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

BOARD MEMBERS PRESENT:
Kristy Elchynski, Dave Dearborn, David Knapp**,** Brad Allen, Bob Grice

BOARD MEMBERS ABSENT:
None

OTHERS PRESENT:
Bob Williams, Krista Arnold, Shellie Zaczkiewicz, Nicole Lambert, Paul Bressan, (Focus CFO), Mayor Jeff Fike

CALL TO ORDER:
Chair Kristy Elchynski called the regular meeting to order at 11:00 AM.

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

PUBLIC COMMENT:
There was no public comment.

APPROVAL OF MINUTES:
The minutes of the **June 9, 2026,** regular meeting were presented for Board approval. Kristy Elchynski asked for comments or corrections.

An addendum dated **June 10, 2026,** was presented for the acquisition of 13300 Route 6, which the Board unanimously approved in an email vote.

An addendum dated **June 29, 2026,** was presented for the bid and potential acquisition of 505-509 E Smith Street, which the Board unanimously approved in an email vote.

On a motion by Bob Grice and seconded by Dave Dearborn, the minutes and addendums were unanimously approved as presented.

FINANCIAL REPORT
Shellie Zaczkiewicz provided the financial standing report to the Board.

Balance Sheet
Checking/Savings = $1,891,629.40
Total Assets = $12,659,227.77
Total Current Liabilities = $420,692.18
Total Equity = $12,238,535.59
Total Liabilities & Equity = $12,659,227.77

Profits & Loss
Total Income Year to Date = $858,050.50
Total Expenses Year to Date = $528,952.62
Net Ordinary Income = $329,097.88

Loan Funds
RDA EZ Loan Fund holds $665,650.22
UC UZ Loan Fund holds $191,057.28
Corry Microloan holds $10,179.59

Investment Portfolio ($2.7 M Invested)				
	May	May Gain	June	June Gain
Restricted Fund	$2,560,960.15	$4,137.64	$2,542,438.18	$3,587.81
Unrestricted Fund	$222,184.79	$7,024.86	$222,926.02	$741.23

Brad Allen stated he would like to see the status of our investment funds from inception to present as well as year-to-date.

Without any further questions, Board Chair, Kristy Elchynski, announced that the financial report was received and filed into the minutes with the correction of the net income.

FACILITIES' REPORT
Executive Director, Bob Williams, gave the report on the RDA facilities provided by Mike Christensen.
*The maintenance staff have been cleaning up all RDA properties.
*The pylons at 1 Plastics have been painted.
*The maintenance staff have been working on the AC units changing filters and cleaning.
*The sump pump at the Village Thrift Store failed and needed replaced.
*Siemens has been in review the status at Enterprise Place.

HOUSING DIRECTOR'S REPORT
Housing Director Krista Arnold provided the following updates on the housing initiatives:
*Whole Home – Currently there are 11 open contracts with 4 more going out for bid. 22 projects have been completed, 5 are out for bid (due 7/23) and 4 anticipated projects remain.
*Act 137 – The informal applicant list stands at 53, an increase of 2 from last month.
*EOOH – The county is continuing to review the one application. Due to delays in qualification questions, they suggested moving them into the Whole Home Program. Krista stated that the qualifying process has caused significant delays, therefore putting them at risk of losing any funding opportunities. She continues to wait for direction from the county. Krista also announced that anyone participating in WH can also participate in EOOH.

Krista gave Mayor Jeff Fike the rundown on what each of these programs was.

EXECUTIVE DIRECTOR'S REPORT
Bob updated the Board on operational matters:
*The house on Route 6 in Wayne Township was purchased. This should close in a week or so. Krista Arnold has been in talks with the ECLB for demo of the house.
*The vacant house on Smith Street has been purchased. The ECLB should help with the demo of the house. It is our intent to build new houses on the property.
*The NW director of DCED NW director met with Bob and Krista. They gave her a tour and discussed the projects we have going on. DCED has also helped with Vertiv and Corry Manufacturing projects.
Bob and Krista met with Jake Banta to fill him in on the projects we are working on. He feels the projects we have are good projects and will help in finding grants and other stacks for us to apply.
*Dr. Delaney from ARC was also in town to discuss the ongoing projects. She suggested a workforce grant (WRLC grant) for the LTT training center. This grant allows the recipient to put money into building, not construction, but for enhancements, equipment, possibly sprinklers, and stipends for salary reimbursement. It is supported by the Department of Labor and Industry.
*Bob has had some great meetings with Mayor and City to discuss each other's projects and how we can help one another.
*Bob and Krista were the guest speakers at the Rotary Club meeting where they discussed the LTT training, housing initiative, and other topics.
*Bob met with the workers at Corry Fab to offer guidance and support. They are committed to staying in Corry which is good for Corry and the 90 employees.
*Krista met with a representative from ECGRA. They toured LTT, PNC, and the Bennett building. There may be money available to assist with some of our projects.

UNFINISHED BUSINESS

ECLB and RDA Cooperation Agreement

This will be tabled to a future meeting pending review by Attorney Paul Carney.

NEW BUSINESS

Regional Code Compliance Pilot Program

Krista Arnold explained that the idea for a code pilot program stems from the need to have a program that can be enforced with follow-through. The City of Corry is struggling to fulfill this need due to many factors. The RDA would like to assist in creating a pilot program that will help the city by supporting their code program and staff and also possibly partnering with other agencies to help financially. The thought is to make it a regional program to ensure continuity with the surrounding communities as well as lessening the financial burden for everyone. The Erie County Land Bank has also shown interest in helping to fund a pilot program. The position would be advertised with the promise of a good salary and benefits.

After discussing more in executive session, the matter has been tabled to a future meeting.

UC EZ Loan New MM Account

Shellie Zaczkiewicz explained that when meeting with Northwest Bank, it was suggested that the one account we hold at Northwest, the Union City EZ Loan Fund, be transferred from a checking account to a money market account. She received a letter from Northwest last week requesting documentation that allows the current signers to continue to be signers on the new account. **On a motion** by Dave Dearborn and seconded by Brad Allen the resolution naming the current signers and giving permission to continue with the new account was adopted.

The Regular Meeting was adjourned to an Executive Session at 12:06 PM for the purpose of personnel and property.

The Regular Meeting resumed at 1:34 PM.

Adjournment

With no other business to discuss, the meeting was adjourned at 1:35 PM.