

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
JANUARY 23, 2020**

Town Hall – 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, January 23, 2020 at 5:00 P.M. in Town Hall 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.

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

Earl Bethel
Lea B. Grigsby
Christopher Spadoni

The Chairman called a quorum present.

Also present were:

Tony Hanna, Executive Director
Michael E. Riskin, Esq., Solicitor
Heather M. Bambu-Weiss, Board Secretary

It was noted that RDA Board Member Dennis Cunerd has submitted his resignation due to his work schedule and conflicts with RDA meetings. It was also noted that per RDA By-Laws Mr. Cunerd is considered an active Board member until a replacement is approved. As a result, it was noted that Mr. Cunerd was unable to attend this meeting due to a scheduling conflict.

APPROVAL OF MINUTES

Mr. Bethel made a motion to approve the minutes of the December 4, 2019 rescheduled, regular meeting of the Redevelopment Authority. The minutes were emailed earlier to each member of the Board. As there were no changes notes, Ms. Grigsby seconded the motion. The motion carried unanimously and the minutes of the December 4, 2019 rescheduled regular meeting of the Redevelopment Authority were approved.

APPROVAL OF CASH REPORTS

Mr. Spadoni made a motion to approve the cash reports for the months ended October 31, 2019 and November 30, 2019. These cash reports were emailed 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 months ended October 31, 2019 and November 30, 2019 were approved.

COURTESY OF THE FLOOR

No guests present at the meeting had anything to share as part of the Courtesy of the Floor portion of the meeting.

EXECUTIVE DIRECTOR REPORT

Mr. Heckman turned the meeting over to Mr. Hanna for his Executive Director Report. Mr. Hanna presented a verbal report of events involving the RDA. He noted the following items:

- 1) **RDA Audit** – Mr. Hanna reported that the RDA auditors were on-site this past week doing work pertaining to the RDA audit for the fiscal period ended June 30, 2019. He indicated that it appears the auditors have collected all the information they needed while on site and should be concluding their process in the near future.
- 2) **Wind Creek** – Mr. Hanna indicated that discussions about the Wind Creek projects have been occurring. He noted that with some of the upcoming projects, the RDA may be asked to work with Wind Creek due to encroachment on the Hoover-Mason Trestle during construction. He added that the Number 2 Machine Shop is a project still being worked on by Wind Creek. He also noted that the construction of another parking garage on the Wind Creek property, north of the Hoover-Mason Trestle, may require an easement with the RDA. Mr. Hanna added that he is waiting for final plans for these projects and will continue to update the RDA Board as these discussions and projects progress.
- 3) **Skyline West** – Mr. Hanna stated that this project has been delayed due to three (3) small land parcels identified in the project area. He added that the RDA is working with PennDOT to finalize a parcel involving a PennDOT right-of-way. He also added that issues involving the other parcels continue to be actively worked on by the RDA and developers. (Included on the RDA agenda for this meeting is Resolution Number 1466, which authorizes the RDA condemnation of land located on the southern side of Schafer Street at the intersection of the west side of Conestoga Street, which is within the project area.) Mr. Hanna noted that after these parcel matters are resolved, the Skyline West project will still have to obtain land development approvals before construction can begin.
- 4) **Blighted Properties** - Mr. Hanna noted that the RDA has been busy with properties certified as blighted in the City of Bethlehem. He noted that the property located at 810 Monocacy Street has an agreement of sale between the sons of the deceased owners and a local contracting firm interested in making this property a mixed-up development. He also noted that other properties are being worked on by the RDA in cooperation with the City of Bethlehem.
- 5) **Steel Workers Memorial Relocation** – Mr. Hanna reminded the Board that the RDA has been working with the National Museum of Industrial History (NMIH) with regards to the relocation of the Steel Workers Memorial. He added that this memorial was originally located in the vicinity of where the proposed Polk Street parking garage will be located. Mr. Hanna explained that originally this memorial was to be relocated to the Southside Greenway but the plans have changed and now it will be relocated to a park area near the museum. He added that the RDA received money from the Bethlehem Parking Authority to assist with the relocation costs of this memorial. Mr. Hanna also noted that the RDA and NMIH have also secured funds from Northampton County as well as from the Commonwealth for the costs associated with this relocation.
- 6) **Hotel Bethlehem** – Mr. Spadoni asked Mr. Hanna about the status of the RDA with regards to the Hotel Bethlehem expansion project. Mr. Hanna indicated that the RDA continues to be working with the Hotel Bethlehem on a few projects. He reminded the Board that the Hotel Bethlehem currently uses land parcels for parking that were discovered to be owned by the City of Bethlehem and RDA. He noted that the RDA has been having these parcels appraised and may be selling these parcels to the Hotel Bethlehem at fair market value. Mr. Hanna also noted that the RDA owns some land parcels on the hillside which will be impacted if the hotel expansion project occurs.

RESOLUTION NUMBER 1466

Mr. Heckman stated that the RDA Board has been asked to review and consider for approval Resolution Number 1466, which authorizes the RDA condemnation of land located on the southern side of Schafer Street at the intersection of the west side of Conestoga Street, City of Bethlehem.

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

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
RESOLUTION NUMBER 1466**

RE: CONDEMNATION OF LAND LOCATED ON THE SOUTHERN SIDE OF SCHAFFER STREET AT THE INTERSECTION OF THE WEST SIDE OF CONESTOGA STREET IN THE CITY OF BETHLEHEM, LEHIGH COUNTY, PENNSYLVANIA (HEREINAFTER REFERRED TO AS “CONDEMNED PROPERTY”) OWNED BY HARRISON R. MEYERS AND MARGARET E. MEYERS, HUSBAND AND WIFE, THEIR HEIRS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS “CONDEMNEE”)

WHEREAS, a Declaration of Taking was filed August 20, 2019 in the Court of Common Pleas of Lehigh County, Pennsylvania to No. 2019-c-2533.

WHEREAS, The Redevelopment Authority has not been able to locate 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 determined that the value of the condemned property is \$1,450.00 (Lot Exhibit “C” of appraisal \$1,250.00 and Lot Exhibit “B” of appraisal \$200.00); 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 a Writ of Possession.
2. The Solicitor for the Redevelopment Authority is authorized and directed to file the Petition to pay Estimated Just Compensation and file 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 \$1,450.00 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 make a Pro Tanto payment to Condemnee.
4. The appropriate officers and employees 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 \$1,450.00 into Court, enter into an Agreement of Sale or make a Pro Tanto payment.

(Resolution Number 1466)

Mr. Bethel seconded the motion. The motion was unanimously passed. As a result, Resolution Number 1466 was unanimously adopted by the RDA Board.

APPROVAL OF INVOICES – JANUARY 2020

Mr. Heckman stated that the RDA Board has been asked to review and consider for approval the invoices / reimbursements as outlined on the January 2020 invoice summary.

Mr. Spadoni made a motion to approve of the payments / invoices as outlined on the January 2020 invoice summary. Ms. Grigsby seconded the motion. The motion was unanimously approved and the following payments were approved:

- 1) \$10,157.44 represents reimbursement to the RDA from the Administrative Expense Fund for administrative costs related to overall Bethlehem Works / TIF District.
- 2) \$21,147.79 represents reimbursement to the RDA from the Authority Fund for various administrative costs associated with TIF Other Projects work.
- 3) \$26,583.17 represents reimbursement to the RDA from the Authority Fund account for various costs related to the Bethlehem Works / TIF District.

ANNUAL MEETING

Chairman Heckman turned the meeting over to Mr. Hanna, who temporarily assumed the office of Chairman for the 2020 Annual Meeting and the election of officers.

Mr. Spadoni made a motion that the following be the 2020 slate officers for the RDA:

Ronald Heckman – Chairman
Earl Bethel – Vice-Chairman / Treasurer
Christopher Spadoni – Assistant Treasurer
Lea B. Grigsby – Assistant Secretary
Dennis Cunerd – Assistant Treasurer / Assistant Secretary

Mr. Hanna reminded the Board that Mr. Cunerd had tendered his resignation from the Board. As a result, when a replacement is approved, that individual will assume the office currently held by Mr. Cunerd.

Mr. Bethel seconded the motion. The motion was unanimously approved.

As a result of this motion and the unanimous vote, the following slate of officers was created for the Redevelopment Authority for 2020.

Redevelopment Authority of City of Bethlehem	
Slate of Officers – 2018	
Chairman	Ronald Heckman
Vice-Chairman / Treasurer	Earl Bethel
Secretary	Heather M. Bambu Weiss
Assistant Secretary	Lea B. Grigsby
Assistant Treasurer	Christopher Spadoni
Assistant Secretary / Assistant Treasurer	Dennis Cunerd

Mr. Heckman resumed the meeting as Chairman and asked that the next item of business be the re-appointment of Michael E. Riskin, Esq. as Solicitor for the Redevelopment Authority. Mr. Spadoni made a motion to re-appoint Michael E. Riskin, Esq. as Solicitor for the Redevelopment Authority. Ms. Grigsby seconded the motion. The motion was unanimously approved and Michael E. Riskin, Esq. was re-appointed Solicitor for the Redevelopment Authority.

ANNUAL MEETING (Continued)

Mr. Heckman asked that the final item of business for the RDA Annual meeting be the setting of the meeting time and date for the 2020 RDA monthly Board meetings. The RDA Board unanimously voted to set the 2020 meetings for the fourth (4th) Thursday of each month at 5:00 P.M. in Town Hall, at Bethlehem City Hall.

GENERAL DISCUSSION

City Council Liaison – Mr. Hanna indicated that at the City Council reorganization meeting, Councilman Reynolds was selected to be the liaison to the Bethlehem RDA. He also noted that Councilman Reynolds was also selected to be the City Council representative on the Blighted Property Review Committee (BPRC). The RDA Board indicated they look forward to working with Councilman Reynolds and hopes he can attend upcoming RDA meetings.

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 5:40 P.M.

Submitted by,

Heather M. Bambu-Weiss
Board Secretary