

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
MARCH 15, 2018**

A-205 – Public Safety Building
Bethlehem City Hall
10 East Church Street
Bethlehem, PA 18018

MINUTES

The Board of the Redevelopment Authority of the City of Bethlehem met for a regular meeting on Thursday, March 15, 2018 at 3:00 P.M. in Room A-205, located in the Public Safety Building at Bethlehem City Hall, 10 East Church Street, Bethlehem, PA. The place, the hour and the date duly noted for the holding of this meeting was publicized.

Vice-Chairman Ronald Heckman called the meeting to order and the following members were present:

Earl Bethel
Christopher Spadoni

The Vice-Chairman called a quorum present.

Also present were:

Tony Hanna, Executive Director
Michael E. Riskin, Esq., Solicitor
Heather M. Bambu-Weiss, Board Secretary
Olga Negron, City Council Liaison to the RDA

RDA Board Members Dennis Cunerd and Jason Henninger contacted the RDA office prior to the meeting and indicated that they were unable to attend.

APPROVAL OF MINUTES

Mr. Bethel made a motion to approve the minutes of the February 15, 2018 regular meeting of the Redevelopment Authority. The minutes were mailed earlier to each member of the Board. As there were no errors or changes reported, Mr. Spadoni seconded the motion. The motion carried unanimously and the minutes of the February 15, 2018 regular meeting of the Redevelopment Authority were approved.

APPROVAL OF CASH REPORTS

Mr. Spadoni made a motion to approve the cash reports for the month ended January 31, 2018. The cash reports were mailed earlier to each member of the Board. As there were not errors or changes reports, Mr. Bethel seconded the motion. The motion carried unanimously and the cash reports for the month ended January 31, 2018 were approved.

COURTESY OF THE FLOOR

Since no guests were present at the meeting, Mr. Heckman moved onto the next agenda item at this time.

EXECUTIVE DIRECTOR REPORT

Mr. Heckman turned the meeting over to Mr. Hanna for his Executive Director Report. Mr. Hanna did not have a written report for the RDA Board but present a verbal report as highlighted below..

1) **Skyline West Project** - Mr. Hanna stated that the sale of the land owned by the RDA to Skyline West was approved by City Council. He noted that the project still needs to be reviewed and considered by various governing bodies before it can begin. He added that the land sale involving the RDA was an easier part of the process than these reviews could be.

Mr. Spadoni asked Mr. Hanna what the selling price was for the property owned by the RDA. Mr. Hanna stated that the land is being sold for \$30,000 which is based upon two appraisals and a review appraisal of the land. He added that the land parcel involved in this sale can only be accessed by the owner of the adjacent property, which is currently owned by the Skyline West developer.

2) **Sands Casino** - Mr. Hanna stated that his knowledge of the sale of the Sands Casino has been limited to what has been publicly released. He explained that the potential buyer has been reluctant to do any meetings with others until the PA Gaming Commission approves this sale. Mr. Hanna indicated that it is his opinion this is legitimate sale as this potential buyer appears to have the funds available to make such a purchase.

3) **Bethlehem Armory** - Mr. Hanna stated that he hopes the final hurdle for the Bethlehem Armory project will be overcome with the street vacation at the next City Council meeting. He explained that he is hoping City Council approves this street vacation so that the project can move forward.

RESOLUTION NUMBER 1451

Mr. Heckman stated that the RDA Board has been asked to review and consider for approval Resolution Number 1451, authorizing eminent domain to continue with payment of monies in Court to acquire the property located at 508 East Fifth Street, Bethlehem.

Mr. Hanna stated the the filing for taking has been filed at Northampton County and as a result the RDA effective has ownership of this property. He noted that the next step of the acquisition process is pay money into court which will be distributed among the lien holders. Mr. Hanna added that nothing has been heard from the owner and/or lien holders since the declaration of taking was filed.

Mr. Bethel presented the following resolution to the Board and moved for its adoption by the Board.

**RESOLUTION OF THE REDEVELOPMENT AUTHORITY
OF THE CITY OF BETHLEHEM**

RE: CONDEMNATION OF LAND AT 508 EAST FIFTH STREET, BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA (HEREINAFTER REFERRED TO AS “CONDEMNED LAND”) OWNED BY WILLIAM D. GREEN, JR., TRUSTEE (HEREINAFTER REFERRED TO AS “CONDEMNEE”)

WHEREAS, a Declaration of Taking as filed December 17, 2017 in the Court of Common Pleas of Northampton County, Pennsylvania to No. C48CV2017-11264.

WHEREAS, prior to the filing of the Declaration of Taking, the Redevelopment Authority made numerous attempts to contact the Condemnee by regular and certified mail, posting and publication but received no response from the Condemnee; and

WHEREAS, it is the desire of the Redevelopment Authority to take possession of the condemned property; and

WHEREAS, the Redevelopment Authority has offered the Condemnee Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) as just compensation for the condemned property, but has received no response to this offer; and

WHEREAS, it is anticipated that the Condemnee will not respond to the Notice of Presentation of Petition to Pay Money Into Court and/or accept a Pro Tanto payment of just compensation for the property and therefore it will be necessary to pay the money into Court to obtain possession of the condemned property.

NOW, THEREFORE, be it resolved as follows:

1. Possession of the condemned property shall be obtained by filing a Petition to Pay Estimated Just Compensation Into Court and a Petition for Writ of Possession.
2. The Solicitor for the Redevelopment Authority is authorized and directed to file the Petition to Pay Estimated Just Compensation and the Petition for a Writ of Possession and to take any other necessary action that may be required in order to carry out the purpose of this Resolution.
3. If at any time during those proceedings, the Condemnee indicates a desire to accept the Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) offer, less lien, etc., or to proceed with the Pro Tanto payment of just compensation, the Redevelopment Authority may enter into an Agreement of Sale with the Condemnee and/or take a Pro Tanto payment to the Condemnee.
4. The officers of the Redevelopment Authority are authorized to execute any and all documentation and take any and all action which may be required, including but not limited to the signing of the above Petitions, payment of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) into Court, enter into an Agreement of Sale or make a Pro Tanto payment.

(Resolution Number 1451)

Mr. Spadoni seconded the motion. The motion was unanimously passed. As a result, Resolution Number 1451 was unanimously adopted by the RDA.

APPROVAL OF INVOICES – MARCH 2018

Mr. Heckman stated that the RDA has been asked to review and consider for approval the invoices / reimbursements as outlined on the March 2018 invoice summary.

Mr. Spadoni made a motion to approval of the invoices as outlined on the March 2018 invoice summary. Mr. Bethel seconded the motion. The motion was unanimously approved and the following payments were authorized to occur:

- 1) \$20,022.72 represents reimbursement to the RDA from the Administrative Expense Fund account for various costs associated with administration of the overall Bethlehem Works / TIF District.

ADJOURNMENT

As there was no further business, Mr. Bethel a motion to adjourn the meeting of the RDA. Mr. Spadoni seconded the motion. The motion was unanimously approved and the meeting of the Bethlehem RDA was adjourned at 3:20 P.M.

Submitted by,

Heather M. Bambu-Weiss
Board Secretary