

Redevelopment Authority of the City of Allentown
Regular Monthly Meeting Minutes
June 12, 2024
2:00 PM

Agenda Item
2.0

Call to Order

The monthly meeting of the Redevelopment Authority of the City of Allentown was held on June 12, 2024, at City Hall Located at 435 Hamilton Street Allentown, PA 18101. 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 Daniel Schmidt.

Board in Attendance

Daniel Schmidt, Chair
Jessica Ortiz, Vice Chair Via Teams at 2:33pm
Tyrone Russell, Secretary
Chris Raad, Member

Staff in Attendance

Joshua Gildea, Solicitor
Kelly McElroy, Enforcement Manager
Ellen Price, Senior Grant Accountant

Public in Attendance:

None

Josh Gildea the Solicitor requested and executive session to discuss litigation.
Mrs Ortiz Motioned and Mr Raad Seconded, with all in favor.

Approval of Meeting Minutes

With a determination of a quorum, the meeting was called to order on June 12th, at 2:11 pm. The minutes from the previous meeting on May 8, 2024 motioned to be approved by Ms. Ortiz. Mr. Russell seconded with ALL approved.

Public Comment:

None

Treasurer's Report:

Audit update – Maher Duessel is meeting with RKL to try to start with a trial balance. Maher Duessel is hoping to have everything wrapped up by 8/31/2024. ARA's Audit must be part of the City's Audit and if we cant get documents in a timely fashion, it will delay the City's audit.

Invoices for Payment:

Invoices for payment.

Ms. Ortiz asked questions about the charges and wanted clarification about vendors and charges. Clarifications were discussed.

Ms Ortiz asked if we could have a staff person to help clean up the lots instead of paying the clean team.

Ms. Ortiz Motioned to approve the invoices, with Mr Russell as a second. All in Favor.

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Property Updates:

323 N 9th Street – The ceiling issue has been resolved. The contractor will repair the floor.
1st Floor – The lease will be ending on the 12th and the property will be cleaned out and the damage will get an estimate.
The lease for both apartments will need to be revised and the board wishes to add addendums and possibly.

129 Chestnut Street – The property needs to be cleaned out and secured.

725 N 10th Street - This property has been vandalized and has to be secured. Ms. Ortiz stated that the community is upset and will be retaliating because they used to use parking at the property. She suggested the board reissue the RFP.

332 Front Street – Mr. Russel gave the update on this property. Mr. Russel stated that the proposal requires a Zoning change, and the discussion was had with the city. The City will not be recommending the B5 destination. But the Developer can try to go through the process and not have the building approved, then they would lose 50k. The Developer wanted to make the building higher, and if they did they would have to increase the number of affordable units. Ms. Ortiz asked why the city would not approve the B5, the answer was that there was a possibility because there was no cap on the height of the building. Ms. Ortiz was concerned that we don't put all the possibilities on the RFP to inform the applicants of what can not be developed. Mr. Raad stated that why would we limit the construction of something as if it is the best use for the property, it would be part of the due diligence.

New Business – Ms. McEllroy stated the Annual Meeting is next month, and we will hold the election of officers at that time. Jessica stated that the July meeting is usually canceled due to vacation.

428 N 6th Street – Concerns were brought up about the sale price for the lot to the Housing Authority. Ms. McEllroy stated she would bring the issue to Mark, and he could address the board.

Executive Session –

Adjournment

3:40 pm