ERIE CRIZ AUTHORITY

MINUTES

09/17/25 Meeting

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

via Teams Michael Raftis and Carla Higgins

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

1. Call to Order: Meeting was called to order by Matthew Wachter at 2:59 PM.

2. Public Comment: None

3. Review of Minutes: A motion to approve the Minutes from the July 16, 2025 meeting was made by Matthew Wachter and seconded by Matthew Good. The minutes were approved unanimously.

4. Financial Reports – Mr. Polito gave a brief update on the finances, indicating that there was not too much to report, but that the biggest change was that Brian's full time salary began in July and that the professional fees from the start-up of the Authority are now slowing down. He also indicated that the Authority is currently on budget through next year.

5. Discussion of Potential Projects –

    a. Erie-Western PA Port Authority –

    The Port Authority is the largest owner of land along the bayfront, with over 670 acres on the waterfront. Chairman Jeff Brinling, Vice-Chairwoman Sharon Knoll and Executive Director Julie Slomksi from the Erie Western PA Port Authority, together with Jennie Louwerse, Senior Vice President of WSP attended the meeting to share a Powerpoint presentation including their past, current and future projects along the bayfront, which include restoring the Bicentennial Tower and renovating Dobbins landing.

The rough estimates of their future plans were given as $15-18 Million, including parking, with the following breakdown:

Tower $2-4 Million
Deck $1-2 Million
Dobbins Landing $2 Million
East Dobbins Landing $1-2 Million
State Street $2 Million
Recreational (Boat rental, etc) $500,000
Parking – $300,000 - 1 Million

During the presentation there was discussion regarding the collaborative effort of the 3 majority owners of the bayfront properties. It was indicated that a report should be ready within the next two months, with a possible 2-4 additional months for finalization. It was also mentioned that while the goal is a collaborative effort between the owners, each project would be sent to the State for approval on an individual basis and that each of the property owners should have a project submitted to the State by the end of this year.

Discussion was had about the Port Authority's long term goal of cleaning up the Erie Coke property. It was mentioned that the Erie Coke project would not be eligible for CRIZ funds, due to the size of the property.

The presentation ended with confirmation that the Erie Port Authority's short term priorities are the Bicentennial Tower and Dobbins Landing projects.

6. Resolution Approving the Trust Hotel Project –

   The Board Members were provided the Trust Hotel proposal for review prior to the meeting. After a short discussion Matthew Wachter made a motion to approve the Trust Hotel Project contingent upon the property being moved into the CRIZ zone and to submit the same to Harrisburg for review, the motion was seconded by Roger Richards and unanimously approved by the Board Members.

7. Resolution Approving the Scott's Bayfront Hotel Project –

   The Board Members were provided the Scott's Bayfront Hotel Project proposal for review prior to the meeting. After a short discussion Matthew Wachter made a motion to approve the Scott's Bayfront Hotel Project and submit the same to Harrisburg for review, the motion was seconded by Daria Devlin and unanimously approved by the Board Members.

8. Discussion of Hiring Bond Counsel –
   Matthew Good, Brian Polito and Michael Raftis reported on their committee work

regarding the hiring of bond and loan counsel. They have suggested that Dilworth Paxton and MacDonald Illig be appointed as co-counsel for the bond issuances and loan closings and that the Knox Firm be considered as underwriter's counsel. They are not in a position to put this to a vote, but wanted to share the information. Discussion was had that once the proposals are ready for a vote that Roger Richards, Daria Devlin and Matt Wachter will need to abstain from voting due to their professional and personal relationships with these law firms. Further discussion was had about possibly researching other avenues in lieu of bonds.

9. Administrative Update: None

10. Committee Reports

    a. Development Committee –

       The Development Committee announced that they have a presentation scheduled for October 23rd with several local lenders to encourage as much local participation as possible during the lending process.

11. Old Business: None

12. New Business: None

13. Adjournment: The meeting was adjourned at 4:20 PM. The Motion made for adjournment by Matthew Wachter and seconded by Katrina Vincent.