

SUMMIT TOWNSHIP
INDUSTRIAL & ECONOMIC DEVELOPMENT AUTHORITY

Regular Business Meeting
Monday, July 25, 2022

The Summit Township Industrial & Economic Development Authority (STIEDA) regular business meeting was called to order by Chairman Anthony Krasinski at 7:00 p.m., followed by salute to the flag. Present were authority members Hiles, Welka, Marsh, Krasinski, Lee and Solicitor Tim Wachter. Authority members Nesselhauf and Sangl were absent.

There was no public input.

Motion by Lee, seconded by Marsh, to approve the May 23, 2022 regular business meeting minutes, as presented.

Vote: 5/0

Motion by Lee, seconded by Marsh, to approve June 2022 expenditures, as submitted

Vote: 5/0

Motion by Hiles, seconded by Welka, to approve the June 2022 Treasurer's Report, as submitted.

Vote: 5/0

There was no correspondence.

Troy Bingham, CEO of the Consulting House USA, LLC, is the CEO of Erie Sports Center. He passed out a presentation, and discussed his history of ownership of the Erie Sports Center, having purchased it in October of 2021. His vision is to build a regional center for sports and entertainment, which would be the largest sports and entertainment facility within a 3-5 hour drive. They will host over 8-10 different sports at the facility, while also drawing people for events, conventions, concerts, etc. They have the largest expo space in the region, with a 61,000 sq. ft. dome. His vision is to create a sports, conference and event facility, and will also include a sports rehabilitation facility in partnership with Allegheny Health Net, and a strength and conditioning center.

The Erie Sports Center is going to not only own the facility, but also own the sports clubs, having thus far purchased Erie Commodores, and a lacrosse club. He anticipates purchasing or starting softball, baseball and other clubs soon. Clubs will be recognized regionally and nationally as being from Erie County. Should have between 2,000 and 2,500 families who will be part of their clubs. This will lock in a readymade crowd.

Plan is to have all children 12 and under play for free. He currently has funding to provide free youth sport through the winter. He wants children to become involved in sport regardless of their financial background. Also runs regular free clinics for refugees and inner city children.

Erie Sports Center has a world class athlete development program at every age range and every level.

Investment to date. Mr. Bingham acquired the facility for \$1.5M. Removed the mini golf and driving range and put in a full soccer field. Acquired the 8 basketball courts and the baseball and softball fields. The Fun Park has been completely renovated. Put in 5 multispeed and multipitch pitching station. 36 holes mini golf. Constructed a tiki bar and a 200 seat beer garden. The center has the largest music stage outside of Liberty Park in the region.

The new sports dome will be installed in August. It will be 70 feet high, to allow for baseball and softball. It will host a full size softball field in the dome. It will be up by August 19, 2022. This dome has a cable mesh, which will allow for the pressure to be increased to withstand snow-loads.

Indoor basketball courts are being renovated. Kitchen and clubhouse have been renovated as well. Has spent about \$5.5M thus far.

Economic impact is only about \$3M a year at this point. Special Olympics will have regional office at the Sports Center, and is in talks with USA Dodgeball to relocate their national office. They have created 45 new jobs thus far.

Erie Sports Center has the hotel and other infrastructure necessary to make this a success.

Indoor renovation will be completed soon. Outdoor renovation is phase 2, and renovation of the dormitories will be phase 3.

Major Projects Plan includes (1) covering the outdoor basketball courts, adding volleyball, pickleball and entertainment venue; (2) construction of a four diamond baseball facility and a championship field; (3) construct a 3,000 seat facility with turf; and (4) 2,000 seat stadium for baseball and softball (Gannon will relocate their baseball and softball facilities to Erie Sports Center if they can build a turf field).

Mr. Bingham requested Township assistance: (1) relaxation of permits, such as signage; (2) there is no sound ordinance in the Township, bands are done at 10:00 p.m. Requesting a sound ordinance to permit bands prior to 10:00 p.m.; (3) building permits; (4) land tax is \$60,000; (5) utilities are very expensive. Looking for green energy for solar or wind; (6) infrastructure work needs to be done to relocate sewer, water and electricity; (7) stream right-of-way assistance would be helpful; (8) funding with grants, low cost loans, tax holidays, etc. The Solicitor explained the role of STIEDA, and how the Township has limited ability to assist with the above listed items due to applicable state laws.

Next step is to secure funding for four projects. A conversation ensued regarding grants and loans. It was suggested that the Fort LeBoeuf School District could not practice baseball in the spring because the School District fields are regularly flooded. It would support the School District if STIEDA was to consider funding the turf at a baseball field so that the School District could practice there. If STIEDA was to fund the turf, Erie Sports Center would consider a multi-

year agreement to ensure that the School District would have first rights to use of the field, as well as branding the field as desired by STIEDA.

The Board encouraged Mr. Bingham to come back with a specific proposal for grant funding as well as a low interest loan program, or a mix of grant funding and a low interest loan. Mr. Krasinski also requested for a review of the Erie Sports Center finances. The Erie Sports Center has zero debt, as all renovations have been paid for in cash.

Solicitor Wachter reviewed the research regarding interest rates on deposit and CD's. A discussion ensued that loaning the money at 5% is a more attractive investment than structured CD's. No action was taken regarding investment of Authority money.

A discussion ensued regarding the creation of a STIEDA program for Orphan Stormwater Facilities. It was decided that the Township Engineer will create a maintenance and operation agreement for such situations, and will work to create the technical specifications related to such a program. Once that information is created, the Solicitor will create program guidelines for consideration by the Board.

With no further business to come before the Board, motion was made by Marsh, seconded by Lee, to adjourn the meeting at 8:36 p.m.

Vote: 5/0

Respectfully submitted,

Tim Wachter, Esq.
Solicitor
7/25/22

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