



CORRY REDEVELOPMENT AUTHORITY BOARD MEETING
MINUTES OF PUBLIC MEETING
April 14, 2026

BOARD MEMBERS PRESENT:

Dave Dearborn, David Knapp, Brad Allen, Bob Grice

BOARD MEMBERS ABSENT:

Kristy Elchynski

OTHERS PRESENT:

Bob Williams, Paul Carney, Krista Arnold, Shellie Zaczekiewicz, Nicole Lambert, Paul Bressan, (Focus CFO), Bill Roche, Buzz Hammond, Steve Drake, Brad Russell, Dave Sample

CALL TO ORDER:

Vice-Chair Dave Dearborn called the regular meeting to order at 10:58 AM.

ANNOUNCEMENTS:

The announcement that the meeting was being recorded was made by Dave Dearborn.

PUBLIC COMMENT:

There was no public comment.

The Regular Meeting was adjourned to an Executive Session at 10:58 AM for the purpose of legal, loans, and personnel.

The Regular Meeting resumed at 12:55 PM.

APPROVAL OF MINUTES:

The minutes of the **March 10, 2026** regular meeting were presented for Board approval. Dave Dearborn asked for comments or corrections. **On a motion** by David Knapp and seconded by Bob Grice, the minutes were unanimously approved as presented.

An addendum dated **March 18, 2026** with the minutes for changing the term of the DeeJ Experience microloan from 3 years to 4 years was presented. **On a motion** by Bob Grice and seconded by Brad Allen, the addendum was unanimously approved as presented.

FINANCIAL REPORT

Shellie Zaczekiewicz provided the financial standing report to the Board.

Balance Sheet

Checking/Savings = \$1,781,447.79
 Total Assets = \$12,365,239.69
 Total Current Liabilities = \$420,692.18
 Total Equity = \$11,944,547.51
 Total Liabilities & Equity = \$12,365,239.69

Profits & Loss

Total Income Year to Date = \$357,433.81
 Total Expenses Year to Date = \$322,324.01
 Net Ordinary Income = \$26,794.93

Loan Funds

RDA EZ Loan Fund holds \$794,285.10.
 UC UZ Loan Fund holds \$216,377.13.
 Corry Microloan holds \$3,853.95

Investment Portfolio (\$2.7 M Invested)				
	February	February Gain	March	March Gain
Restricted Fund	\$2,565,313.89	\$18,316.00	\$2,556,905.37	-\$8,408.52
Unrestricted Fund	\$210,609.08	\$2,672.48	\$204,793.70	-\$5,815.38

Shellie explained that the market was very volatile at the end of March but has since rebounded. She provided a handout showing the activity for the past month.

Without any further questions, Bob Grice **made a motion** to accept the financials as presented. On a second by David Knapp, the financial report was received and filed into the minutes.

FACILITIES' REPORT

Executive Director, Bob Williams, gave the report on the RDA facilities provided by Mike Christensen.

- *Gas line painting is ongoing.
- *The Maintenance Team is working on repairs to the grounds and parking lots after the winter season.
- *2 loads of scrap metal have been hauled and turned in.
- *Mike and Jeremy have been giving support for a new sprinkler system being installed in the EnTech area.
- *Mowing bids were sent out and due back by April 24th.

HOUSING DIRECTOR'S REPORT

Housing Director Krista Arnold provided the following updates on the housing initiatives:

- *Whole Home – Currently there are 5 open contracts, 21 projects completed, and 17 anticipated to be completed before the end of the year. Currently, we are on schedule to have all the money allocated by the end of the year.
- *Act 137 – There are 3 more applicants bringing the total to 46
- *EOOH – The county is continuing to review the one application.

EXECUTIVE DIRECTOR'S REPORT

Bob updated the Board on operational matters:

- *Another microloan closed in March. Another is due to close next week and a UC EZ Fund loan will be coming up.
- *Bob is working on a multi-million-dollar loan collaboration involving CAIDC and the NW Commission. Details will come soon.
- *The appraisal on 1 Plastics and 1524 Enterprise Road should be completed soon.
- *Bob will be attending SelectUSA in May where he will meet with DCED representatives to pitch current and future projects. He will also attend workshops and exhibits that focus on facility development, economic growth, and housing initiatives.

UNFINISHED BUSINESS

Siemens

The Siemens business was tabled until a future meeting.

NEW BUSINESS

Lowther Sales Agreement

The Lowther agreement was discussed in Executive Session. After the discussion, Bob Grice **made a motion** to amend the agreement to include a condition that if there is no movement on the expansion within 24 months, we are able to purchase the property back. With a second from David Knapp the motion was unanimously approved.

Ashley Porter Meeting

Ashley Porter toured the PNC and LTT buildings. He has begun to evaluate the buildings which will allow us to begin the bidding process for renovations. He gave great feedback and should have his report soon.

Mike Kelly/Jake Banta Meeting

Mike Kelly and Jake Banta came to Corry to meet with City officials and leaders. The need for a new firehouse was discussed. Bob and Krista discussed our need for funds for housing and capital needs. Congressman Kelly recognized the work the RDA is with housing stating that Corry is ahead of the curve statewide. Congressman Kelly suggested that Bob reach out to



Senator John Fetterman to discuss the Governor's budget and how it could help with our housing initiatives.

Representative Banta indicated that he is very interested in doing a comprehensive tour of the RDA's projects and facilities in the near future.

Tour and Meeting with CMC

*Bob and Krista met with representatives of CMC who have committed to the LTT training center with equipment and machinery and participation in the development and implementation of the programs. Bob will meet with other manufacturers to discuss needs and hopefully gain other partners.

Adjournment

With no other business to discuss, **a motion** to adjourn was made by Bob Grice and seconded by David Knapp. The meeting was adjourned at 1:06 PM.