



**CORRY REDEVELOPMENT AUTHORITY BOARD MEETING
MINUTES OF PUBLIC MEETING
August 12, 2025**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

CAIDC BOARD MEMBERS PRESENT:

Dave Sample, Brad Russell, Kelly Soety, Mandy Poherence

OTHERS PRESENT:

Bob Williams, Krista Arnold, Shellie Zaczekiewicz, Nicole Lambert, Paul Bressan, (Focus CFO), Mary Kushner (Senator Hutchinson’s Office), Cole Boje and Chris Grump (Siemens)

CALL TO ORDER:

Chair Kristy Elchynski called the regular meeting to order at 11:08 AM.

ANNOUNCEMENTS:

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

Bob Williams announced that an Executive Session occurred on August 5, 2025 to discuss property.

PUBLIC COMMENT:

There were no public comments.

Siemens Presentation

Cole Boje and Chris Grump from Siemens gave a presentation on the status of the buildings owned by the RDA and CAIDC. They explained their findings and gave recommendations on what remediation needs to be done. They explained that remediation can be done all at once or broken down into phases and it would be up to each Board to decide the priorities of each building. Both Boards agreed to pursue getting RFQ’s.

APPROVAL OF MINUTES:

The **July 8, 2025** regular meeting minutes were presented for Board approval. Kristy Elchynski asked for comments or corrections. **On a motion** by Dave Dearborn and seconded by Bob Grice, 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 613 N Center Street for \$74,500. The minutes were filed on record.

An addendum was presented to the Board with minutes of the Executive Session of August 5, 2025. Bob Williams explained that for transparency, minutes would be taken at any Executive Session outside of the regular meetings for transparency purposes. The minutes were filed on record.

FINANCIAL REPORT

Shellie Zaczek provided the financial standing report to the Board.

Balance Sheet

Checking/Savings = \$2,929,988.57
Total Assets = \$12,312,632.59
Total Current Liabilities = \$224,728.72
Total Equity = \$12,087,903.87
Total Liabilities & Equity = \$12,312,632.59

Profits & Loss

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

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

RDA EZ Loan Fund holds \$1,350,201.96 with 22% to loan out.
UC UZ Loan Fund holds \$859,183.96 with 41% to loan out.

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

FACILITIES' REPORT

Mike Christensen gave the report on the RDA facilities.

- *Ashley Porter was at 1524 Enterprise Road inspecting a wall that Associated Spring would like to remove. No structural damage would be done, and Associated Spring would foot the bill.
- *Workers from Erie County Probation were in Corry a few times working on the flower beds at the PNC Bank building and doing some painting at 1 Plastics Road.
- *Dave Ploss has put up a temporary wall at the PNC Bank building to close off the RDA portion and teller portions.
- *Infrared scans were completed. Mike is waiting for the reports to come back. There were a few issues that everyone recognized.
- *Absolute was in to flush out the sprinkler systems at 1 Plastics and 1524 Enterprise Road. They will be at Enterprise Place next week.
- *There was a water leak at 210 N Center. The water line and ceiling tiles were replaced and a fan brought in to dry the floor.
- *Mike has received a quote for the electrical upgrade at Micronics. He and Bob will discuss it.
- *Paving at Enterprise Place will start in a few days. It will take about a week to cure.



- *Three AC units at Furhaven are not working. They are pulling air in but not expelling cool air. Furhaven does not have the money to put into them at this time.
- *The mezzanine project at Eagle Street is progressing.
- *John and Jeremy have been working on the eyebrow roof at Enterprise Place.
- *Jeremy VanTassel was hired for maintenance. He will mostly be paid for by CAIDC. Mike stated he is a great addition to the team.

HOUSING DIRECTOR'S REPORT

Housing Director Krista Arnold provided the following updates:

- *One more project has been completed bringing the total to 12 completed. Bids for three additional projects have been awarded. 6 in total are under contract at this time.
- *Three Municipal Grants have been awarded. Six more have been sent to the county for review.
- *Act 137 – so far, there are 34 applicants, 15 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 are being implemented with the Erie RDA. There are three applicants being reviewed by the county.

EXECUTIVE DIRECTOR'S REPORT

Bob updated the Board on operational matters:

- *Paul Bressan has been instrumental in researching the loan applications that have come in. Bob has received a few more since the last meeting, which will be going to the Loan Board soon.
- *LTT – The county found a stack for us that will be two-fold. The first will be to rehab the building. The other is to purchase equipment. They are anxious to get this educational endeavor moving. It will be beneficial for our local industries as well as the Corry High School's CTC program. Bob and Krista are getting quotes for equipment to see the cost of what will be needed. Bids will need to be sent out when it is decided what needs to be purchased.
- *Internet has been installed at the PNC Bank building. Corry Federal Credit Union will be moving in their ATM machine sometime this month. Our hope is to move our office into PNC by October. A plan is being developed for the renovation of the building.
- *There will be a tenant picnic at Enterprise Place at the end of the month. This builds good relations with our tenants.
- *We attended the National Night Out in the city park. Our booth was well attended. Nicole did an excellent job organizing our part. We had a watermelon game and a wheel to spin for prizes. We used some of the old RDA memorabilia purchased by past staff.
- *We are in the process of rebranding the RDA. Bob shared a prospective logo which is cleaner and shows a softer side of us. Industry and housing are represented in the logo to show who we are and what we do.

UNFINISHED BUSINESS

LTT Update

In his Director's Report, Bob Williams reported on a financial stack from the county.

Parking Lot Update

Another LSA will be written in the fall to gain more financial support for the parking lot so it can be done properly. Engineering costs will be included.

NEW BUSINESS

210 N Center Street

Bob gave an update on 206-212 N Center Street. The letters have been sent certified mail giving the tenants their 90 days. He also started a discussion about giving the tenants an incentive if they moved out early, to help with the moving expenses. Even though this is currently a CIBA owned property, the RDA has skin in the game as they will potentially loan CIBA money for renovations. The Board agreed that giving them a \$1000 incentive if they moved out in the first 30 days, \$750 by 60 days, and \$500 by 90 days in addition to their security deposit, pending an inspection and provided they were up to date on their rent.

613 North Center Street

We were the low bid on this property. We are waiting on the paperwork for the closing. This is a potential rehab project.

Meeting with FNB

Bob, Paul, and Shellie met with Stephanie Hajec from the Corry branch as well as Colleen Schaeffer and Rob Thompson to discuss our accounts. Rob explained our accounts, and we discussed our needs. It was decided that a few of our accounts could be consolidated or closed providing more efficiency.

The Regular Meeting was adjourned to an Executive Session at 1:00 PM for the purpose of property and loans.

The Regular Meeting resumed at 1:51 PM.

Loan Approvals

Brad Allen **made a motion** to approve a loan to CIBA for \$1.2 Million for the purpose of property acquisition. The motion was seconded by Dave Dearborn. The motion was unanimously accepted with Kristy Elchynski abstaining.

Brad Allen **made a motion** to approve the refinancing of the American Legion, LeBaron Post 237 in Union City. The refinancing is for 10 years at a rate of 5.25%. The motion was seconded by Dave Dearborn and unanimously approved.



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

Adjournment

On a motion by Brad Allen and seconded by Dave Dearborn the meeting was adjourned at 1:56 PM.