REDEVELOPMENT AUTHORITY
OF THE CITY OF ALLENTOWN

MEETING MINUTES

Wednesday, September 9, 2026 - 2:00 P.M.
Council Chambers, Allentown City Hall
435 Hamilton Street, Allentown, PA

1.0 Welcome, Call to Order, and Roll Call

Marci Martinez-Howey, Christopher Raad, Daniel Schmidt, Alan Jennings

Solicitor: Benjamin Storms

Staff: Kelly Grogg, Mark Hartney, Ellen Price, Kevin McNulty, Brian Hite, Jerald Hartnett

Public: Hitesh Patel, Saumil Ambani, Kevin Easterling

2.0 Approval of Minutes — August 12, 2026

MOTION: Mrs. Martinez-Howey made a motion for the RACA Board to approve August 12, 2026, meeting minutes. The motion was seconded by Mr. Jennings and unanimously approved.

3.0 Public Comment

No Public comments.

Mr. Raad announced that the board will hold an executive session to discuss legal matters and real estate transactions.

4.0 Staff Financial Report

4.1 August 2026 Financial Report

Ellen Price reviewed the Staff Financial Report as of 8/31/26. Items reviewed included: Budget to Actual Comparison, Balance Sheet Comparison and Profit and Loss Comparison. CDBG Reimbursement billed up to 6/19/26.

MOTION: Mr. Jennings made a motion for the RACA Board to approve the August 2026 financial report subject to audit. Mrs. Martinez-Howey seconded the motion, and it was unanimously approved.

4.2 Invoices for Payment

Ms. Grogg reviewed the invoices for payment.

MOTION: Mr. Jennings made a motion to approve the payment of 17 invoices totaling $9,628.48. Mr. Schmidt seconded the motion, and it was unanimously approved.

5.0 Inventory Update/Actions

Ms. Grogg reviewed the RACA inventory spread sheet. All properties were visited by City staff weekly for the month of August.
1240 N. 19th St.-Ongoing roof problem.
532 Law St- New property donated to RACA that will be in inventory shortly.

6.0 Old Business

6.1 RFP Updates

540 Hamilton St- Contract prepared should be signed soon.
725 N. 10th St- On Hold.
802 Walnut St-3 Submissions given, update in executive session.
332 Front St-On Hold.
902 Penn St- In process.

6.2 CALV Loan Update

Documents reviewed and signed by both parties and the check is ready to be released The project is expected to complete construction by the end of the year. .

7.0 New Business

No new business.

8.0 Executive Session

An executive session was called for at 2:19 pm to discuss Real Estate transactions and pending litigation. Mr. Storms left the meeting and did not participate in the executive session. Mr. Radd called the meeting back to order at 2:48 pm.

9.0 Solicitor's Update

9.1 Update from the solicitor's on the matters of the Authority

Mr. Hartney spoke on updates from the solicitor since he left early from the meeting. All paperwork is signed and check for $150,000 CALV loan can be released. We received a Right to Know request from The Morning Call, and we filed for a 30-day extension to discuss with Chuck Smith, conflict counsel.

10.0 Good of the order – No comments.

11.0 There being no further business and the meeting was adjourned at **2:50 pm**.
Next Meeting: October 14, 2026.