modern Tool Square, LLC to begin the application process.

6. Resolution Approving the EDDC Flagship City Commons Project –

Katrina Vincent, Chair of the Development Committee, provided an overview of the project.

A project packet was previously forwarded to all board members with full details on this \$44 Million project, requesting \$13 Million CRIZ support with \$8 Million as a grant and a loan for the remainder that would create the connection piece of the previous EDDC renovation projects, including restaurants, retail, office space and a rooftop event space, within the CRIZ map.

A Motion to pass the Resolution to send the EDDC Flagship City Commons Project to Harrisburg for approval was made by Daria Devlin and seconded by Carla Higgins. Matthew Wachter abstained from this vote due to his previous involvement as an Executive at the EDDC. The remainder of the Board voted unanimously to approve the Resolution.

7. Financing Update: Brian Polito reported that we are expecting the finalized revenue study very soon, possibly early next week.

Several Board members are working on getting requests for proposals out to banks. They will work with PFM to compare those responses to the costs of a bond issue. They expect to have a recommendation on how to move forward on financing by February.

8. Administrative Update – Brian Polito reported that we have not heard back from the State regarding the applications that have been previously submitted, however, it was suggested that the Board doesn't push for an answer or push for approval of the loan fund.

It was also pointed out that there are several projects ready to move forward as soon as the Board receives approval from the State.

9. Committee Reports

- a. Development Committee – There was a discussion regarding certain projects that may not be financially stable enough to qualify for CRIZ funding, but the Committee is continuing to work with these groups until they are ready to proceed.

The Development Committee is currently expecting to receive the Port Authority and Modern Tool Square applications shortly.

10. Old Business: None

11. New Business: None:

12. Adjournment: The meeting was adjourned at 3:43 PM. The Motion made for adjournment by Carla Higgins and seconded by Matthew Wachter.