



**CORRY REDEVELOPMENT AUTHORITY BOARD MEETING
MINUTES OF PUBLIC MEETING
July 9, 2024**

BOARD MEMBERS PRESENT:

Kristy Elchynski, Bob Grice, Dave Dearborn, David Knapp

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Bob Williams, Paul Carney, Shellie Zaczekiewicz, Dave Ploss

CALL TO ORDER:

Chair, Kristy Elchynski, called the regular meeting to order at 11:21 AM after coming out of Executive Session for the discussion of property, personnel, and loans.

ANNOUNCEMENTS:

The announcement that the meeting was being recorded was made by Kristy Elchynski.

PUBLIC COMMENT:

There were no public comments.

APPROVAL OF MINUTES:

Minutes of the **June 11, 2024** regular meeting were presented for approval. Bob Williams asked for comments or corrections. **On a motion** by Bob Grice and seconded by David Knapp, the minutes were unanimously approved as presented.

FINANCIAL REPORT

Shellie Zaczekiewicz presented the Balance Sheet, Profits and Loss, and Loan Summary reports through **June 30, 2024**. The Board was given the opportunity to ask for any clarification. **On a motion** made by Dave Dearborn and seconded by Bob Grice, the financial reports were unanimously accepted as presented.

Balance Sheet

Checking/Savings = \$4,749,982.79
Other Current Assets - \$5,172,364.07
Total Current Assets - \$9,922,006.96
Fixed Assets = \$2,189,021.46
Total Assets = \$12,251,924.85

Profits & Loss

Total Income Year to Date = \$590,746.78
Total Expenses Year to Date = \$367,513.67
Net Ordinary Income = \$79,934.45



Total Current Liabilities = \$103,446.51
Total Equity = \$12,148,478.34
Total Liabilities & Equity = \$12,251,924.85

FACILITIES REPORT

Facilities' Manager, Dave Ploss, gave an update on the buildings and grounds.

- *The mower has not sold. No interest has been shown on FB Marketplace
- *Dave is receiving bids for new RTU 10 and 11 over Micronics
- *Solar Liberty has not returned Dave's calls. Larry Hyer did fix the electrical issue with the inverters and they are now producing. 7 of the 9 inverters are now working.
- *EnTech is behind in moving out of the space they are giving out. Bob and Dave will discuss this with Kevin.
- *The lights are partially done
- *Dave has received 3 bids for the new driveway/parking lot for Associated Spring at 1 Plastics
- *Dave is still waiting for 1 more bid for the gutters at 1524 Enterprise Road
- *Tim McCarthy has retired from Corry Micronics
- *Dave asked about getting painting estimates for 1 Plastics. ED Bob Williams stated that is part of his infrastructure discussion
- *Absolute started on the main line at 1524. They will then move to 1 Plastics and then move on to Enterprise Place

EXECUTIVE DIRECTOR'S REPORT

Executive Director Bob Williams updated the Board on operational matters and a few facility items.

- *We are seeing movement in the loan department
- *We are creating a good network of partners
- *The repair with CAIDC is improving. We are moving toward all entities being on the same page.
- *Tina Mengine has been a great resource and will continue to help us.
- *Bob has been in talks with Impact Corry about the RACP for Green Junction. They do not want an extension and plan on turning in the PMP before the August deadline. The delivery will come through the RDA office as the Grantee. Bob has been in contact with the state to keep them in the loop. Bob Grice stated that should the Green Junction project not come to fruition, the RACP could possibly be repurposed to a different project.
- *The first Industrial Roundtable meeting was held in June. It was attended by the County Executive, Economic Director of Erie County, Mayor of Corry, Corry Counselman as well as several industrial leaders. The consensus was that Corry's issues is not an employer issue but employee issue. There was a lot of great dialogue from everyone. Bob made it known that the RDA is back in business and ready and willing to be a partner and help with loans or the needs of industry as well as the Corry Community. A follow-up needs to be sent after each meeting



inviting more leaders to the next meeting and letting everyone know what was discussed. Process engineer. They would share an office but support multiple industries

WHOLE HOME PROJECT

*1 home has been finished. 4 more are under contract

*Some of the homes that didn't have enough bids have gone back out for bid with a follow-up phone call from Bob Williams

*There are some intake and contractor meetings coming up.

*Bob feels there will be a big push this fall with more bids and more homes being completed

*CE Davis has been invited to a meeting with the White House. He has agreed to put in for more money for rehab grants asking for \$15M for the county. 3-5M could be for Corry proper. Some of this money could also go for the wastewater plant

UNFINISHED BUSINESS

There was no unfinished business to discuss

NEW BUSINESS

City of Corry Letter Request

The City of Corry has reached out to the RDA requesting a letter of support for their request for a loan to help with the wastewater treatment plant. Kristy Elchynski had asked Bob Williams to draft a letter of support on behalf of the RDA.

Loan Board Member

Scott Fogle would like to come off the loan board. He is willing to stay until a new member is found. Bob would like to see someone from the retail sector. He asked the board to come up with some names.

Stormwater Grant

David Knapp brought up a potential federal grant that would divert storm water to underground leach tanks which would go back into the ground which in turn would provide us with free asphalt or concrete. This goes hand in hand with resurfacing the parking lots of the RDA buildings. The thought is that it takes the burden away from the wastewater treatment plants and in turn we receive asphalt or concrete to apply to the parking lots. Bob will talk to Doug Massey to find out more information

Microloans

Bob would like to develop a microloan program. Talking with Tina Mengine, they give loans from \$5,000-\$50,000. Erie is willing to partner with us. Their term is 3-5 years. Discussion needs to be held on how much our loan program should be, the interest rates on a small loan versus a large loan, terms of the loan. Who will approve a small loan versus a large loan?



Would collateral be a personal guarantee, assets, inventory, etc. The board liked a 2-tier approach. Bob will put together a plan to present to the board at a future meeting.

RDA Email

There has been a lot of confusion as to whether to use the assigned RDA emails or not. The purpose of an RDA email is that if the board were to go into litigation, their emails related to the RDA would be subject to subpoena. After much discussion, the board decided they would continue to use the RDA emails if it can be forwarded to their personal email.

Infrastructure

Executive Director, Bob Williams, stated that a comprehensive plan needs to be developed moving forward. There are several issues with our buildings with no plan for repair. It was also discussed that we are not landlords, and the tenants should be made aware of what the purpose of an incubator is and moving forward, possibly given a timeframe in their lease.

Website

The RDA website is lacking. It is not clear to businesses what the RDA is about. There are no listings of directors for people to go to.

Adjournment

On a motion by Dave Dearborn and seconded by Brad Allen, the regular meeting was adjourned at 12:18 PM to go back into Executive Session with adjournment from there.