



**CORRY REDEVELOPMENT AUTHORITY BOARD MEETING
MINUTES OF PUBLIC MEETING
November 11, 2025**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Bob Williams, Krista Arnold, Shellie Zaczekiewicz, Nicole Lambert, Paul Bressan, (Focus CFO), Paul Carney

CALL TO ORDER:

Chair Kristy Elchynski called the regular meeting to order at 11:01 AM.

ANNOUNCEMENTS:

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

PUBLIC COMMENT:

There were no public comments.

APPROVAL OF MINUTES:

The minutes of the **October 21, 2025** regular meeting and addendum from **October 22, 2025** to approve the refinancing of the Union City American Legion loan were presented for Board approval. Kristy Elchynski asked for comments or corrections. **On a motion** by David Knapp and seconded by Dave Dearborn, the minutes and addendum were unanimously approved as presented.

FACILITIES' REPORT

Mike Christensen gave the report on the RDA facilities.

*The heaters at LTT, PNC, and Eagle Street were turned on to keep some heat in the buildings.

*Heat tape was put on the pipes at 617 N Center.

*Mike and Jeremy have mowed and mulched for the last time this season.

*They finished cutting and pruning the trees by the east driveway at 1 Plastics.

*A flush valve was replaced on a urinal at 1524 Enterprise Road.

*Sprinklers, gas and air lines have been painted at 1 Plastics.

*They worked on 2 RTU's over Furhaven. They hooked the gas back up to one other unit over the loading dock area.

FINANCIAL REPORT

Shellie Zaczekiewicz provided the financial standing report to the Board.

Balance Sheet	Profits & Loss
Checking/Savings = \$2,433,379.77	Total Income Year to Date = \$1,073,182.32
Total Assets = \$12,243,228.05	Total Expenses Year to Date = \$985,122.30
Total Current Liabilities = \$196,427.97	Net Ordinary Income = \$88,060.02
Total Equity = \$12,046,800.08	
Total Liabilities & Equity = \$12,243,228.05	

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

RDA EZ Loan Fund holds \$1,281,341.82 with 31% to loan out.
 UC UZ Loan Fund holds \$513,748.27 with 3% to loan out.

Investments

Restricted Fund	\$2,523,149.03
Unrestricted Fund	\$202,966.00
Monthly Interest Earned	\$2396.70
Net Change	\$1,997.05

Shellie explained that she has been using the total market value of our investments instead of the cash value. Cash value is what we would receive if we sold whereas market value is what our investment is worth without fees. She will be using the cash value moving forward as this is a truer worth of our investments.

Without any further questions, Kristy Elchynski announced the financial report was received and filed into the minutes.

HOUSING DIRECTOR’S REPORT

Housing Director Krista Arnold provided the following updates:

- *There are no new updates for Whole Home
- *Municipal Grant – No new updates
- *Act 137 –No new updates
- *In-Home Childcare Rehabilitation Program – the one qualified applicant has gone out for bid
- *HOME – One applicant from Venango Township is under review by the county.

EXECUTIVE DIRECTOR’S REPORT

Bob updated the Board on operational matters:

- *Bob has finalized a major partnership with Erie Bank and ECRDA totaling \$1.69M. The RDA’s portion would be \$480,000 (28%) of the loan.

*With the approval of two (2) loans today, we will have a record year loaning out almost \$3.3 M through the Corry and Union City EZ loan programs.

*Bob has met with a welding instructor who is interested in teaching classes at the training facility. He will be meeting with manufacturers to discuss his idea for a 10-week workforce track. Bob is looking for ways to fund this.

*Bob recently attended the PEDAC conference. He had some key takeaways:

-The Scranton-Wilkes-Barre economic development program has offered free rent for the first year for any new business coming into their area. They have not lost any of these businesses since starting the initiative three years ago.

-Everyone agreed that the lack of housing is a major factor for the lack of workforce growth

-Corry RDA is one of the only ones investing in a housing program

*Bob and Mike looked at a building currently owned by a local business. The owner is looking to retire. Bob has a potential tenant/buyer for this building.

UNFINISHED BUSINESS

RACP Update

There is no word on the status of the RACP grant.

It was brought to our attention that the PA Avenue lot is a Brownfield site, and the covenant was never filed. This is the site listed in the RACP for a potential site for the new safety building. The draft was sent to DEP but there was no follow-up. Krista reached out to DEP and it fell through the cracks. It is being finalized and will be attached to the deed.

LSA Grant

There has been no word on the status of the LSA grants applied for last year. The new round of grants is due at the end of November. We will be assisting the Corry YMCA with a grant for their parking lot and possibly for a new vehicle.

NEW BUSINESS

Budget 2nd Read

Paul Bressan gave the board an updated budget and explained what he changed. Kristy Elchynski asked the board to digest the budget and ask questions directly to Bob and Paul so they can be ready to vote in December.

Loan Board Member

Bob Williams recommended Tim Pohorence be added to the Loan Board. He owns Riverside Structures and has 10 years as a loan officer with Northwest. **On a motion** by David Knapp and seconded by Brad Allen Mr. Pohorence will unanimously be the newest member of the loan board.

LTT ARPA Fund Presentation

The Enterprise Development Center of Erie County has granted the RDA \$338,697.99 for the purchase of the LTT building. County Executive Brenton Davis held a press conference award. This award will also assist in the renovation and upgrades to the building. Bids are continuing to be received for renovations. There is strong community support.

Christmas Party

This year's Christmas Party will be on Wednesday, December 10th and the Fork and Barrel. Invitations will go out soon. Bob will give a year end snapshot of the activities of the RDA during the party.

RFQ for Building Maintenance

Bob presented an RFQ to receive bids for the maintenance of the RTU's of all of our buildings. This will be presented to CAIDC at their next meeting as well. **On a motion** by Kristy Elchynski and seconded by David Knapp the motion to send out the RFQ was approved.

Loan Approvals

Corry Laser – We would be partnering with Erie Bank and ECRDA on this loan. Our portion would be \$480,000 at 5.25% for 10 years. We would take 2nd position. The loan board approved this loan with Jimmy Biedrzycki abstaining. **On a motion** by Bob Grice and second by David Knapp.

Dyne Construction

Josh Dyne is seeking a construction drawdown loan for \$730,000 to help with the construction of two (2) houses on CIBA's Pleasant Street lots. **On a motion** by Kristy Elchynski and seconded by David Knapp, the board approved the loan to Dyne Construction.

Young's Hot Tubs

The RDA Board previously approved a loan at the October meeting for Young's Hot Tubs. Bob Williams wanted to clarify that we would be taking 2nd position on this loan due to a line of credit held by Mr. Young. **On a motion** by Brad Allen and seconded by Kristy Elchynski the board unanimously approved taking 2nd position.

The Regular Meeting was adjourned to an Executive Session at 11:38 AM for the purpose of property and loans.

The Regular Meeting resumed at 12:14 PM.

Adjournment

On a motion by David Knapp and seconded by Dave Dearborn the meeting was adjourned at 12:16 PM.