



Redevelopment Authority in the City of Corry | Corry Area Industrial Development Corporation | Corry Industrial Benefit Association

CORRY REDEVELOPMENT AUTHORITY BOARD MEETING
MINUTES OF PUBLIC MEETING
July 8, 2025

BOARD MEMBERS PRESENT:

Kristy Elchynski, Bob Grice, Dave Dearborn, David Knapp, Brad Allen

BOARD MEMBERS ABSENT:

OTHERS PRESENT:

Bob Williams, Krista Arnold, Shellie Zaczekiewicz, Nicole Lambert, Paul Bressan, (Focus CFO), Mary Kushner (Senator Hutchinson's Office)

CALL TO ORDER:

Chair Kristy Elchynski called the regular meeting to order at 10:58 AM.

ANNOUNCEMENTS:

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

Bob Williams announced that an Executive Session occurred on June 23, 2025 to discuss legal matters.

PUBLIC COMMENT:

There were no public comments.

APPROVAL OF MINUTES:

The **June 11, 2025** regular meeting minutes were presented for Board approval. Kristy Elchynski asked for comments or corrections. **On a motion** by Bob Grice and seconded by Dave Dearborn, the minutes were unanimously approved as presented.

An addendum was presented to the Board with minutes of the email vote to pursue the purchase of 210 N Center Street for \$130,000 with a cap between \$140,000 and \$150,000. On a motion by Bob Grice and seconded by Dave Dearborn, the addendum was unanimously approved as presented.

FINANCIAL REPORT

Shellie Zaczekiewicz provided the financial standing report to the Board.

Shellie reminded the board that the investment money was taken out during the month of June, showing the account balances lower than previous months. Bob, Paul, and Shellie are

gaining access to the online account for investments. She will report on the activity as part of the Financial Summary when the information becomes available.

After all questions regarding the financial report were answered, Kristy Elchynski announced the financial report was received and filed into the minutes.

Balance Sheet

Checking/Savings = \$3,321,685.76
Total Assets = \$12,247,408.61
Total Current Liabilities = \$224,728.72
Total Equity = \$12,022,679.89

Profits & Loss

Total Income Year to Date = \$674,367.96
Total Expenses Year to Date = \$610,428.13
Net Ordinary Income = \$63,939.83

Total Liabilities & Equity = \$12,247,408.61

Loan Funds – based on \$500,000 in the account

RDA EZ Loan Fund holds \$1,824,252.88 with 73% to loan out.

UC UZ Loan Fund holds \$854,523.11 with 41% to loan out.

FACILITIES' REPORT

Mike Christensen gave the report on the RDA facilities.

*The forklift, reimbursed by the LSA Grant arrived. The forklift bid was awarded to Nicholson Industrial Equipment Inc. With attachments, the forklift came in \$43,800. The LSA Grant award was \$44,370.

*The parking lot paving for 1 Plastics Road, which was awarded to McCormick Construction may need to be rebid. LSA requires an engineer to sign off on it. The way the grant was written, the subbase was incorrect and will rip up. The LSA Coordinator stated that a change order could be written if agreed upon by McCormick. Any change order would need to be approved by the state. If this is not agreed upon, it will need to be rebid with a new scope of work. Engineer costs would add an additional \$9,000 to the project. The LSA Grant award was \$46,350.

*Adult Probation was in Corry to help with cleaning the flower beds at the PNC Bank location. Plants were dug up, potted and given away at the July 1st Thursday. The group will be back on July 17th.

*The infrared scan of the electrical system is scheduled for July 23rd.

*The rest of the banners have been hung by Mike and John.

*All the filters at 1 Plastics Road have been replaced.

*Mike replaced some lights in the lunchroom at 1 Plastics. They are old and outdated. He will be replacing the older lights with new LED lights as they burn out.

HOUSING DIRECTOR'S REPORT

Housing Director Krista Arnold provided the following updates:

- *Four homes are under contract for renovation. There are three out for bid.
- *Learning the new software program has been tedious and time-consuming. The software will not be used until the staff is more comfortable with the usage.
- *Outreach to municipalities continues. Additional applicants have come in and been sent to the county for review.
- *Act 137 – so far, there are 30 applicants, 6 of which are in Corry. Inspections have been delayed in order to complete the Whole Home applicant process.
- *In-Home Childcare Rehabilitation Program – the one applicant remains.
- *HOME – Contract agreements for lead assessments will be created with the Erie RDA to include an \$850 reimbursement. Options for lead assessment training will continue to be explored. There are three applicants being reviewed by the county.

EXECUTIVE DIRECTOR'S REPORT

Bob updated the Board on operational matters:

- *Three Union City loans have been sent to the loan board for review. This is largely due to the article by Steve Bishop and promoted by Cindy Wells. There are more Union City and Corry loans in the hopper.
- *The Siemens report is finished. There is a meeting on Friday to discuss the findings. A Siemens representative will be invited to a future meeting so the Board can discuss and clarify.
- *The crane in the EnTech and Furhaven area has been inspected. Part of the cost will be billed to the tenants as stated in their lease agreement.
- *LTT has closed. Environmental studies have come back clean. Money sources are being sought out for renovations, training, equipment, etc. David Knapp pointed out that he had approached CE Davis about an apprenticeship program being brought to the area. The closest ones are in Buffalo, Pittsburgh, and Cleveland. Maybe this topic needs to be brought back to his attention and the LTT building be used for this type of program as well.
- *Bob and Nicole have been reviewing our website. They will be making changes to improve our transparency and the value a website brings.
- *Nicole is developing a sign-in sheet. This will be a much-needed addition when we move to the new office.

UNFINISHED BUSINESS

LTT Update

In his Director's Report, Bob Williams reported that the LTT closing has taken place.

Parking Lot Update

The parking lot was discussed in Mike Christensen's Facilities Report.

NEW BUSINESS

Property Acquisition

The acquisition of a property was discussed in the Executive Session. **On a motion** by Bob Grice, and seconded by Dave Dearborn, the Board unanimously agreed to authorize Bob Williams to make an offer on the property discussed in Executive Session.

Loan Approvals

Dave Dearborn **made a motion** to approve a loan to Tyler Dawson from Union City Beverage for \$100,000 for 15 years at 5.25%. The motion was seconded by David Knapp and unanimously approved.

Dave Dearborn **made a motion** to approve a loan to A&E storage for \$100,000 for 7 years at 5.25%. The motion was seconded by Brad Allen and unanimously approved.

Dave Dearborn **made a motion** to approve a loan to Kerstetter Plumbing for \$150,000 for 7 years at 5.25% on the provision that another personal guarantee or more collateral is acquired. The motion was seconded by David Knapp and unanimously approved with the provision.

The Regular Meeting was adjourned to an Executive Session at 11:32 AM for the purpose of property, personnel, and loans.

The Regular Meeting resumed at 12:55 PM.

Adjournment

On a motion by Dave Dearborn and seconded by Kristy Elchynski the meeting was adjourned at 12:51 PM.