

Redevelopment Authority of the City of Allentown
Monthly Meeting Minutes
January 12th, 2022
2:00 PM

The following are meeting minutes of the Redevelopment Authority of the City of Allentown pertaining to the meeting held on **Wednesday, January 12th, 2022** at 2:00 pm Via Teams Virtual Meeting.

Board in Attendance

Rebecca Williams, Chair
Daniel Schmidt, Vice Chair
Rodney Bushe, Treasurer

Staff in Attendance

Megan Hart
Scotty Smith
Joshua Gildea, Solicitor

Public in Attendance:

Colin Keefe
Matthias Fenstermacher
Kevin Serfass
Tom Williams

Determination of a Quorum

Rebecca Williams determined a quorum was in place and called the meeting to order at 2:01.

Approval of Meeting Minutes

Daniel Schmidt made a motion to approve the minutes from the December 8th, 2021 meeting, Rodney Bushe seconded, and all were in favor.

Old Business

Inventory – Megan Hart provided an overview of the current inventory and stated there is an accepted offer for 318 N. 13th Street. Megan Hart stated the roof has been replaced at 515 N. New Street and the clean out will be underway. Megan Hart said 532 W. Allen renovation is ready to be started but the contractor is still waiting for the City to issue the required building permits.

Basin Street Land Swap – Colin Keefe provided background regarding the Basin Street Land Swap in which the Redevelopment Authority granted property adjacent to Martin Luther King Drive to the City of Allentown in 1976 that included deed restrictions for the property to only be for park use. Colin Keefe stated the City developed a plan for the master trail program that runs thru the area, Serfass is under contract to purchase land in that area and the City of Allentown master trails plan include trails that run through the property that Serfass will own and Serfass has agreed to grant that property back to the City. Colin Keefe explained that the project within Basin Street area is necessary for funding, logistics and safety to facilitate the park and master trail plan in the area however the project cannot happen without access from Martin Luther King Jr Boulevard and in order to do that, the City of Allentown needs to grant an access easement and the Redevelopment Authority would need to waive the park use deed restriction. Rebecca Williams asked what the balance of the project will be other than the park and trails

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system. Matthias Fenstermacher said the parcel of 402 Basin Street is approximately 20 acres of which 10 acres plus or minus would be dedicated back to the City of Allentown in order to continue the trail system. Matthias Fenstermacher stated the land that Serfass is under contract to purchase is a brownfield site which will be remediated but along with that comes the nonexistent access and the easement needed would be a bridge from MLK to the site which is where the easement would be needed to gain access to the other side of the creek. Rebecca Williams asked what the remaining land will be used for. Matthias Fenstermacher answered the remaining land is the developable portion of the site and will house a 130,000 square foot manufacturing facility to which all required City approvals have been granted.

RESOLUTION – Daniel Schmidt motioned to release the restrictive covenant found in the deed of dedication dated July 13, 1976 between the Redevelopment Authority and the City of Allentown. Rodney Bushe seconded, and all were in favor.

Joshua Gildea requested that Colin Keefe prepare the required documents for the Redevelopment Authority and then be reviewed and recorded to release the covenant to which Colin Keefe confirmed.

New Business

Megan Hart reviewed the Profit and Loss statement for December and stressed the importance of generating sustainable income. Megan Hart asked if there were any questions and there were none.

Rebecca Williams stated she is resigning as Chair due to her personally owned property within the city limits has been sold and therefore, she will not be able to meet the requirements of the Authority's bylaws regarding owning and or working within City limits.

Public Comment

None

Adjournment

2:37