

REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
10 EAST CHURCH STREET; BETHLEHEM, PA 18018
THURSDAY, FEBRUARY 24, 2022 - 5:00 PM
TOWN HALL AND VIA GOTOMEETING
AGENDA

- A. APPROVAL OF MINUTES – Meeting of December 8, 2021
- B. CASH REPORTS
1. Month ended October 31, 2021
 2. Month ended November 30, 2021
 3. Month ended December 31, 2021
- C. COURTESY OF THE FLOOR
- D. EXECUTIVE DIRECTOR REPORT
- E. ITEMS REQUIRING BOARD ACTION
1. **RESOLUTION NUMBER 1495** – The RDA Board has been asked to review and consider for approval Resolution Number 1495, which names Alicia Karner, the current Deputy Director of the Department of Community and Economic Development for the City of Bethlehem, as the Executive Director of the RDA.
 2. **RESOLUTION NUMBER 1496** – The RDA Board has been asked to review and consider for approval Resolution Number 1496, which extends the Consulting Agreement with Tony Hanna through December 31, 2022.
 3. **AGREEMENT – EMERGENCY STABLIZATION** – The RDA Board has been asked to review and consider for approval the Agreement between the RDA and the owner of 1218 Center Street to provide emergency stabilization assistance. The approval of this Agreement can be done via motion.
 4. **RESOLUTION NUMBER 1497** – The RDA Board has been asked to review and consider for approval Resolution Number 1497, which authorizes the RDA to accept the proposal from Coopersburg Construction Corp. to do emergency stabilization work at the property located at 1218 Center Street, Bethlehem.
 5. **RESOLUTION NUMBER 1498** – The RDA Board has been asked to review and consider for approval Resolution Number 1498, which authorizes the RDA to enter into a Cooperation Agreement with Community Action Committee of the Lehigh Valley, Inc. to renovate the blight certified property located at 723 Broadway.
 6. **APPROVAL OF REIMBURSEMENTS – FEBRUARY 2022** - The RDA Board has been asked to review and consider for approval the reimbursements as outlined on the February 2022 invoice summary.
- F. ANNUAL MEETING - 2022
1. Election of Officers
 2. Re-appoint Solicitor
- G. GENERAL DISCUSSION
- H. ADJOURNMENT

MEMBERS OF AUTHORITY
EARL BETHEL
LEA B. GRIGSBY
RONALD R. HECKMAN
TRACY OSCAVICH
CHRISTOPHER T. SPADONI, ESQ.

**REDEVELOPMENT AUTHORITY
OF THE CITY OF BETHLEHEM**

10 East Church Street
Bethlehem, PA 18018-6085
(610) 865-7055

TONY HANNA
Executive Director
MICHAEL E. RISKIN, Esq.
Solicitor
HEATHER M. BAMBU
Secretary

MEETING NOTICE

TO: BOARD OF REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
RE: MEETING – FEBRUARY 24, 2022

A regular meeting of the Board of the Redevelopment Authority of the City of Bethlehem has been scheduled to occur on **THURSDAY, FEBRUARY 24, 2022** at 5:00 P.M. This meeting will occur using a hybrid format with in-person meeting in Town Hall at Bethlehem City Hall as well as meeting virtually using GoToMeeting. Below please find the details for virtual meeting participation:

RDA Board Meeting
Thu, Feb 24, 2022 5:00 PM - 6:00 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/689959725>

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (571) 317-3122
- One-touch: <tel:+15713173122,,689959725#>

Access Code: 689-959-725

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

If you have any questions regarding any of these agenda or other RDA items, please contact our office. Thank you for your cooperation.

Heather M. Bambu
Administrative Coordinator / Board Secretary

RESOLUTION NUMBER 1495

WHEREAS, the CITY OF BETHLEHEM, is a municipal corporation being a City of the Third-Class, subject to the Optional Third-Class City Charter Law, organized and existing under the laws of the Commonwealth of Pennsylvania, its constituent parts being split by law between Northampton County and Lehigh County, Pennsylvania with principal administrative offices at City Hall, 10 E. Church Street, Bethlehem, PA 18018 (hereinafter referred to as “CITY”); and

WHEREAS, the REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM, is a municipal authority organized and existing under the laws of the Commonwealth of Pennsylvania, with principal administrative offices at City Hall, 10 East Church Street, Bethlehem, PA 18018 (hereinafter referred to as the “RDA”); and

WHEREAS, the RDA was created pursuant to Resolution 4624 enacted on January 13, 1953 by the City Council of the City of Bethlehem to exercise powers authorized by the Urban Redevelopment Law. 35 PS §2701 et seq; and

WHEREAS, the RDA has completed many projects since its creation and continues to own and maintain certain improvements and performed certain actions authorized under the Urban Redevelopment Law; and

WHEREAS, the RDA is entering a phase under which its projects and resources are more limited in scope, but its value remains important; and

WHEREAS, the City and RDA recognize that a partnership between them is mutually valuable for the purpose of ensuring continuity in staffing and maintaining RDA operations with respect to the subjects and operations hereinafter identified; and

WHEREAS, the City wishes to provide continued executive leadership to the RDA following the retirement of former Executive Director, Tony Hanna.

NOW THEREFORE BE IT RESOLVED, that Alicia Miller Karner, currently serving as the Deputy Director of the Department of Community and Economic Development for the City will act as Executive Director for the RDA.

BE IT FURTHER RESOLVED, that Ms. Karner will serve for no additional compensation and without benefits until such time as she no longer serves as Deputy Director of the Department of Community and Economic Development or other arrangements are made by the RDA or the City.

RESOLUTION NUMBER 1496

WHEREAS, the Redevelopment Authority of the City of Bethlehem (RDA) approved an extension of the original consulting agreement, dated March 25, 2021 on December 8, 2021, extending the agreement until February 28, 2022; and

WHEREAS, copies of both the original agreement is appended as Exhibit A and the extension agreement as Exhibit B; and

WHEREAS, the RDA desires to extend the consulting agreement again, until December 31, 2022, on the same terms and conditions, except for the continued service of Tony Hanna (Consultant) as Executive Director of the RDA.

NOW, THEREFORE, BE IT RESOLVED, that the RDA and Consultant agree to extend the consulting agreement as originally written, with modifications, for an additional 10 months, until December 31, 2022.

BE IT FURTHER RESOLVED, that the Chairperson or Vice-Chairperson, is authorized to execute this agreement on behalf of the Redevelopment Authority of the City of Bethlehem, same to be attested to by the Secretary.

RESOLUTION NUMBER 1497

WHEREAS, the property located at 1218 Center Street, Bethlehem, PA has sustained significant structural damage due to a deterioration of the property's north wall; and

WHEREAS, the wall deteriorated to such an extent that the property has become a safety hazard and declared unfit for occupancy; and

WHEREAS, the property is currently vacant and the wall requires extensive reconstruction to restore it to a safe condition; and

WHEREAS, an emergency situation exists and to prevent possible collapse of the structure, stabilization work on the wall is required, now; and

WHEREAS, the Redevelopment Authority of the City of Bethlehem (RDA) has been requested by the City of Bethlehem (City) to help remedy the situation utilizing blight remediation funding, provided to the RDA by the Commonwealth of Pennsylvania; and

WHEREAS, the RDA solicited proposals from contractors for the emergency work based on specifications prepared by Base Engineering; and

WHEREAS, the RDA received a proposal from Coopersburg Construction Corporation, attached; and

WHEREAS, the RDA agrees to enter into an agreement with Coopersburg Construction Corporation; and

WHEREAS, the RDA has been granted permission to do the work via agreement between the property owner and the RDA.

NOW, THEREFORE, be it resolved by the RDA that the proposal from Coopersburg Construction is accepted and the work as detailed is authorized to proceed.

RESOLUTION NUMBER 1498

WHEREAS, the Redevelopment Authority of the City of Bethlehem (“the RDA”) is the recipient of Blight Remediation Program grant funds from the Commonwealth of Pennsylvania, through the Commonwealth Financing Authority, with the RDA acting in the capacity of Grantee in receipt of these funds; and

WHEREAS, the RDA acquired a blight certified property, located at 723 Broadway, Bethlehem, PA 18015 (“Property”), through eminent domain with funds paid into court on January 20, 2021; and

WHEREAS, the RDA included renovations to the Property as a project site to utilize the Blight Remediation Program grant funds; and

WHEREAS, Community Action Committee of the Lehigh Valley, Inc. (“CACLV”) submitted a proposal to the RDA and City of Bethlehem on May 13, 2021 to renovate the Property; and

WHEREAS, CACLV possesses the qualifications to renovate the Property;

WHEREAS, the RDA wishes to engage CACLV to renovate the Property by utilizing a portion of the Blight Remediation Program grant funds; and

WHEREAS, the allocation of Blight Remediation Program grant funds towards the renovation of this Property is detailed in a Cooperation Agreement (“Agreement”) by and between CACLV.

NOW, THEREFORE, BE IT RESOLVED THAT:

- A. The Redevelopment Authority of the City of Bethlehem accepts the proposal from Community Action Committee of the Lehigh Valley, Inc. to renovate 723 Broadway, Bethlehem.
- B. The Redevelopment Authority agrees to allocate a portion of Blight Remediation Program grant funds to support the renovation construction costs associated with this Property.
- C. The form and content of the Cooperation Agreement between the Redevelopment Authority and Community Action Committee is satisfactory and is approved.

BE IT FURTHER RESOLVED, that the Chairman, or Vice-Chairman, of the Redevelopment Authority of the City of Bethlehem is authorized to execute the Cooperation Agreement subject to the following: (1) approval by the Commonwealth of Pennsylvania, (2) approval and execution by Community Action Committee of the Lehigh Valley, Inc., and (3) approval of any modifications in terms or language by the Solicitor and the Executive Director of the RDA. Said agreement to be attested by Secretary.