

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
NOVEMBER 20, 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 rescheduled, regular meeting on Tuesday, November 20, 2018 at 12:00 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.

Treasurer Earl Bethel called the meeting to order and the following members were present:

Ronald Heckman (via phone)
Christopher Spadoni

The Treasurer called a quorum present.

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

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 October 18, 2018 regular meeting of the Redevelopment Authority. The minutes were emailed earlier to each member of the Board. As there were no errors or changes reported, Mr. Heckman seconded the motion. The motion carried unanimously and the minutes of the October 18, 2018 regular meeting of the Redevelopment Authority were approved.

COURTESY OF THE FLOOR

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

EXECUTIVE DIRECTOR REPORT

Mr. Bethel turned the meeting over to Mr. Hanna for his Executive Director Report. Mr. Hanna indicated that all his comments regarding RDA matters will be included in the next portion, items requiring Board action, of the meeting. Mr. Hanna did not have a separate Executive Director Report at this time.

APPROVAL OF INVOICES – NOVEMBER 2018

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

Mr. Spadoni made a motion to approve the payments / reimbursements as outlined on the November 2018 invoice summary. Mr. Heckman seconded the motion. The motion was unanimously approved and the following payments were approved:

- 1) \$2,356.25 represents costs associated with On-Going and Maintenance Costs and payment of such costs to be made from the Authority Fund account.
- 2) \$11,861.32 represents reimbursement to the RDA from the Administrative Expense Fund account for administrative costs related to the overall Bethlehem Works / TIF District.
- 3) \$12,730.31 represents reimbursement to the RDA from the Authority Fund account for Other Project costs related to the Bethlehem Works / TIF District.
- 4) \$895.35 represents reimbursement to the RDA from the Authority Fund account for various costs related to the Bethlehem Works / TIF District.

RESOLUTION NUMBER 1456 – PURCHASE OF BLIGHT CERTIFIED PROPERTY

Mr. Bethel stated that the RDA Board has been asked to review and consider Resolution Number 1456 which authorizes the RDA to purchase the blight certified property located at 723 Broadway, Bethlehem.

Mr. Hanna indicated that this property was certified as blighted by both the City of Bethlehem Planning Commission and the Blighted Property Review Committee some time ago. He added that the RDA was able to negotiate a purchase price for this property with the property owner.

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

SELECTING AND APPROPRIATING PREMISES, OWNED BY RAYMOND KUNKLE, ET AL, KNOWN AS 723 BROADWAY, BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA BEING PROPERTY DECLARED BLIGHTED BY THE BLIGHTED PROEPRTY REVIEW COMMITTEE OF THE CITY OF BETHLEHEM UNDER CITY OF BETHLEHEM ARTICLE 149 AND ATHORIZING THE INSTITUTION OF CONDEMNATION PROCEEDINS FOR THE ACQUISITION THEREOF.

WHEREAS, the Redevelopment Authority of the City of Bethlehem pursuant to Ordinance of Council of the City of Bethlehem proposes to acquire property declared to be blighted by the Blighted Property Review Committee of the City of Bethlehem; and

WHEREAS, in order to effectuate the terms of said ordinance, it is necessary that the Redevelopment Authority acquire title in fee simple to the premises to be redeveloped, including improvements and fixtures; and

WHEREAS, the Authority has determined, through negotiations, the value of the property to be in the range of Twenty-Seven Thousand and 00/100 Dollars (\$27,000.00) to Thirty-Six Thousand Five Hundred and 00/100 Dollars (\$36,500.00) as determined by appraisals; and

WHEREAS, the Authority has reached an agreement with Timothy Kunkle, surviving owner of the property, to acquire 723 Broadway at the price of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00); and

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NOW, THEREFORE, BE IT RESOLVED, that the Redevelopment Authority of the City of Bethlehem hereby selects and appropriates for the purposes of redevelopment in accordance with law the following described tracts or parcels of land together with the improvements and fixtures thereon;

723 Broadway, Bethlehem, Northampton County, Pennsylvania, as more fully described in the attached Exhibit "A".

RESOLVED: That the title to be acquired should be absolute or fee simple title.

RESOLVED: The officers of the Redevelopment Authority are authorized to executed any and all documentation and take any and all action which may be required to implement this resolution, subject to terms and conditions as approved by the Executive Director of the Redevelopment Authority.

RESOLVED: That the Solicitor for the Redevelopment Authority is hereby authorized and directed to prepare an Agreement of Sale and other documents as may be necessary or desirable to carry out the purpose of this resolution.

RESOLVED: That the institution of such proceedings and any damages which may be awarded so the owner of the described premises be paid out of funds received by the Authority under a Cooperation Agreement with the City of Bethlehem which deals with Community Development Block Grant Funds.

(Resolution Number 1456)

Mr. Heckman seconded the motion. The motion was unanimously approved. Resolution Number 1456 was unanimously adopted by the RDA.

RESOLUTION NUMBER 1457 – SALE OF PROPERTY

Mr. Bethel stated that the RDA Board has been asked to review and consider Resolution Number 1457 which authorizes the RDA to sell the property located at 723 Broadway to Community Action Committee of the Lehigh Valley (CACLV).

Mr. Hanna explained that after that this resolution would authorize the RDA to sell 723 Broadway to CACLV after it is acquired. Mr. Riskin added that the agreement of sale between the RDA and CACLV contains language that makes this transaction void should the RDA not be able to acquire the property as authorized in Resolution Number 1456. He added that if this transaction is not possible, any deposit received the RDA as part of the agreement of sale would be returned to CACLV as well.

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

WHEREAS, the Redevelopment Authority of the City of Bethlehem (RDA) will hopefully acquire the Blighted Property at 723 Broadway, Bethlehem, Northampton County, Pennsylvania, by negotiations with the property owner; and

WHEREAS, the Community Action Committee of the Lehigh Valley, Inc. (CACLV), a 501(c)(3) corporation, indicated that it wishes to redevelop the property at 723 Broadway into a single-family residential unit; and

WHEREAS, the RDA has received an offer from CACLV to purchase the property for no less than Thirty-Five Thousand and 00/100 Dollars (\$35,000.00); and

WHEREAS, the RDA Solicitor is authorized to prepare an Agreement of Sale, Deed, and other appropriate documentation for the property that meet the conditions of City Ordinances and State Law regarding blight elimination.

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NOW, THEREFORE, BE IT RESOLVED THAT:

- A. The form and content of the Agreement of Sale with CACLV shall be in accordance with the terms and conditions as the Executive Director deems appropriate.
- B. Disposition of the land through negotiations is the appropriate method of making the land available for redevelopment.
- C. Community Action Committee of the Lehigh Valley, Inc. possesses the qualifications and financial resources to acquire the land and rehabilitate a residential dwelling on the site.
- D. The purchase price of the property is to be no less than Thirty-Five Thousand and 00/100 Dollars (\$35,000.00).

BE IT FURTHER RESOLVED, that the appropriate offices of the Redevelopment Authority of the City of Bethlehem are authorized to execute the Agreement of Sale, the Deed and any and all documentation and take any and all action which may be required, to transfer the property in accordance with the Agreement of Sale subject to the terms and conditions as approved by the Executive Director of the RDA.

(Resolution Number 1457)

Mr. Heckman seconded the motion. The motion was unanimously approved. Resolution Number 1457 was unanimously adopted by the RDA.

RESOLUTION NUMBER 1458 – CONDUIT FINANCING / NMIH

Mr. Bethel stated that the RDA Board has been asked to review and consider Resolution Number 1458 which authorizes the RDA to provide conduit financing services to the National Museum of Industrial History (NMIH) and their funding request from the Pennsylvania Gaming Local Shares Account.

Mr. Hanna explained that the RDA submitted a request for funding for improvements to the plaza area in front of the National Museum of Industrial History (NMIH). He explained that this funding is administered by the Commonwealth and the RDA is eligible to request funding for projects such as this. He also noted that a modest amount of \$25,000 is being requested from the PA Gaming Local Shares Account for this project.

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

WHEREAS, the Pennsylvania Race Horse Development and Gaming Act (Act 2004-71) as amended has established the Pennsylvania Gaming Local Share Account (“Local Share Account”) under the Commonwealth Financing Agency (CFA) for the purpose of distributing revenues of certain licensed gaming facilities in an orderly and timely fashion to support and enhance community and economic well-being; and

WHEREAS, the Commonwealth of Pennsylvania, through the CFA, provides for projects in Lehigh and Northampton Counties with the opportunity to apply for eligible public interest projects, community improvement projects, economic development projects and reasonable administrative fees; and

WHEREAS, the Redevelopment Authority of the City of Bethlehem desires to submit an application to the CFA for an economic development project to help create an Outdoor Demonstration Area and Industrial Artifact Park as well as other public improvements in conjunction with the National Museum of Industrial History;

THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Bethlehem that:

1. The proposed project to be funded by a grant from the Local Share Account program through the CFA is hereby eligible and approved.

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2. The Executive Director, on behalf of the Redevelopment Authority of the City of Bethlehem, is authorized and directed to execute a Local Share Account application in the amount of \$25,000 to the PA Department of Community & Economic Development on behalf of the CFA.
3. The project includes the construction of an Outdoor Demonstration Area and Artifact Park as well as other public improvements at the entrance to the National Museum of Industrial History.

(Resolution Number 1458)

Mr. Heckman seconded the motion. The motion was unanimously approved. Resolution Number 1458 was unanimously adopted by the RDA.

GENERAL DISCUSSION

FAIR PRESENTATION – TIF FUNDING – Mr. Hanna indicated that on October 29, 2018 he and Ms. Bambu-Weiss attended the FAIR hearing before the Community Development Committee of Bethlehem City Council. He noted that the RDA was present at this hearing due to funding provided as part of the Greenway Commons project, located within the designated TIF District. He added that other programs which provide economic development benefits to the City were also discussed and presented at this hearing, such as the CRIZ and LERTA.

Mr. Hanna indicated the Board may have seen some publicity recently as a result of this hearing presentation. He stated that both he and the Mayor have taken steps to assure everyone that all funds have been used in acceptable ways for eligible projects and that all projects and needs for the community are being considered and addressed. Mr. Hanna noted that the RDA Bond Counsel is finalizing a communication regarding the funding provided to the Greenway Commons project for site remediation as an eligible use of TIF funds per state law. Mr. Hanna also noted that the Mayor has clarified the discussions about a parking garage in the vicinity of Polk Street is an issue which has been discussed for approximately 10-years.

Mr. Hanna indicated that he will continue to keep the Board updated on this and any other matters which may arise as a result of this presentation.

ADJOURNMENT

As there was no further business, Mr. Spadoni a motion to adjourn the meeting of the RDA. Mr. Heckman seconded the motion. The motion was unanimously approved and the meeting of the Bethlehem RDA was adjourned at 3:45 P.M.

Submitted by,

Heather M. Bambu-Weiss
Board Secretary

EXHIBIT "A"

“ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the City of Bethlehem, Northampton County, Pennsylvania, being known and designated as No. 723 Broadway, bounded and described as follows, to wit:

BEGINNING at a point in the northwestern line of Broadway, said point being distant 16.64 feet northeastwardly from the northeastern line of Fiot Street and in line with the middle of the partition or party wall between premises 723 and 725 Broadway; thence extending northeastwardly along the northwestern line of Broadway, a distance of 16.16 feet to a point in line with the middle of the partition or party wall between premises 721 and 723 Broadway; thence extending northwestwardly by a line at right angles to said Broadway and through the exact middle of said partition or party wall between premises 721 and 723 Broadway, a distance of 93.4 feet to a point in the southeastern line of Pawnee Street; thence extending southwestwardly along the southeastern line of Pawnee Street, a distance of 16.4 feet to a point in line with the middle of said partition or party wall between premises 723 and 725 Broadway; thence extending southeastwardly by a line at right angles to said Broadway and through the exact middle of said partition or party wall between premises 723 and 725 Broadway a distance of 90.54 feet to the point, the place of beginning.

BOUNDED on the northwest by Pawnee Street, on the northeast by premises 721 Broadway, on the southeast by Broadway, and on the southwest by City numbering.

HAVING ERECTED THEREON a dwelling known and numbered as 723 Broadway, Bethlehem, Northampton County, Pennsylvania, according to the present system of City numbering.

ALSO KNOWN AS NORTHAMPTON COUNTY PARCEL I.D. NO.

MAP: P6SW2C BLOCK: 16 LOT: 18 0204