

**REDEVELOPMENT AUTHORITY
OF THE CITY OF ALLENTOWN
Wednesday, April 9, 2025 – 2:00PM
3rd Floor Conference Room**

MINUTES

CALL TO ORDER

The meeting of the Redevelopment Authority of the City of Allentown was held on April 9, 2025, at Allentown City Hall, located at 435 Hamilton Street, Allentown, PA. This was a hybrid meeting of in-person and virtual attendance using Microsoft Teams. The meeting, having met the requirements of a quorum, was called to order by Chris Raad at 2:00 PM.

Attendees

Board Members: Alan Jennings Jessica Ortiz, Christopher Raad and Daniel Schmidt

Staff: Josh Gildea (Solicitor) Kelly McElroy, Mark Hartney, Ellen Price and Kevin McNulty

Public/Guests

Todd Collins and David Altomare from HMK (Insurance); Chris Wetzel-Ulrich and Richard Focht from Saint Timothy's Evangelical Church. Kyle Ropski, Senator Miller's office.

APPROVAL OF THE MINUTES

MOTION: Ms. Ortiz moved that the board approve the minutes of the February 12, 2024, meeting. Mr. Schmidt seconded the motion, which was unanimously approved.

PUBLIC COMMENT

Richad Focht and Chris Wetzel-Ulrich would like to introduce themselves to the board as members of the church's Vision Team, whose mission is to create affordable housing within the city. They have established strong community partnerships, including with organizations such as Ripple and Family Promise, and have been actively engaged in local outreach efforts. As property owners, they are exploring opportunities to build or acquire additional properties to provide affordable housing solutions and address the issue of transience in Allentown. Their congregation is underutilized skills and talents they hope to mobilize for this cause. They are seeking more information about the process of acquiring and rehabilitating blighted properties as part of their ongoing commitment to serving and housing the community.

TREASURERS REPORT

Chairman, Christopher Raad, deferred to Ellen Price, who presented the report.

Ms. Price reviewed the reports with the board, stating that it was a normal month and that our financials were similar to those reported last year.

Ms. Price spoke about the upcoming audit and addressed some questions posted at the last meeting.

MOTION: Ms. Ortiz moved that the Board approve the financial statement. Seconded by Mr. Schmidt, the motion passed.

INVOICES FOR PAYMENT

The Authority had 18 invoices totaling \$8,172.20. Ms. McElroy explained that the board had received all copies of the bills except one, which was missing for Whittaker Construction, covering work completed on 323 N 9th Street.

MOTION: Mr. Schmidt made a motion to approve the payment of invoices as presented. The motion was seconded by Mr. Jennings and passed unanimously.

TRAINING OPPORTUNITES

Ms. Ortiz wishes to attend the Chamber Event. Additionally, Ms. McElroy expressed interest in participating in a residential probate class that the GLVR had posted. Both opportunities were approved.

PROPERTY INSURANCE

Mark Hartney initiated the discussion as the Authority received cancellation notices for policies, and it was discovered that some properties lacked building coverage. Staff requested that HMK attend and provide the board with the necessary information to make informed decisions. Todd Collins and David Altamore presented the board with a comprehensive overview of the different insurance policies, highlighting the distinctions between Liability, Property, and Builders' Risk Policies. The board received a quote to insure the properties missing from its inventory with building insurance. Mr. Raad expressed concern that the actual cost listed was too high for the building value. Mr Collins stated that he would revisit the carrier and request a lower amount, pending another evaluation.

MOTION: Ms. Ortiz moved that the board approve the payment amounts of \$8,399.81 and \$2,756.00, to add building coverage, and \$ 4,022.00 for general liability coverage. The motion was seconded by Mr. Jennings and passed unanimously.

INVENTORY UPDATES

Ms. McElroy reviewed the Authority's inventory. Everything is secured and there are no current issues to review.

NEW BUSINESS/STAFF REPORTS

None at this time

Adjournment

The meeting adjourned at 3:12 P.M.

NEXT MEETING: Wednesday, June 11, 2025, at 2 PM in Allentown City Hall, 435 Hamilton St., Allentown, PA.