ERIE CRIZ AUTHORITY

AGENDA

4/16/2025 Meeting

Attendees: Matthew Wachter, Matthew Good, Daria Devlin, Carla Higgins, Katrina Vincent; Daria Devlin, Brian Polito,
Cathryn Morris-Easterling and Michael Raftis attended the meeting via Teams.

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

1. Call to Order: Meeting was called to order by Matthew Wachter at 3:00 pm

2. Public Comment: None

3. Review of Minutes: A motion to approve the Minutes from the March 19, 2025 meeting was made by Matthew Good and seconded by Daria Devlin. The minutes were approved unanimously.

4. Discussion of Potential Projects

   PACA - Mark Tanenbaum of The Performing Arts Collective Alliance presented several ideas, including an updated elevator, a fifth floor renovation project in their current building at 1505 State Street, and potentially purchasing another building on the 1500 block of State Street.

   PACA has a theater that hosted 90 live performances last year, it is considers itself a business incubator. They rent studio and retail space. The current spaces (45) are currently 100% occupied. The fifth floor renovation project would add more studios and a children's theater and is shovel ready with an approved blueprint and building permit.

   They currently have a $500,000 matching funds offer from a "special supporter".

   It was discussed that PACA should present all of the projects to the CRIZ together, as one renovation/growth project.

5. Administrative Update: Executive Director, Brian Polito shared several goals that have been accomplished since the last Board meeting, including the launch of the official website ErieCRIZ.org on April 15th.

He reported that with the help of FourScore they have been able to identify over 200 businesses within the CRIZ zone and mailed the first information packet to those businesses on April 16th.

Three Informational Meetings for business owners have been scheduled to take place on April 24th, at the Auditorium at the Blasco Library (8:30, 12:00 and 4:00).

Deana and FourScore are scheduled to be in Erie from April 28th to May 2nd to assist businesses with the tax reporting requirements.

The current goal is to have at least 80% of the eligible businesses reporting by the June 15th deadline. There was a brief discussion regarding how to successfully reach more small businesses within the zone.

The Pennsylvania Dept of Revenue asked all Board Member to sign confidentiality agreements that were provided in their meeting packages.

6. Committee Reports

    a. Development Committee:

        i. Proposal from ECCCA

        The Development Committee reported that Gus Pine from ECCCA has officially submitted a proposal regarding adding two levels to the parking garage south of the Erie Courtyard Hotel, which was discussed in his initial presentation to the Board on February 19, 2025.

        ii. CRIZ Project Guidelines

        The Development Committee also shared a draft of the project guidelines, prompting a discussion regarding the strictness of the guidelines, the possibility of a "softening" cover letter, as well as the Board's understanding of the requirements for a grant as opposed to a loan. A discussion about profit and non-profit entities receiving either loans or grants lead to the discussion of possibly acting as collateral, for those who can obtain bridge financing.

        Board members were provided a copy of the drafted guidelines and asked to review same and share comments or suggestions within the next two weeks (on or before May 7, 2025).

7. Reminder regarding Ethics Act Filing Requirement—Due by May 1st

8. Old Business: None

9. New Business: None

10. Adjournment: The meeting was adjourned at 4:03. The Motion made for adjournment was seconded by Daria Devlin.