

Redevelopment Authority of the City of Allentown
Monthly Meeting Minutes
December 8th, 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, December 8th, 2021** at 2:00 pm Via Teams Virtual Meeting.

Board in Attendance

Rebecca Williams, Chair
Dan Schmidt, Vice Chair
Tyrone Russell, Secretary

Staff in Attendance

Megan Hart
Scotty Smith
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 2:05

Approval of Meeting Minutes

Tyrone Russell made a motion to approve the minutes from the November 10th, 2021 meeting, Daniel Schmidt seconded and all were in favor.

Old Business

Inventory – Megan Hart gave an overview of the current inventory.

VPR – Megan Hart stated the total registrations to date is 245. The City of Allentown has now taken over the management of the VPR Registration process going forward.

318 N. 13th Street - Megan Hart stated the renovation has been completed and will be marketed for sale to LMI.

323 N. 9th Street – Megan Hart said the renovation is moving along as scheduled and we will keep this property in our inventory.

532 W. Allen Street – Megan Hart stated the rehab will begin in January with an estimated time of completion would be June

515 N. New Street – Megan Hart said the roof replacement and clean out is scheduled and we will keep this in our inventory as 4 LMI rental units to start to build the Authority's portfolio and generate sustainable income.

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Front & Furnace Street – the City is deeding that over to the Authority, plans are completed for 2 new construction townhomes. Rebecca Williams asked what the disposition will be to which Megan Hart answered we will most likely sell them.

326 N. 9th Street – Megan Hart stated this property has been sold to an Allentown Resident that has been renting and this was their first house. Rebecca Williams reiterated the new owner is basically getting a new home which is fantastic.

729 N. 10th Street – Allentown Toy Manufacturer, Megan Hart said with the appropriate variance(s) we could potentially get approximately 18 units. Megan Hart suggested integrating a community space within the building to which Rebecca Williams agreed. Tyrone Russell asked what the value is for low to moderate income, Rebecca Williams asked Megan Hart to confirm what the low to moderate income is to which she explained HUD's income guidelines.

New Business

Basin Street Land Swap – Joshua Gildea explained the City of Allentown is engaging with a private developer and the City would like to do a land swap with the developer requiring access over a public street which would require the Authority to remove the current deed restriction. The City gained possession from the Redevelopment Authority which contains a deed restriction that the property only be used as a park. Daniel Schmidt asked if this is something the City is requesting. Megan Hart stated yes the is requesting the Authority to remove the restriction. Rebecca Williams asked for details and requested a representative from the developer or city attend our next meeting.

Monthly Financial Profit & Loss – Megan Hart explained the Profit and Loss for November and reiterated how imperative it is that the Authority generate sustainable income.

Public Comment

None

Adjournment

2:42