

Redevelopment Authority of the City of Allentown
Monthly Meeting Minutes
April 14, 2021
2:00 PM

The following are meeting minutes of the Redevelopment Authority of the City of Allentown pertaining to the meeting held on Wednesday, April 14, 2021 at 2:00 p.m. Via Teams Virtual Meeting.

Board in attendance:

Chair - Rebecca Williams
Vice Chair – Daniel Schmidt
Tyrone Russell – Member
Rodney Bush - Member

Staff in Attendance

Kelly McElroy
Megan Hart
Leonard Lightner
Joshua Gildea, Solicitor

Public in attendance

None

Determination of a Quorum

Rebecca Williams determined a quorum was in place and called the meeting to order at 2:00pm.

Approval of the Meeting Minutes

Dan Schmidt requested a motion to approve the minutes of March 10, 2021, Rodney Bush seconded and all were in favor.

Old Business

None.

New Business

RESOLUTION-Dan Schmidt made a motion to approve staff to follow necessary steps to acquire List A through the eminent domain process if necessary, Tyrone Russell seconded and all were in favor.

RESOLUTION-Dan Schmidt made a motion to approve staff to follow necessary steps to acquire List B through the eminent domain process if necessary, Rodney Bush seconded and all were in favor.

Updates

332 Front Street - Kelly McElroy stated HDC has signed the contract for 332 Front Street that was awarded back in June and ABC will be signing the contract today.

509 N. 7th Street – Kelly McElroy stated the Authority has the signed contract and deposit for 7th Street, the awardee said they should have their plans Thursday and once the plans are submitted, we will be able to close.

326 N. 9th Street

Kelly McElroy stated this is a Pennrose property, it has passed the drywall inspection, is spackled and ready for paint. Rebecca Williams asked what the completion date is, Kelly McElroy answered middle of May.

318 N. 13th Street

Kelly McElroy stated this property is coming along nicely and is in the same state as 326 N. 9th Street and ready for paint.

532 W. Allen Street

Kelly McElroy said we purchased this property amicably, it is cleaned out & stabilized, formal plans are being drawn up and then Scotty will prepare a scope of work and get it out for bid.

515 N. New Street

Kelly McElroy mentioned this property was purchased amicably to turn into 4 low income rental units. Kelly McElroy said we will start to clear out the door and window inventory inside that was sold with the building. Rebecca Williams stated she is concerned for safety of the building with staff and other people going in and out. Kelly McElroy answered everyone that enters will sign a hold harmless. Rebecca Williams suggested staging some of the items in the lot next door prior to the inventory sale and Kelly McElroy answered we are open to suggestions and anything remaining will be donated. Kelly McElroy stated she also met with the engineer and plans are being drawn.

Rebecca Williams asked if the properties on the current inventory list showing past due completion dates of HADC's properties on 6th, Allen & Liberty Streets are still within contract. Kelly McElroy answered she has not issued a certificate of completion and will check in with Maria regarding the older properties, 131 N. 8th Street had a few repairs required from a CO inspection so hopefully he will be off the inventory list shortly and the mansion project is also moving along. Rebecca Williams asked for clarification of who "he" is in regard to N. 8th Street and Kelly McElroy answered Andrew Bench who is an attorney and will have his office on the first floor and live above at 131 N. 8th Street. Rebecca Williams asked if we are out of contract on the past due properties – Kelly McElroy answered 131 N. 8th we are not out of contract, HADC properties we are, Mansion project we are not. Rebecca Williams asked if we need to have a meeting with HADC because of the extended length of time it takes for his awarded projects to be completed. Kelly McElroy answered there was some money issues, other projects and she will get an update from Maria and get the contract updated as needed for the next meeting. Kelly McElroy said everything else is within the contracted time. Rebecca Williams asked how the Mansion project is doing? Kelly McElroy answered the mansion is fully rented and Lucienne's other project at Bobbinworks will be at fully rented too.

Rebecca Williams invoked Executive Session.

RESOLUTION-Dan Schmidt made a motion to authorize Staff to investigate funding, finance, location and real estate acquisition in partnership with the city of Allentown and homelessness initiative, Tyrone Russell seconded and all were in favor.

The Board and Staff discussed the fundraising that Dan Schmidt is doing for Leukemia & Lymphoma Society and Kelly McEllroy for Habitat for Humanity.

Public Comment

None

Adjourned

2:57