ERIE CRIZ AUTHORITY

MINUTES

05/21/2025 Meeting

Attendees: Matthew Wachter, Matthew Good, Daria Devlin, Katrina Vincent; 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, and Kim Thomas of Infinite Erie.

1. Call to Order: Meeting was called to order by Matthew Wachter at 2:57 PM

2. Public Comment: None

3. Review of Minutes: A motion to approve the Minutes from the April 16, 2025 meeting was made by Katrina Vincent and seconded by Cathryn Morris-Easterling. The minutes were approved unanimous.

4. Financial Reports – Brian Polito discussed the financial reports that he had sent to the Board and proposed that if the Board Members were comfortable with the reports offered, he can provide the same on a monthly basis. Discussion was had regarding current budget and existing funding. It was also discussed that while Brian is currently taking care of the bookkeeping needs, ultimately the Board should be planning on hiring an assistant and/or bookkeeper.

5. Discussion of Potential Projects

    a. East Side Renaissance – Mathew Harris, Marcus Atkinson and Paul Hamilton from the East Side Renaissance presented two projects that they are currently working on.

    The first is to finish the renovation of their current building at 1108 State Parade Street. They have finished the top floor and have 5 businesses lined up to rent office space once the building is complete. They have funding in place and were requesting an additional $808,000 to finalize the project, which they consider a hub of hope for the community.

    The second project presented was a medical facility for MHEDS (Multicultural Health Evaluation Delivery) located from 908-912 Parade Street. Alivia Haibach, the CEO of MHEDS as well David Brennan and Danielle Mihna from Bostwick Design Partnership, joined the presentation.

Alivia Haibach discussed the importance of what MHEDS does for Erie and how much this new facility would increase availability to the community. Bostwick Design presented their plans and designs to renovate 908, 910 and 912 Parade Street into one medical care facility. All three properties are owned by East Side Renaissance Holdings, LLC and MHEDS would lease the new facility. The total project is expected to have a budget of approximately $4.5 Million and their anticipated request to CRIZ would be around $2 Million.

Discussions were had with regard to possible bridge financing of projects, the CRIZ Authority's ability to also pay for medical equipment, and the Board's request for detailed financial reports and projections to be shared. East Side Renaissance will provide the requested reports to Brian Polito.

b. Bayfront Development Plan – updates –

Brian Polito arranged a meeting of the ECCCA, Port Authority, and Scott family, to create a Bayfront Master Plan, in the hopes of presenting one all encompassing redevelopment plan to the State, as opposed to several smaller projects. They are hoping to have a comprehensive plan together by the end of the summer.

There was a discussion about the need to get confirmation from the State as to the residential/non-residential ratio requirements and whether it is a project or building based restriction.

6. Administrative Update: None

7. Committee Reports

    a. Development Committee

        i. CRIZ Project Guidelines –Project guidelines were provided to the Board prior to the meeting. Roger Richards moved to approve the guidelines presented, the motion was seconded and unanimously approved by the Board.

8. Old Business: It was confirmed that the Board has approved Brian Polito to continue to work with Gus Pine from ECCCA. to develop a more defined plan regarding the parking garage south of the Erie Courtyard Hotel.

9. New Business: None

10. Adjournment: The meeting was adjourned at 3:48. The Motion made for adjournment by Katrina Vincent and seconded by Matthew Good.