

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
FEBRAURY 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, February 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. Spadoni made a motion to approve the minutes of the January 18, 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. Bethel seconded the motion. The motion carried unanimously and the minutes of the January 18, 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 November 30, 2017. 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 November 30, 2017 were approved.

Mr. Spadoni made a motion to approve the cash reports for the month ended December 31, 2017. 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 December 31, 2017 were approved.

COURTESY OF THE FLOOR

Mr. Henninger asked if any of the guests present at the meeting wished to address the RDA Board at this time. No guests provided any comments during the courtesy of the floor portion of the meeting.

EXECUTIVE DIRECTOR REPORT

Mr. Henninger 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.

Mr. Hanna stated that the Steel Stacks campus and projects have continued to receive publicity. He noted that CNN is going to be doing a feature about Bethlehem Steel and the redevelopment of the site. He noted that details regarding this project have just been finalized and added that filming will be occurring in the future.

Mr. Hanna also stated that ArtsQuest is working on a documentary and explained that filming is expected to occur on that this summer. He added that the documentary will be about Bethlehem Steel and the redevelopment of the site. He also added that a release party for this documentary is expected to occur in March 2019.

RESOLUTION NUMBER 1450

Mr. Heckman stated that the RDA Board has been asked to review and consider for approval Resolution Number 1450, authorizing the RDA to enter into an Agreement of Sale for the purchase of the Bethlehem Armory. Mr. Hanna noted that he and Attorney Riskin have been working on having this purchase finalized since 2014. He indicated that the funds from the buyer, Peron Development, have been received by the RDA into its General Fund. Mr. Hanna stated that the RDA is purchasing the Bethlehem Armory for \$270,000, which reflects the discounted purchase price as a result of the historic covenant. Mr. Hanna explained that the historic covenant requires the building to be historically preserved and this covenant remains with the building for 25-years. Mr. Hanna indicated that when development proposals were requested and reviewed observing this historic covenant was required to be included. He added that by the RDA involved in the sale of this property, it allowed for more control of the end-use of the property than if the property had been sold via a public bidding process directly with the Commonwealth.

Mr. Spadoni asked if Mr. Hanna was satisfied with the purchase and selling prices and if he considered the process involving the selection of a developer for the project site to be something the RDA can be proud of. Mr. Hanna said that he is satisfied with the purchase price as well as the selling price for this Bethlehem Armory. He noted that the RDA will be selling the Armory for \$322,000, recognizing the difference will reimburse the RDA for its administrative costs associated with this project over these past years as well as provide a bit of a surplus to be used for future RDA projects.

Mr. Hanna stated that he was also proud of the process used by the RDA with the selection of the developer for the Bethlehem Armory. He noted that all steps of the process were as transparent as possible and included RDA and City of Bethlehem individuals with various backgrounds when the proposal were received, reviewed, and the developer was ultimately chosen. He also stated that he was extremely satisfied with the architects involved with the development plan for the project site and their continuing to meet with the community, especially the immediately impacted community around the Bethlehem Armory, as well as the continual attempt to review project scopes based upon concerns expressed by the public and community impacted by the project.

Lastly, Mr. Hanna noted that when this project is completed, it will generate real estate taxes which these land parcels have never done before either as an Armory or as the vacant building it currently is.

Following this presentation and discussion, Mr. Bethel presented the following resolution to the Board and moved for its adoption by the RDA Board.

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
RESOLUTION APPROVING AGREEMENT OF SALE**

WHEREAS, the Redevelopment Authority of the City of Bethlehem, 10 East Church Street, Bethlehem, PA 18018 (“Authority”) entered into an Armory Rental Agreement (“Lease”) between the Commonwealth of Pennsylvania, Department of Military and Veterans Affairs, State Armory Board, dated June 19, 2014, which Lease allows Authority to exercise an option to purchase property, known as the Bethlehem Armory, located at 301 Prospect Avenue, Bethlehem, Lehigh County, Pennsylvania; and

WHEREAS, Authority exercised the option to purchase by letter dated December 28, 2017; and

**BETHLEHEM REDEVELOPMENT AUTHORITY
MINUTES – FEBRUARY 15, 2018
PAGE – 3**

WHEREAS, Act 63 of 2013 authorizes the conveyance from the Commonwealth of Pennsylvania, Department of General Services, Room 515 North Office Building, 401 North Street, Harrisburg, PA 17120, with the approval of the Department of Military and Veterans Affairs (“Seller”); and

WHEREAS, Seller desires to sell the property in Authority, which consists of 1.55 acres, more or less, and building known as the Bethlehem Armory, located in Bethlehem, Lehigh County, Pennsylvania as described in the attached Agreement of Sale between the Commonwealth of Pennsylvania Department of General Services and the Authority and attached legal description, marked as Exhibit “A” (“Agreement”); and

WHEREAS, Authority desires to purchase the property from Seller, pursuant to the terms and conditions in both the Lease and Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT, the form and content of the Agreement of Sale is satisfactory and the Agreement is hereby approved.

BE IT FURTHER RESOLVED that the Chairperson or Vice-Chairperson of the Redevelopment Authority of the City of Bethlehem is hereby authorized to sign the Agreement of Sale and all other documents related to the sale of this property, same to be attested by the Secretary. Be it further noted that, execution of the Agreement is conditioned upon final legal review, modification and approval by counsel.

(Resolution Number 1450)

Mr. Heckman seconded the motion. The motion was unanimously passed. As a result, Resolution Number 1448 was unanimously adopted by the RDA.

APPROVAL OF INVOICES – FEBRUARY 2018

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

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

- 1) \$1,341.00 represents reimbursement to the RDA from the Authority Fund account for various costs associated with TIF Expansion of the designated Bethlehem Works / TIF District.
- 2) \$8,111.55 represents reimbursement to the RDA from the Authority Fund account for various costs associated with 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 3:25 P.M.

Submitted by,

Heather M. Bambu-Weiss
Board Secretary