



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**  
**August 11, 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 Zaczekiewicz, Nicole Lambert, Paul Bressan, (Focus CFO), Paul Carney, Councilman Buzz Hammond, Councilman Bill Roche, Councilwoman Chuck Gray

**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.

The announcement of the Work Session/Executive Session on July 27, 2026 was made.

**PUBLIC COMMENT:**

Corry City Councilman Bill Roche stated that he is enjoying the partnership between the City and RDA.

**APPROVAL OF MINUTES:**

The minutes of the **July 14, 2026**, regular meeting 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 addendums were unanimously approved as presented.

**FINANCIAL REPORT**

Shellie Zaczekiewicz provided the financial standing report to the Board.

**Balance Sheet**

Checking/Savings = \$2,308,643.95  
Total Assets = \$12,908,907.96  
Total Current Liabilities = \$635,190.46  
Total Equity = \$12,273,717.50  
Total Liabilities & Equity = \$12,908,907.96

**Profits & Loss**

Total Income Year to Date = \$1,021,460.14  
Total Expenses Year to Date = \$611,085.91  
Net Ordinary Income = \$364,279.79

### Loan Funds

RDA EZ Loan Fund holds \$1,021,460.14

UC UZ Loan Fund holds \$190,201.65

Corry Microloan holds \$13,797.13

| Investment Portfolio                         |              |          |
|----------------------------------------------|--------------|----------|
|                                              | Year-to-Date | Overall  |
| <b>Restricted</b><br>\$2,500,000 invested    | -\$28,067    | \$38,044 |
| <b>Unrestricted</b><br>\$204,655.26 invested | \$12,886     | \$16,321 |

Moving forward the investments will be reported by quarter.

Without any further questions, Board Chair, Kristy Elchynski, announced that 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.

\*The roofers have been patching holes from the rain. HVAC units have also been serviced.

\*The lawn care company had to be let go. The maintenance team have been doing the mowing.

\*Mike has been doing some maintenance at annex building.

### HOUSING DIRECTOR'S REPORT

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

\*Whole Home – Currently there are 15 open contracts with 4 out for bid. 24 projects have been completed. This will be the last and complete the Whole Home Program.

\*Act 137 – The informal applicant list stands at 56, an increase of 3 from last month.

\*EOOH – The county has extended this program until the end of the year. We will continue to review potential qualifying applicants with the county.

\*Krista will continue to apply for more grants as they become available.

Corry City Councilwoman, Chuck Gray asked if the RDA had ever applied for the apprenticeship program through the state. Bob Williams stated that he was working with Matt Platz from Corry Hi Ed on this. Ms. Gray stated that employees could be paid throughout the year.

## **EXECUTIVE DIRECTOR'S REPORT**

Bob updated the Board on operational matters:

\*Closing on the Wayne Twp. House has not happened yet. The owners have until the 14<sup>th</sup> to move out. The closing will be after that.

\*505 W Smith Street – we are waiting to hear from land bank about the demo. Bob would like to put a modular on the lot. He may discuss, with the engineer, a layout that may fit two (2) on the lot.

\*The building at 130 Plastics Road has closed. Bob has shown it to 2 or 3 people.

\*613 N Center Street – we are waiting on contractors and electricians. The wall finishing quotes came in at a wide range. Krista needs to discuss how to proceed. The kitchen designs are being done, and she is waiting for quotes.

\*Infinite Erie – reinvent Erie blocks = purchase blocks of housing and remodeling or modulars = look up more building construction trades. Chuck Gray explained that this is a whole county housing plan.

\*Pleasant Street – the kitchens are in, bathroom tiles are being placed, there are finishing touches to do. There is strong interest in one of the houses.

\*Bennett Building – the windows and doors need replaced. Krista reached out to ECGRA. They suggested she meet with Impact Corry. Councilwoman Chuck Gray stated she has applied for the Main Street Matters grant and she has a waiting list of applicants. This grant would award up to \$10,000 to applicants. The end goal of this building would be retail on bottom, apartments on top, then possibly sell.

\*Bob has been having regular meetings with city asking how the RDA can help with City projects or initiatives. Bob thanked the City Council representatives for participation in today's meeting.

## **UNFINISHED BUSINESS**

### **Regional Code Compliance**

City Council is working on the Code Compliance Program. They will meet with the RDA Board to discuss their final program. Bob stated that we are willing to help with whatever they need.

### **130 Plastics Road**

The closing on 130 Plastics Road is done. Bob has already had some interested parties in the building.

### **RACP Firehouse**

We received an award letter for the public safety building. The City of Corry is the co-applicant for this grant. The award is \$500,000.

## **NEW BUSINESS**

### **Investment Portfolio**

Representatives for our investments will attend next month's meeting to discuss our investment portfolio.



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### **New Grants**

Krista Arnold reported on the following grants:

#### **ECGRA**

An application was submitted to ECGRA for the Anchor Building Program for PNC. The request was for \$100,000 and requires 50% match. The anticipated award is September 17, 2026.

#### **WORC**

The WORC Grant (Workforce Opportunity for Rural Communities) was written for the LTT renovations. This is a federal grant. The requested amount is for \$2,004,509 which would include paid personnel, employer reimbursements, incentives supportive services, supplies, and minor alterations over a period of three (3) years. There is no required match, and the award is expected to be awarded in October 2026.

### **Corry Fabrication Loan**

Shellie Zaczekiewicz reported that she received a check for the payoff of this loan. The payoff amount was a little over \$203,000. Because there was an overpayment, the balance of the check was returned to Joe Fletcher's estate.

***The Regular Meeting was adjourned to an Executive Session at 11:30 PM for the purpose of personnel, property, and legal.***

***The Regular Meeting resumed at 1:08 PM.***

### **Adjournment**

With no other business to discuss, a motion to adjourn was made by Dave Dearborn and seconded by David Knapp. The meeting was adjourned at 1:09 PM.