

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
JANUARY 17, 2019**

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 17, 2019 at 3:00 P.M. in Town Hall, located 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. The location of this meeting was posted in various locations at Bethlehem City Hall due to its change in location.

Chairman Jason Henninger called the meeting to order and the following members were present:

Earl Bethel
Ronald Heckman
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

RDA Board Members Dennis Cunerd contacted the RDA office prior to the meeting and indicated that he was unable to attend.

APPROVAL OF MINUTES

Mr. Bethel made a motion to approve the minutes of the November 20, 2018 rescheduled, 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 November 20, 2018 rescheduled, 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. Henninger 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) **Casino Sale** - Mr. Hanna indicated that meetings have been occurring with the new owners of the Sands Casino. He indicated that the proposed casino expansion, the construction of an additional hotel and the development of the Number 2 Machine Shop were all topics of discussion at these meetings. He added that the new owners have indicated the proposed expansion to be a priority of theirs as well as the construction of an additional hotel. Mr. Hanna indicated that the new owners have expressed a desire to incorporate more on-site activities, especially for families. He added that the local newspapers recently did profiles on these new owners. Mr. Hanna also stated that the current Sands management team is expected to remain in their current positions when the new owners take control of the casino and facilities.

Mr. Heckman asked Mr. Hanna if any discussions have occurred about a convention center being built within this Bethlehem Works / TIF District site. Mr. Hanna reminded the Board that the RDA did have a study done to determine if building a convention center would be beneficial for the City of Bethlehem, and entire Lehigh Valley. Mr. Hanna added that he has been told the building of a convention center at this site is something the new owners have expressed an interest in doing, but he noted that this would be more future project for them as their most immediate interest are in the expansion and construction of an additional hotel at the site.

REAFFIRM APPROVAL OF INVOICES – DECEMBER 2018

Mr. Henninger stated that the RDA Board has been asked to reaffirm its email vote for the approval of the invoices / reimbursements as outlined on the December 2018 invoice summary. He noted that the approval of these invoices was originally done via email voting due to the December 2018 RDA meeting being cancelled.

Mr. Bethel made a motion to reaffirm the approval of the payments / invoices as outlined on the December 2018 invoice summary. Mr. Heckman seconded the motion. The motion was unanimously approved and the following payments were approved:

- 1) \$4,818.82 represents costs associated with On-Going and Maintenance Costs and payment of such costs to be made from the Authority Fund account.
- 2) \$12,030.99 represents reimbursement to the RDA from the Administrative Expense Fund account for administrative costs related to the overall Bethlehem Works / TIF District.
- 3) \$11,854.07 represents reimbursement to the RDA from the Authority Fund account for Other Project costs related to the Bethlehem Works / TIF District.
- 4) \$8,134.95 represents reimbursement to the RDA from the Authority Fund account for various costs related to the Bethlehem Works / TIF District.

APPROVAL OF INVOICES – JANUARY 2019

Mr. Henninger stated that the RDA Board has been asked to review and consider for approval the invoices / reimbursements as outlined on the January 2019 invoice summary.

Mr. Heckman made a motion to reaffirm the approval of the payments / invoices as outlined on the January 2019 invoice summary. Mr. Bethel seconded the motion. The motion was unanimously approved and the following payments were approved:

- 1) \$41.25 represents costs associated with On-Going and Maintenance Costs and payment of such costs to be made from the Authority Fund account.
- 2) \$5,580.92 represents reimbursement to the RDA from the Administrative Expense Fund account for administrative costs related to the overall Bethlehem Works / TIF District.
- 3) \$6,042.50 represents reimbursement to the RDA from the Authority Fund account for Other Project costs related to the Bethlehem Works / TIF District.
- 4) \$36,367.05 represents reimbursement to the RDA from the Authority Fund account for various costs related to the Bethlehem Works / TIF District.

SKYLINE WEST – CONTRACT AMENDMENT

Mr. Henninger stated that the RDA Board has been asked to review and consider for approval the Skyline West amendment to the contract between the RDA and Skyline West. He indicated that this amendment allows additional time for the submission of construction plans, approval of construction plans by the Agency, and evidence of equity capital and marketing from the Developer as detailed in the original agreement.

Mr. Spadoni questioned the need for additional time by the developer for this project. Mr. Hanna explained that the due diligence required for this project is taking longer than expected due to all the necessary approvals involved.

Mr. Riskin added that a major obstacle involved the developer wanting to put a foundation into an area discovered to be a PennDOT right-of-way. Mr. Riskin explained that this became a complicated issue. Mr. Hanna also noted that research is being done to see if the foundation pouring and project design can be altered so as not to interfere with this PennDOT right-of-way.

Mr. Hanna also noted that the developer has been working through the historic process with regards to the design of the building and project so it complies with the various historic requirements.

Following this presentation and discussion, Mr. Heckman made a motion to approve the amendment to the contract between the RDA and Skyline West to allow additional time for the submission of construction plans, approval of construction plans by the Agency, and evidence of equity capital and marketing from the Developer as detailed in the original agreement.

Mr. Bethel seconded the motion. The motion was unanimously approved. As a result, the amendment to the contract between the RDA and Skyline West was approved to allow additional time for the submission of construction plans, approval of construction plans by the Agency, and evidence of equity capital and marketing from the Developer as detailed in the original agreement.

ANNUAL MEETING

Chairman Henninger turned the meeting over to Mr. Riskin, who temporarily assumed the office of Chairman for the 2019 Annual Meeting and the election of officers. Mr. Riskin began by reviewing the 2018 slate of officers.

Mr. Spadoni made a motion that the 2018 slate of officers be kept the same for 2019 and that this slate be adopted for 2019. Mr. Heckman 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 2019.

Redevelopment Authority of City of Bethlehem	
Slate of Officers – 2019	
Chairman	Jason Henninger
Vice-Chairman	Ronald Heckman
Treasurer	Earl Bethel
Secretary	Heather M. Bambu Weiss
Assistant Secretary	Christopher T. Spadoni, Esq.
Assistant Treasurer	Dennis Cunerd

Mr. Henninger 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. Heckman made a motion to re-appoint Michael E. Riskin, Esq. as Solicitor for the Redevelopment Authority. Mr. Bethel seconded the motion. The motion was unanimously approved and Michael E. Riskin, Esq. was re-appointed Solicitor for the Redevelopment Authority.

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Mr. Henninger asked that the final item of business for the RDA Annual meeting be the setting of the meeting time and date for the 2019 RDA monthly Board meetings. The RDA Board unanimously voted to set the 2018 meetings for the third (3rd) Thursday of each month at 3:00 P.M. in room B-504 of Bethlehem City Hall, 10 East Church Street.

GENERAL DISCUSSION

PROFESSIONAL SERVICES – Mr. Heckman indicated he would like to discuss the RDA giving priority to local legal, consulting and other professional services firms when such services are needed for the RDA operations rather than using firms from New York, New Jersey or even Philadelphia if the same services are able to be obtained more locally.

The RDA Board members discussed this issue and indicated their agreement of the RDA continuing to obtain qualified professional services in response to Request for Qualifications (RFQ) and Request for Proposal (RFP) requests, but added a desire to give priority to local firms when qualifications are equal. It appeared to be the consensus of the Board that when all other qualification factors are equal, priority should be given to local firms when professional services are needed for RDA business.

Mr. Hanna and Mr. Riskin indicated their understanding of the RDA Board and their concerns and indicated the recommendation would be taken into consideration when future professional services are needed by the RDA.

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 3:34 P.M.

Submitted by,

Heather M. Bambu-Weiss
Board Secretary