

Redevelopment Authority of the City of Allentown
Monthly Meeting Minutes
February 8th, 2023
2:00 PM

The following are meeting minutes of the Redevelopment Authority of the City of Allentown pertaining to the meeting held on **Wednesday, February 8th, 2023** at 2:00 pm Via Teams Virtual Meeting.

Board in Attendance

Daniel Schmidt, Chair
Rodney Bushe, Vice Chair
Tyrone Russell, Secretary
Jessica Ortiz, Treasurer

Staff in Attendance

Megan Hart
Scotty Smith
Joshua Gildea, Solicitor

Public in Attendance:

Claude Hicks, HDC

Determination of a Quorum

Daniel Schmidt determined a quorum was in place and called the meeting to order at 2:03.

Approval of Meeting Minutes

Tyrone Russell made a motion to approve the minutes from the January 11th, 2023, meeting, Rodney Bushe seconded, and all were in favor.

Old Business

Megan Hart provided an inventory update; no new inventory has been added since the last meeting. Megan Hart stated she will apply for HOME dollars for the rehab of 1028 W. Chew Street and will submit the request as soon as the architectural drawings are completed. Megan Hart stated we are in litigation still for the properties at 802 Walnut and 540 Hamilton.

Megan Hart provided a recap of the awarded project for 332 N. Front Street and introduced Claude Hicks from HDC. Claude Hicks stated HDC has looked at the project in a few different perspectives of PHFA's 4% and 9% and has met with the Civic Association and the Mayor regarding the desire to have something done with this property. Claude Hicks stated the cost of construction and rising interest rates are proving to be difficult and stated they will most likely have to go back to the original idea of senior housing. Claude Hicks requested another extension to apply to PHFA's 9% next round which will be in September 2023, and he is hopeful that PHFA will look at the project favorably. Jessica Ortiz asked for confirmation that originally the award for senior housing and the last extension granted a revision to multi family and now we are back to senior housing which will be affordable but only for seniors to which Megan Hart confirmed. Claude Hicks stated after meeting with the Civic Association and neighbors, it appeared the popular consensus was to revert to the project as senior living because of the pressure of parking and the perception of less being in the way of issues such as crime. Jessica Ortiz asked Claude Hicks who was involved in the community engagement end because she knows several people in that neighborhood that were not involved. Claude Hicks answered a meeting was held with the Civic Association which included some neighbors that attended.

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New Business

None

Executive Director Report

Megan Hart provided the Executive Director Report including the Profit and Loss for January 2023 and asked the Board Members if there are any questions to which there were none. Megan Hart reminded the Board Members of the workshop scheduled for March 7th, 2023. Megan Hart asked if there are any questions, comments or concerns to which there were none.

Executive Session was called to discuss the sale of real property.

RESOLUTION – Rodney Bushe made a motion to rescind R2020-15 awarding 332 N. Front Street to HDC/ABC, Jessica Ortiz seconded, and all were in favor.

Daniel Schmidt updated the Board Members regarding a request he made to the mayor for the status of filling the vacant board seat.

Public Comment

None

Adjournment

2:42 pm