RACE

01.12.26 Board Meeting Cancelled

February 9, 2026

For the February 09, 2026 Monthly Meeting of the Redevelopment Authority of the City of Erie, held at City Hall, 626 State Street, Council Chambers, Erie, Pennsylvania, at 3:30 p.m.

ROLL CALL:

Board of Directors:
Jeremy Toman
Chuck Scalise
Kevin Nelson
Andi Fair

Staff:
Aaron Snippert
April Decker
Holly Cook
Corey Reich

Guest:
Attorney Sundberg
Gretchen Kerr
Tina Mengine
Leah Manino

A. Call to Order; Pledge of Allegiance:
J. Toman called the meeting to order at 3:30 pm, leading attendees in reciting the Pledge of Allegiance.

B. Public Comment - See Agenda item F-i

C. Consent Agenda and Minutes
   a. Approval of the Agenda: A motion by K. Nelson with a second by A. Fair approved the Consent Agenda
   b. Approval of the Minutes: A motion by K. Nelson with a second by A. Fair approved the Minutes of the December 8, 2025 meeting.

D. Finance Report
A Decker reviewed the finance report. A motion by K. Nelson, with a second by A. Fair accepted the finance report pending audit. A copy of the finance report is attached and incorporated into these minutes.

E. Report of the Executive Director
   a. Solicitor's Report: Attorney Sundberg reviewed the Solicitor's Report. The full report is attached and incorporated into these minutes.
   b. General Updates/Information: A. Snippert reviewed the Executive Director's Report highlighting transition discussions and coordination related to new administration within the City of Erie. His full report is attached and incorporated into these minutes.

F. Unfinished and New Business
   a. RACE/EDCEC Loan Modification (Resolution) R#01-2026 – A motion by C. Scalise with a second by K. Nelson unanimously passed the resolution. The signed resolution is attached and incorporated into these minutes.
   b. RACE Auditor 2026 Contract Renewal (Resolution) R#02-2026 – A motion by K. Nelson, with a second by A. Fair unanimously passed the resolution. The signed resolution is attached and incorporated into these minutes.

c. City of Erie Community Development Block Grant Application (Resolution) R#03-2026 – A motion by C. Scalise, with a second by A. Fair unanimously passed the resolution. The signed resolution is attached and incorporated into these minutes.
d. New Production Grant Program (Resolution) R#04-2026
    i. Our West Bayfront – 911 Walnut Street/649 Downing Court. G. Kerr of Our West Bayfront addressed the board and requested a reallocation of $90,000 previously designated for 911 Walnut Street to 649 Downing Court. The scope for the Walnut Street project exceeded a realistic budget. A motion to approve allocation was made by K. Nelson and seconded by A. Fair. The motion carried unanimously. The signed resolution is attached and incorporated into these minutes.

G. Other Business – None

H. Adjournment - A motion by C. Scalise, with a second by A. Fair adjourned the meeting at 4:07 p.m.

March 09, 2026

For the March 09, 2026 Monthly Meeting of the Redevelopment Authority of the City of Erie, held at City Hall, 626 State Street, Council Chambers, Erie, Pennsylvania, at 3:30 p.m.

ROLL CALL:

Board of Directors:
Jeremy Toman
Chuck Scalise
Kevin Nelson
Andi Fair

Staff:
Aaron Snippert
April Decker
Holly Cook
Corey Reich

Guest:
Attorney Sundberg
Donald Crenshaw

A. Call to Order; Pledge of Allegiance:
J. Toman called the meeting to order at 3:30 p.m., leading attendees in reciting the Pledge of Allegiance.

B. Public Comment - Donald Crenshaw addressed the Authority regarding 2904 East Avenue, his redevelopment work in Erie, and concerns related to communication and process. Staff noted the property remains in an established process and that a follow-up meeting had been scheduled.

C. Consent Agenda and Minutes
   a. Approval of the Agenda: A motion by C. Scalise with a second by K. Nelson approved the Consent Agenda
   b. Approval of the Minutes: A motion by K. Nelson with a second by A. Fair approved the Minutes of the February 9, 2026 meeting.

D. Finance Report
   A. Decker reviewed the finance report, noting that budget activity remains limited at this early point in the year, with revenue and expenses both tracking below annual projections. A motion by C. Scalise, with a second by K. Nelson accepted the finance report pending audit. A copy of the finance report is attached and incorporated into these minutes.

E. Report of the Executive Director
   a. Solicitor's Report: Attorney Sundberg reviewed his memorandum, noting progress on scheduled closings, continued movement on the 9th and Cherry subdivision and 711 West 18th

Street matters, and ongoing title work for additional blighted properties under review. His report is attached and incorporated into these minutes.

b. General Updates/Information: A. Snippert reviewed the Executive Director's Report, noting a busy month that included legislative, housing, utility coordination, redevelopment, and partnership efforts. His report is attached and incorporated into these minutes. Highlights included: PAHRA Legislative Summit in Harrisburg, coordination with Erie Water Works on lien and utility issues, exploration of architectural salvage partnerships, participation in lead poisoning and healthy homes discussions, the *Flint: 20 Years of Crisis and Opportunity* screening, a modular housing visit in Pittsburgh, planning for a local housing legislative breakfast, and a possible arts partnership to improve the appearance of boarded properties.

F. Unfinished and New Business

a. RACE fund investment discussion

i. Loan to Lease Erie, LLC Discussion: The Board discussed a potential loan request tied to redevelopment of **1013–1015 State Street.** Discussion centered on the lack of firm loan terms, questions surrounding existing collateral and financing, and general concern about committing Authority funds without a clearer picture of the risk and structure. No action was taken, and the matter was left open for additional information and further discussion.

ii. Funding Investment Options: A. Decker presented possible investment options for Authority funds, including certificate of deposit rates recently obtained from Erie Bank. Discussion centered on the need for a more detailed in-person conversation with the bank or advisor, including possible laddering options and any restrictions on accessing funds if those monies were instead considered for lending or other uses. No action was taken.

G. Other Business – A. Snippert requested adjournment to **Executive Session to discuss personnel matters.**

H. Adjournment - A motion by C. Scalise, with a second by K. Nelson adjourned the meeting to Executive Session at 4:13 pm

April 13, 2026

For the April 13, 2026 Monthly Meeting of the Redevelopment Authority of the City of Erie, held at City Hall, 626 State Street, Council Chambers, Erie, Pennsylvania, at 3:30 p.m.

ROLL CALL:

Board of Directors:
Jeremy Toman
Ethan Tabakin
Kevin Nelson
Andi Fair (zoom)

Staff:
Aaron Snippert
April Decker
Holly Cook
Corey Reich
Anna Chesmak
Joshua Stearns

Guest:
Attorney Sundberg
Emmanuel Lopez
Andre' Horton
Tim Morland

1. CALL TO ORDER & ROLL CALL:
   J. Toman called the meeting to order at 3:30 p.m., confirming attendance and leading attendees in reciting the Pledge of Allegiance.

2. PUBLIC COMMENT - Emmanuel Lopez addressed the Board regarding 616 Wayne Street, which he purchased with the intent of making it his primary residence. Mr. Lopez shared that medical treatment had delayed his rehabilitation efforts, and noted that he has resumed work on the property and has already made repairs and exterior improvements.

3. APPROVAL OF THE CONSENT AGENDA
   a. Approval of the Agenda: A motion by E. Tabakin with a second by K. Nelson approved the Consent Agenda.

4. APPROVAL OF THE March 9, 2026 MEETING MINUTES
   a. Approval of the Minutes: A motion by K. Nelson with a second by E. Tabakin approved the Minutes of the March 9, 2026 meeting.

5. FINANCE REPORT
   a. Amended agenda item from 7a. Tim Morland of Northwest Bank addressed the Board regarding potential investment options for Authority funds, including a low-volatility portfolio intended to provide returns above a standard money market while maintaining liquidity. Board members asked questions regarding risk, fees, liquidity, and how any potential transition of funds might align with the Authority's lending and development needs. The Board will examine options and the Northwest Strategy letter is attached and incorporated into these minutes.
   b. A. Decker reviewed the finance report noting current cash balances, receivables, deferred revenue, year-to-date revenue, and rehabilitation-related expenses, with some timing delays in reimbursements due to ongoing audits. Board discussion included questions about advertising results, year-over-year comparisons, and the Authority's operating loss, which staff indicated is typical early in the year; the financials were then accepted pending audit with a motion by A motion by E. Tabakin, with a second by

K. Nelson accepted the finance report pending audit. A copy of the finance report is attached and incorporated into these minutes.

6. REPORT OF THE EXECUTIVE DIRECTOR
    a. Solicitor's Report: Attorney Sundberg provided an update on pending real estate and condemnation matters, including upcoming filings, subdivision-related work, and the status of 711 West 18th Street. He also explained that future condemnation actions will generally be filed parcel by parcel, allowing greater flexibility if properties need to be removed or adjusted as matters progress. His report is attached and incorporated into these minutes.
    b. General Updates/Information: A. Snippert noted the change in the agenda format due to ongoing efforts to align Authority operations with the City's updated agenda and board processes. His report shared project updates involving housing development, interagency coordination, and recent redevelopment activity, including the Emma Howell Apartments ribbon cutting describing it as a full-circle redevelopment effort involving acquisition through the blighted property process, transfer to the Land Bank, title work, developer selection, and Authority funding support that helped bring four housing units online. Board discussion also touched on development-related infrastructure and connection fees, with interest in exploring ways to reduce barriers for future single-family housing projects. The Executive Director's Report is attached and incorporated into these minutes.

7. OLD BUSINESS
    a. RACE fund investment discussion – amended to item 5a. and continued below.
        i. Funding Investment Options/Bank accounts – Northwest Savings Bank. Loan to Lease Erie, LLC Discussion: The Board revisited the proposed transfer of certain investment funds to Northwest Bank following unsuccessful attempts to obtain guidance from the Authority's current financial institution. Discussion centered on risk tolerance, with Board members expressing interest in a more conservative approach and requesting additional time for internal discussion to consider whether to pursue a low-volatility investment portfolio or more secure options such as CDs or money market products; no action was taken.

8. NEW BUSINESS
    a. Housing Rehabilitation Report – H. Cook shared that housing rehabilitation reporting will now be provided quarterly to better reflect project activity and align with regular reporting cycles. The Board received updates on completed and active projects, contractor and inspector capacity, increased lead program activity, and outreach efforts, including advertising and upcoming lead screening events that appear to be generating new applicant interest. The Housing Rehabilitation Report is attached and incorporated into these minutes.
    b. Blighted Property Acquisition – (Resolution) #05-2026 – A Snippert presented a current Blighted Property Acquisition to the Board and explained that, following outreach to property owners, several properties were removed from the proposed condemnation list after owners came forward and demonstrated progress or communication regarding rehabilitation. The Board clarified that removal from the resolution does not change a property's blight status, and ultimately approved Resolution No. 05-2026 with the removal of 616 Wayne Street per E. Lopez's request, authorizing condemnation action for the remaining properties. The signed and amended resolution is attached and incorporated into these minutes.

    c. 2026 Lawn Maintenance Agreement – (Resolution) #06-2026 – A. Snippert presented a recommendation to award the 2026 lawn maintenance contract to Yard Masters of PA following the RFP process, noting that its proposal offered both mowing services and a tracking system that would improve oversight and reduce administrative burden. After brief discussion regarding cost, subcontracting, and service provisions, the Board approved Resolution No. 06-2026 for the lawn maintenance agreement.
9. Adjournment - A motion by E. Tabakin, with a second by K. Nelson adjourned the meeting to at 4:27 pm.

May 11, 2026

For the May 11, 2026 Monthly Meeting of the Redevelopment Authority of the City of Erie, held at City Hall, 626 State Street, Council Chambers, Erie, Pennsylvania, at 3:30 p.m.

ROLL CALL:

Board of Directors:

Jeremy Toman	Ethan Tabakin (3:42 arrival)
Kevin Nelson	Chuck Scalise (3:38 arrival)
Andi Fair (zoom/audio)	

Staff:

Aaron Snippert	April Decker
Joshua Stearns	Cynthia Johnson

Guest:
Attorney Sundberg

1. CALL TO ORDER & ROLL CALL:

J. Toman called the meeting to order at 3:32 p.m., confirming attendance and noting that quorum was present. It was also noted that Chuck Scalise and Ethan Tabakin would be arriving late.

2. PUBLIC COMMENT

None

3. APPROVAL OF THE CONSENT AGENDA

Approval of the Agenda: A motion by K. Nelson with a second by J. Toman approved the Consent Agenda.

4. APPROVAL OF THE APRIL 13, 2026 MEETING MINUTES

Approval of the Minutes: A motion by K. Nelson with a second by J. Toman approved the Minutes of the April 13, 2026 meeting.

5. FINANCE REPORT

A. Decker reviewed the finance report. Discussion included year-to-date revenue, grant reimbursements, ARPA funding, fee-for-service revenue, payroll expenses, rehabilitation activity, and current operating loss trends attributed primarily to reimbursement timing and previously reported deficits. Additional conversation centered on increased legal expenses related to title work, annual software subscription costs, and comparisons between 2025 and 2026 budget performance. A motion by K. Nelson, with a second by J. Toman accepted the finance report pending audit. A copy of the finance report is attached and incorporated into these minutes.

6. REPORT OF THE EXECUTIVE DIRECTOR

a. Solicitor's Report: Attorney Sundberg provided updates regarding active sales agreements, title matters, condemnation proceedings, and ongoing litigation. Discussion included resolution of a minor encroachment issue associated with a pending sale, updates regarding filings currently before Commonwealth Court, and continued coordination with the court system on condemnation related matters. Attorney Sundberg's report is attached and incorporated into these minutes.

b. General Updates/Information: A. Snippert reviewed his Executive Director's report and discussed recent participation in Erie Day in Harrisburg activities and the Pennsylvania Housing Finance Agency conference in Harrisburg, noting several productive conversations with state representatives, PHFA leadership, and potential development partners. Additional discussion included the Authority's participation in the Housing Choice Voucher to Homeownership Cohort along with the Erie Housing Authority. Board members also discussed

scheduling a future study session to review ongoing initiatives, strategic goals, and Authority operations. The Executive Director's report is attached and incorporated into these minutes.

7. OLD BUSINESS

a. RACE Fund Investment Discussion – The Board revisited prior discussion regarding potential investment options presented by Northwest Bank. Staff noted that Northwest was the only institution to provide a formal response and proposal for consideration. Board members acknowledged that additional review and internal discussion was needed before determining whether to proceed with any investment strategy, and the matter was continued for future discussion.

8. NEW BUSINESS

a. Blighted Property Mitigation Program – A. Snippert presented a proposed partnership initiative with Erie Arts & Culture entitled "Color the City," intended to improve the appearance of boarded properties by utilizing painted plywood panels created through youth art sessions facilitated by local teaching artists. Discussion included program logistics, transportation and installation coordination through the Authority's board and seal contractor, funding sources, and the temporary nature of the artwork installations. Following discussion, a motion by C. Scalise and a second by E. Tabakin the approved up to $3,000 in funding for the pilot program utilizing existing blight mitigation funds.

b. Appraisal Services Agreement – Resolution #07-2026. A. Snippert presented a proposed resolution authorizing professional service agreements for on-call appraisal services with Bill Schoff & Associates and Erie Appraisal Associates. Staff explained that both firms have previously provided satisfactory appraisal services to the Authority and that maintaining agreements with both firms would provide flexibility for residential and commercial appraisals, as well as future court testimony when necessary. Following discussion, a motion by K. Nelson and a second by E. Tabakin unanimously approved the resolution authorizing execution of the appraisal service agreements. The signed resolution is attached and incorporated into these minutes.

9. Adjournment

A motion by C. Scalise, with a second by E. Tabakin adjourned the meeting at approximately 3:59 p.m.

June 8, 2026

For the June 8, 2026 Monthly Meeting of the Redevelopment Authority of the City of Erie, held at City Hall, 626 State Street, Council Chambers, Erie, Pennsylvania, at 3:30 p.m.

ROLL CALL:

Board of Directors:

Jeremy Toman Ethan Tabakin (Zoom)
Kevin Nelson (Zoom) Chuck Scalise (Zoom)
Andi Fair (Zoom)

Staff:
Aaron Snippert (Zoom) April Decker (Zoom)
Cynthia Johnson

Guest:
George Jurcevich, Zelenkofske Axelrod, LLD
Councilwoman Kathy Schaaf

1. CALL TO ORDER & ROLL CALL:
J. Toman called the meeting to order at 3:30 p.m., confirming attendance, noting that quorum was present, and reiterating the meeting was conducted primarily through remote participation.

2. PUBLIC COMMENT
None

3. APPROVAL OF THE CONSENT AGENDA
Approval of the Agenda: A motion by A. Fair with a second by K. Nelson approved the Consent Agenda.

4. APPROVAL OF THE MAY 11, 2026 MEETING MINUTES
Approval of the Minutes: A motion by E. Tabakin with a second by K. Nelson approved the Minutes of the May 11, 2026 meeting.

5. FINANCE REPORT
George Devich of Zelinkovski Axelrod presented the 2025 audited financial statements and single audit. He reported that the Authority received an unmodified audit opinion, with no identified internal control deficiencies, and reviewed financial highlights. G. Jurcevich noted a reporting adjustment for previously unrecorded furniture added to capital assets, increasing net position. The auditor advised that no additional corrective recommendations were necessary. The Board spoke of the Erie Land Bank audit, which also received an unmodified opinion. A. Snippert offered to forward the Erie Land Bank audit report to the Board. The 2025 audit report to be accepted in Item 8a and is attached and incorporated into these minutes.

6. REPORT OF THE EXECUTIVE DIRECTOR
a. Solicitor's Report: A. Snippert provided updates regarding closings involving East 26th Street and French Street following related title and easement work. Discussion included pending conveyance process for the East Bayfront Greenway Trail Phase One parcels to be addressed in item 8b.
b. General Updates/Information: A. Snippert thanked the Board for their willingness to hold the meeting virtual in

order for staff and our solicitor to attend the PAHRA conference. He will forward conference take aways to the Board next week.

7. OLD BUSINESS
None

8. NEW BUSINESS
a. Acceptance of 2025 Audited Financial Statements; Following discussion in Item 5 (Finance Report), a motion by C. Scalise with a second by A. Fair accepted the 2025 audited financial statements. The audit is attached and incorporated into these minutes.
b. East Bayfront Greenway Trail Phase One Park Transfer – Resolution #08-2026. A. Snippert presented a resolution authorizing conveyance of four parcels associated with the East Bayfront Greenway Trail project to the City of Erie for municipal park designation. Discussion included the required transfer process, and the Board's request to include maintenance expectations within the resolution language. Following discussion, a motion by E. Tabakin with a second by K. Nelson unanimously approved Resolution #08-2026, subject to A. Snippert drafting revised language for Board review and email approval. The signed resolution is attached and incorporated into these minutes.

9. Adjournment
A motion by K. Nelson, with a second by E. Tabakin adjourned the meeting at approximately 3:53 p.m.

RACE
07.13.26 Board Meeting Cancelled

August 10, 2026

For the August 10, 2026 Monthly Meeting of the Redevelopment Authority of the City of Erie, held at City Hall, 626 State Street, Council Chambers, Erie, Pennsylvania, at 3:30 p.m.

ROLL CALL:

Board of Directors:

Jeremy Toman (zoom) Ethan Tabakin (zoom)

Chuck Scalise

Staff:

Aaron Snippert Corey Reich Joshua Stearns

Guests:

Attorney Sundberg

Emanuel Lopez

Paul Martin

1. CALL TO ORDER & ROLL CALL:

The meeting was called to order at approximately 3:30 p.m., with C. Scalise conducting roll call. K. Nelson arrived at 3:37 p.m.

2. PUBLIC COMMENT

Emanuel Lopez addressed the Board regarding 616 Wayne Street. He noted an email he sent to the board and apologized for prior communication issues, stating that he remains committed to rehabilitating the property. Mr. Lopez advised that he has continued investing in the property, intends to make it his residence, and hopes to complete the work by the end of summer or early fall. 616 Wayne Street is addressed in Agenda Item 7a.

3. APPROVAL OF THE CONSENT AGENDA

Due to scheduling conflicts, the agenda was taken out of order.

4. APPROVAL OF THE JUNE 8, 2026 MEETING MINUTES

A motion by K. Nelson with a second by J. Toman approved the Minutes of the June 8, 2026 meeting.

5. FINANCE REPORT

June financials were presented. It was noted that financials are approved quarterly. The financials are attached and incorporated into these minutes.

6. REPORT OF THE EXECUTIVE DIRECTOR

a. Solicitor's Report: Attorney Sundberg provided a brief report regarding ongoing transactions, noting continued coordination with A. Snippert, J. Stearns, and staff to keep matters moving forward. Attorney Sundberg stated that staff and counsel are meeting regularly to fine-tune open matters. Attorney Sundberg's report is attached and incorporated into these minutes.

b. General Updates/Information: A. Snippert reviewed his written Executive Director's report, noting extensive activity involving housing rehabilitation, property disposition, and ongoing blighted property acquisitions. The Executive Director's report is attached and incorporated into these minutes.

7. OLD BUSINESS

a. Blighted Property Acquisition – 616 Wayne Street – Resolution #09-2026. A. Snippert presented Resolution #09-2026 authorizing acquisition by eminent domain of 616 Wayne Street, owned by Emanuel Lopez. Discussion included the property's

prior blight designation, its history, fire department activity, a zero-value appraisal, and repeated unsuccessful attempts to meet with Mr. Lopez to complete a Statement of Intent to Renovate. Mr. Lopez advised the Board that medical issues affected his communication and progress, but that he has continued exterior and interior work, invested additional funds, and intends to complete rehabilitation and occupy the property. Following discussion, a motion by J. Toman with a second by K. Nelson passed Resolution #09-2026, with the understanding that formal condemnation filings are not expected immediately and that the matter may be revisited if Mr. Lopez provides satisfactory evidence of meaningful rehabilitation progress before a Notice of Condemnation and Declaration of Taking are filed. The signed resolution is attached and incorporated into these minutes.

b. RACE Fund Investment Discussion – The Board revisited prior discussion regarding potential investment options with Northwest Savings Bank for proceeds from recent property sales and other unrestricted funds currently held in savings. Board members agreed that additional review is needed before taking action and directed that the matter be brought to a study session for further discussion.

c. Executive Session Acknowledgment – It was noted for the record that an Executive Session was held on June 22, 2026 to discuss personnel matters involving the Executive Director's performance goals and the employment of another Authority employee.

8. NEW BUSINESS

a. Central City Housing Development / 22nd and German Street – Resolution #11-2026. A. Snippert presented a feasibility study prepared by Module, a Pittsburgh-based modular housing development company, regarding potential construction of six single-family homes on four Redevelopment Authority parcels near the northwest corner of 22nd and German Streets. Discussion included zoning compliance, subdivision of the parcels, proposed unit types, estimated project costs, possible funding sources, affordability requirements, buyer readiness, marketing, and the proposed use of the Cornerstone Community Land Trust model to preserve long-term affordability. Board members expressed support for the concept yet raised concerns; the need for additional cost comparisons, market demand, buyer selection, and the importance of further review before proceeding. Following discussion, a motion by K. Nelson with a second by J. Toman tabled the matter pending a future study session with additional information from staff, Infinite Erie, and Module.

b. CDBG 2026 Contract - Resolution #10-2026 – A. Snippert presented a resolution authorizing the Authority to accept a 2026 CDBG contract with the City of Erie from July 1, 2026 through June 30, 2027. A motion by K. Nelson with a second by J. Toman passed the resolution. The signed resolution is attached and incorporated into these minutes.

c. State of the Field – A. Snippert reviewed a Pennsylvania Land Bank Network data snapshot prepared through the statewide land bank network, noting growth in land banking across the Commonwealth and measurable impacts from land bank activity. The snapshot is attached and incorporated into these minutes.

d. 1602 Parade Street Environmental Services – Resolution #12-2026. A. Snippert presented a resolution accepting a proposal from Moody and Associates for Phase II environmental remediation and oversight services at the former Leggler Plating Building located at 1602 Parade St. Discussion included the distressed condition of the industrial building, potential contaminants, demolition planning, among other factors. Staff noted interest from nearby property owners, while acknowledging that the Authority may recover only a limited portion of its investment. A motion by K. Nelson with a second by J. Toman passed the resolution. The signed resolution is attached and incorporated into these minutes.

- Before adjournment, A. Snippert also paid tribute to former Executive Director, and mentor, Scott Henry, who passed away on July 4, 2026. A Snippert acknowledging his years of service to the Authority, his role in the creation of the Erie Land Bank, and extended condolences to his wife, daughter, and family

9. Adjournment

A motion by K. Nelson, with a second by J. Toman adjourned the meeting at approximately 4:37 p.m.

September 14, 2026

For the September 14, 2026 Monthly Meeting of the Redevelopment Authority of the City of Erie, held at City Hall, 626 State Street, Council Chambers, Erie, Pennsylvania, at 3:30 p.m.

ROLL CALL:

Board of Directors:

Jeremy Toman, Ethan Tabakin, Kevin Nelson, Andi Fair, Charles Scalise

Staff:

Aaron Snippert, Corey Reich, Cynthia Johnson, Holly Cook, Anna Esmara, Joshua Stearns

Guests:

Attorney Sundberg, L. Sanders, D. Jordan, D. Crenshaw, J. Johnson

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at approximately 3:30 p.m. The regular September meeting also served as the 2026 Annual Meeting of the Redevelopment Authority of the City of Erie.

Note: Meetings are recorded to facilitate accurate preparation of meeting minutes. A video recording of this meeting is available on the City's website for public viewing.

2. PUBLIC COMMENT

a. Lorel Sanders

Lorel Sanders, a trainee with Blue Rock Construction, spoke about the skills, experience, and opportunities gained while working on the Royal Homes project.

b. Delvon Jordan

Delvon Jordan, also a Blue Rock Construction trainee, expressed appreciation for the program and the opportunity to participate in redevelopment work within the City of Erie.

c. Donald Crenshaw

Donald Crenshaw addressed the Board regarding affordable housing, modular construction, workforce training, and the Royal Homes project. He encouraged greater collaboration between public entities and local private developers and invited Board members to visit the project at 1802 East 26th Street.

3. APPROVAL OF THE CONSENT AGENDA

A motion by E. Tabakin with a second by K. Nelson approved the Consent Agenda.

4. ORGANIZATIONAL MEETING

a. Election of Officers

The current officer slate was presented for another year:

Chairman of the Board	Jeremy Toman
Vice Chairman	Ethan Tabakin
Secretary	Kevin Nelson
Assistant Secretary/Treasurer	Andi Fair
Treasurer	Charles Scalise

During discussion, C. Scalise noted that his term had expired and that he continues to serve at the will of the Mayor until replaced.

A motion by C. Scalise with a second by E. Tabakin approved the current officer slate for another year.

5. APPROVAL OF THE AUGUST 10, 2026 MEETING MINUTES

A motion by K. Nelson with a second by E. Tabakin approved the Minutes of the August 10, 2026 meeting.

6. FINANCE REPORT

A. Snippert presented the financial report and noted the Finance Department transition, with Corey Reich assuming the role of Director of Finance/Administration.

The balance sheet, profit and loss, budget versus actual report, and check detail are attached and incorporated into these minutes.

7. REPORT OF THE EXECUTIVE DIRECTOR

a. Solicitor's Report

Attorney Sundberg reviewed pending sales agreements, court matters, blighted property proceedings, and ongoing coordination with A. Snippert and staff.

Regarding 616 Wayne Street, no additional communication had been received from Mr. Lopez following the August meeting.

The East Bayfront Greenway Trail property transfers are being consolidated for transfer to the City of Erie.

The Solicitor's written report is attached and incorporated into these minutes.

b. General Updates/Information

A. Snippert reviewed his written Executive Director's report. Updates included the Housing Choice Voucher to Homeownership initiative with the Erie Housing Authority, continued coordination with Erie Water Works, discussion of Act 148 as a potential rehabilitation funding source, and participation in Infinite Erie planning efforts.

H. Cook shared information regarding an upcoming public film screening and panel discussion concerning lead paint hazards and their long term effects on families.

The Executive Director's written report is attached and incorporated into these minutes.

8. OLD BUSINESS

a. Porches of Central City; 22nd and German Street - Resolution #11-2026

A. Snippert presented a design services agreement with Module for the proposed six home development at 22nd and German Streets. The agreement will advance engineering, subdivision and replotting, and preparation of bid documents to establish local on-site construction costs. Discussion emphasized the approval of the resolution is for design services; funding decisions were not part of the action before the board.

A motion by E. Tabakin with a second by C. Scalise approved Resolution #11-2026. The Resolution and Module's Design Services Agreement are attached and incorporated into these minutes.

9. NEW BUSINESS

a. Director of Finance & Administration Authorization - Resolution #13-2026

A. Snippert presented a resolution authorizing Corey Reich to perform the financial and administrative duties assigned to the Director of Finance/Administration.

During discussion, the Board requested removal of item 'c', the provision authorizing the Director of Finance & Administration to execute real estate transfers. Resolution #13-2026 was revised accordingly.

A motion by K. Nelson with a second by C. Scalise approved revised Resolution #13-2026. The signed resolution is attached and incorporated into these minutes.

b. Removal and Appointment of 457(b) Plan Trustees - Resolution #14-2026

A. Snippert presented a resolution removing April Decker as a trustee of the Authority's 457(b) retirement plan and appointing Corey Reich as trustee effective September 14, 2026.

A motion by K. Nelson with a second by C. Scalise approved the Resolution. Resolution #14-2026 is attached and incorporated into these minutes.

10. EXECUTIVE SESSION

It was noted that, following the public meeting, the Board would meet in Executive Session to discuss personnel matters. No official action would be taken during the Executive Session.

11. ADJOURNMENT

A motion by C. Scalise with a second by K. Nelson adjourned the meeting for the Executive Session at approximately 4:10 p.m.

October 12, 2026

For the October 12, 2026 Monthly Meeting of the Redevelopment Authority of the City of Erie, held at City Hall, 626 State Street, Council Chambers, Erie, Pennsylvania, at 3:30 p.m.

ROLL CALL:

Board of Directors:

Ethan Tabakin, Andi Fair, Charles Scalise

Staff:

Aaron Snippert, Corey Reich, Holly Cook, Cynthia Johnson

Guests:

Attorney Eugene Sundberg, Emmanuel Lopez

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at approximately 3:30 p.m.

Note: Meetings are recorded to facilitate accurate preparation of meeting minutes. A video recording of this meeting is available on the CUy's website for public viewing.

2. PUBLIC COMMENT

a. Emmanuel Lopez- 616 Wayne Street

Mr. Lopez reported continued rehabilitation of the property, including window, water-system, electrical, painting and woodwork improvements. He presented updated photographs and requested additional time to complete the work, noting that the property is intended to serve as his residence.

3. APPROVAL OF THE CONSENT AGENDA

A motion by C. Scalise with a second by A. Fair approved the Consent Agenda as presented.

4. APPROVAL OF THE SEPTEMBER 14, 2026 MEETING MINUTES

A motion by C. Scalise with a second by A. Fair approved the Minutes of the September 14, 2026 meeting.

5. FINANCE REPORT

C. Reich reviewed the finance report. The full report is attached and incorporated into these minutes.

6. REPORT OF THE EXECUTIVE DIRECTOR

a. Solicitor's Report

Attorney Sundberg reviewed his written memorandum and reported continued progress on pending vacant land sales and blighted property matters.

The Solicitor's report is attached and incorporated into these minutes.

b. General Updates/Inforination

i. Housing Services Report

H. Cook reported that the current HUD lead grant received a red designation due to project timing; revised benchmarks have been approved and prior grant benchmarks met.

Cook also reported that 16 children had tested with elevated lead levels in 2026, equal to the total identified during the previous HUD lead grant. The September 23 documentary screening and panel drew approximately 70 attendees, with a follow-up lead task force planned for late October.

The Housing Services Report is attached and incorporated into these minutes.

ii. Executive Director's Report

A. Snippert reported on the September 22 City housing town hall and ongoing execution of funding contracts for upcoming program awards.

He also reported that completion of the EMTA Otis 12 parking garage project closed out the remaining 2007 grant funding. Board members were reminded of the October 19 event at 702 Raspberry Street with Our West Bayfront. The project advanced from Land Bank acquisition through RACE-supported inspection services, lead testing, scope development, roof replacement contracting and funding assistance.

The Executive Director's written report is attached and incorporated into these minutes.

7. OLD BUSINESS

None.

8. NEW BUSINESS

a. 2027 Meeting Date and Time

The proposed 2027 meeting schedule maintains regular meetings on the second Monday of each month at 3:30 p.m., with the meeting location to be determined.

A motion by C. Scalise with a second by A. Fair approved the proposed 2027 RACE Board meeting schedule.

b. Blighted Property Acquisition - Resolution #15-2026

A. Snippert presented Resolution #15-2026 authorizing acquisition of multiple blighted properties through eminent domain under the Urban Redevelopment Law. He requested that 151 East 22nd Street and 914 East Avenue be stricken from the resolution because both owners were actively engaged with the Authority and completing rehabilitation-related paperwork.

A motion by C. Scalise with a second by A.Fair passed Resolution #15-2026 as amended.

The signed amended Resolution #15-2026 is attached and incorporated into these minutes.

c. Professional Service Agreement with City of Erie - Resolution #16-2026

The Board determined that additional discussion and information were needed regarding the proposed Professional Service Agreement. Because several questions were appropriate for Executive Session and the matter was time sensitive, the Board agreed to schedule a special Board meeting as soon as practicable.

A motion by C. Scalise with a second by A. Fair tabled Resolution #16-2026 for consideration at the special Board meeting.

d. Housing Development Update

i. Porches of Central City

A kickoff meeting with Module and the engineering firm was scheduled for October 30 to advance the project plan, engineering and bid documents and establish more definitive local project costs.

ii. G2 Engineering Pilot Program

A. Snippert reviewed G2 Engineering Structures' RFI response, including modular home concepts and preliminary pricing approximately $50,000-$60,000 below Module's initial estimates.

G2 also proposed a pilot development on Authority or Land Bank property, with G2 financing construction subject to negotiated transfer and sale terms. The Board expressed interest in a formal proposal and continued development of the concept. No action was taken.

The G2 RFI materials and related correspondence are attached and incorporated into these minutes.

9. ADJOURNMENT

A motion by C. Scalise with a second by A. Fair adjourned the meeting.