

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
DECEMBER 8, 2021**

Town Hall
10 East Church Street
Bethlehem, PA 18018
and via GoToMeeting

MINUTES

The Board of the Redevelopment Authority of the City of Bethlehem met for a rescheduled regular meeting on Wednesday, December 8, 2021 at 5:00 P.M. This meeting occurred both in-person in Town Hall at Bethlehem City Hall; 10 East Church Street, Bethlehem, Pennsylvania as well as via GoToMeeting. 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:

Lea Grigsby
Tracy Oscavich
Christopher Spadoni

The Chairman called a quorum present.

Also present were:

Tony Hanna, Executive Director (via GoToMeeting)
Michael E. Riskin, Esq., Solicitor
Heather M. Bambu-Weiss, Board Secretary
J. William Reynolds, Mayor-Elect for City of Bethlehem
Laura Collins, Proposed Director of Department of Community / Economic
Development for City of Bethlehem
Eric Evans, Business Administrator for City of Bethlehem

RDA Board Member, Earl Bethel, did not attend or participate in the meeting.

APPROVAL OF MINUTES

Ms. Oscavich made a motion to approve the minutes of the November 15, 2021 regular meeting of the Redevelopment Authority. The minutes were emailed earlier to each member of the Board. Mr. Spadoni seconded the motion. The motion carried unanimously and the minutes of the November 15, 2021 rescheduled regular meeting of the Redevelopment Authority were approved.

COURTESY OF THE FLOOR

Mr. Heckman recognized Mayor Elect Reynolds who indicated he was joined by Ms. Laura Collins who is being asked to be the new Director of Community & Economic Development for the City of Bethlehem as part of his upcoming administration. He noted that Ms. Collins is returning to Bethlehem, to serve in his administration, after being a corporate attorney in Washington D.C. Mayor-Elect Reynolds stated that he is excited to work with the RDA in the near future.

Ms. Collins thanked the RDA Board for allowing her to join them virtually for this meeting. She indicated she is excited to be moving back to Bethlehem and to be working with the RDA and City going forward.

EXECUTIVE DIRECTOR REPORT

Mr. Heckman turned the meeting over to Mr. Hanna for his Executive Director Report. Mr. Hanna provided the following updates to the Board and guests:

- 1) **Bethlehem Armory** – Mr. Hanna reported that the Bethlehem Armory project is near completion. He added that the first tenant will be moving into the Armory in February 2022. Mr. Hanna indicated that he is organizing a ‘hard hat’ tour of the site prior to its opening. He noted this tour is being planned for January 2022.
- 2) **Skyline West Project** – Mr. Hanna reported that the Skyline West project is moving forward following a redesign incorporating some minor changes into its plans. He noted that the redesign will be shared with the Board after the plans are complete. Mr. Hanna added that various historic, zoning and planning reviews are still needed for the project redesign. He explained that approvals are expected to occur in 2022 with occupancy of the structure occurring in 2023/2024, depending upon the construction phase of the project.
- 3) **2020 TIF Project** – Mr. Hanna reminded the Board that the only remaining 2020 TIF Project yet to be completed is the median entrance area at Founders Way. He noted that after the sculpture for the site is selected the landscaping can be finalized and the project can be completed.
- 4) **Moravian University Conduit Financing** – Mr. Hanna noted that the RDA / Moravian University conduit financing, approved at the November 2021 RDA meeting, will close on December 16, 2021 with the RDA. He added that the RDA is pleased to provide such a service to Moravian University.

EXTENSION OF CONSULTING AGREEMENT AND RESOLUTION NUMBER 1494

Mr. Heckman noted that the RDA Board has been asked to review and consider for approval an Extension of Consulting Agreement between the RDA and Tony Hanna, which would extend the consulting services provided by Mr. Hanna through February 28, 2022.

Mayor-Elect Reynolds explained that he and Ms. Collins had discussions with Mr. Hanna regarding the future of the RDA and the request to extend the Consulting Agreement for 2-months, which will allow him and Ms. Collins time to evaluate the future plans, role, and goals of the RDA, the Executive Director role and such. He indicated they discussed this matter earlier in the week and added that more discussion will be occurring in the near future.

Mr. Hanna noted that, in his opinion, it would be difficult for any administration to make decisions about the future plans, role and goals of the RDA as soon as they began. Therefore, he indicated a willingness to stay as a consultant through February 28, 2022, as indicated in the proposed Extension to the Consulting Agreement. Mr. Hanna added that if additional time for decisions regarding the RDA becomes necessary, he would be willing to continue these consulting services beyond the 2-month extension.

Mr. Heckman questioned if 2-months is enough time to evaluate and make decisions about the future of the RDA and its Executive Director. Mr. Hanna responded that although the RDA and this matter will not likely to be the highest priority when the new administration begins, he does consider 2-months a realistic timeframe in which to make such decisions. Mayor-Elect Reynolds indicated that he is confident decisions on the big questions involving the RDA, its Executive Director and such can be addressed within 60-days. The Mayor-Elect also noted that he does not make decisions without much thought and consideration and noted that anticipates he and his staff will be able to evaluate and make recommendations regarding this matter to the RDA Board within 60-days.

Ms. Grigsby explained that she has always been concerned about what would happen to the RDA after the Consulting Agreement ended with Mr. Hanna and noted at this time that timeframe has shifted to after the 60-day extension ends. She indicated that if both Mayor-Elect Reynolds and Mr. Hanna both think 60-days is enough time to make decisions on this matter she would support it, but noted that while recommendations can be made to the RDA Board, the RDA Board will need time to consider, evaluate and approve such recommendations. Mayor-Elect Reynolds indicated that he agrees the RDA Board does make the final decision regarding the RDA future, including the Executive Director role. He added that he and his staff will have more conversations regarding the RDA with Mr. Hanna during the next 2-months.

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Mayor-Elect Reynolds added that Ms. Karner, the current Director of DCED, will be the next Deputy Director of Economic Development as part of his administration. He noted that based upon the current structure of job duties there is little time available for staff to fully interact with authority members. The Mayor-Elect expressed hope that shifting job duties more time will be available for the DCED Director and/or its Deputy Director(s) to meet and discuss issues involving the RDA and other Boards and Authorities with its members.

Mr. Heckman indicated that the RDA and City of Bethlehem administration have always worked well together; however, he noted that the RDA has had a lot of changes over the past months and will need time to absorb all these changes, including the role of its Board members. Mayor-Elect Reynolds noted that a lot of what has proudly accomplished within the City over the past 20-30 years can be attributed to work by authorities. He noted a willingness to attend and/or have staff members attend meetings as well as having an open door policy to hear any concerns the Board members may have regarding any RDA business as his administration moves forward.

Mr. Heckman indicated that the RDA Board has also been asked to review and consider for approval Resolution Number 1494, which extends the Consulting Agreement between the RDA and Tony Hanna, as well as extend the designation of Tony Hanna as Executive Director for until February 28, 2022.

Following this discussion, Ms. Grigsby made a motion to approve the Extension of Consulting Agreement between the RDA and Tony Hanna, as well as presented the following resolution and moved for its adoption by the Board.

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WHEREAS, Tony Hanna and the Redevelopment Authority of the City of Bethlehem (RDA) entered into a Consulting Agreement dated March 25, 2021 which ends on December 31, 2021; and

WHEREAS, by Resolution Number 1483 of the RDA approved March 25, 2021, Tony Hanna was designated as the Executive Director of the RDA; and

WHEREAS, it is beneficial to the RDA that the Consulting Agreement be extended through February 28, 2022 and Mr. Hanna continue as Executive Director.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The Consulting Agreement of March 25, 2021 is extended through February 28, 2022 in accordance with the Extension of Consulting Agreement; attached hereto.
2. Tony Hanna will act as Executive Director for no additional compensation and without benefits, until such time as the Consulting Agreement, as extended, terminates, or other arrangements are made by the RDA.

(Resolution Number 1494)

Ms. Oscavich seconded the motion. The motion was unanimously passed. As a result, the RDA Board approved the Extension of Consulting Agreement between the RDA and Tony Hanna through February 28, 2022 as well as unanimously approved the adoption of Resolution Number 1494.

2022 MEETING SCHEDULE

Mr. Heckman noted that the RDA Board has been asked to confirm the meeting date / time for 2022 to be 5:00 P.M. on the fourth (4th) Thursday of each month in Town Hall, at Bethlehem City Hall.

A discussion among the Board members of the existing meeting schedule occurred regarding (1) the probable number of meetings expected for 2022 due to the current projects and role of the RDA, (2) the past practice of holding meetings when Board action is required, and (3) changing the frequency of the RDA Board meetings during 2022.

Following these discussions, Ms. Oscavich made a motion that the RDA meet at 5:00 P.M. on the fourth (4th) Thursday of each month in Town Hall, at Bethlehem City Hall, for 2022. Ms. Grigsby seconded the motion and the motion was unanimously approved. As a result, the RDA Board will be at 5:00 P.M. on the fourth (4th) Thursday of each month in Town Hall, at Bethlehem City Hall, for 2022.

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Mr. Riskin indicated that he would advertise the 2022 RDA Board meetings to occur at 5:00 P.M. on the fourth (4th) Thursday of each month in Town Hall, at Bethlehem City Hall in the newspaper prior to the January meeting date. He also noted that if the RDA should decide to change their meeting schedule during 2022, an updated advertisement could be done at that time.

ADJOURNMENT

As there was no further business, Ms. Oscavich made a motion to adjourn this December 8, 2021 RDA Board meeting. Mr. Spadoni seconded the motion and the motion was unanimously carried. As a result, the meeting adjourned at 5:40 P.M.

Submitted by,

Heather M. Bambu-Weiss
Board Secretary