

Redevelopment Authority of the City of Allentown
Special Meeting Minutes
June 26, 2023
1:00 PM

The following are meeting minutes of the Redevelopment Authority of the City of Allentown pertaining to the Special Meeting held on **Monday, June 26th, 2023** at 1:00 pm Via Teams Virtual Meeting.

Board in Attendance

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

Staff in Attendance

Megan Hart
Scotty Smith
Joshua Gildea, Solicitor

Public in Attendance:

Carlos Tovar, Diseno Urbano Studio
John Palumbo, Urban Residential Properties
Julio Guridy, Allentown Housing Authority
Henry Moore
Enid Santiago
Matt Tuerk, Mayor
Lindsay Weber, The Morning Call

Determination of a Quorum

Daniel Schmidt determined a quorum was in place and called the meeting to order at 1:03pm.

Old Business

Megan Hart asked the Board if everyone received the email with the revisions from The Manhattan Group and Allentown Housing Authority to which everyone said yes. Jessica Ortiz questioned if the Manhattan Group's revised proposal meets the requirements of affordability to which Megan Hart stated no, not with only 7 affordable units. John Palumbo asked what the reason was that disqualifies their proposal to which the Megan Hart stated all of the units would need to be affordable or the CDBG funds would need to be paid back and according to the revised submittal, the purchase price was \$400,000 with 7 affordable units. John Palumbo provided clarification that the \$400,000 would be the purchase price in addition to repaying the federal funds of \$785,000 and have 7 affordable units. Jessica Ortiz stated she understands. Megan Hart asked for any other questions. Tyrone Russell stated he would like to get that in writing and not just on the recording. Jessica Ortiz asked if we were going to be doing a community scoring committee as discussed before. Alan Jennings asked if we got the pictures of the proposal and Megan Hart responded yes it was emailed. Tyrone Russell stated part of the conversation was regarding scoring rubric and should include community and needs to be clear on what that provides. Jessica Ortiz stated yes that was the conversation previously with the board voting and some members from the community. Megan Hart stated all the proposals were submitted by May 10th and scorecards were sent out but didn't hear anything back further from the Board. Daniel Schmidt stated with only 2 proposals submitted the Board should be fine with determining the best fit and going

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forward, finalize a rubric so we don't have to postpone this RFP further and Tyrone Russell agreed and said he will put together a rubric going forward and Jessica Ortiz agreed. Alan Jennings asked what the affordability guidelines are to which Megan Hart answered in accordance with HUD guidelines, not to exceed 80%ami. Julio Guridy was experiencing technical difficulties and commented in the chat that this is a public meeting, votes are made in public to which Joshua Gildea confirmed. Julio Guridy asked if any additional information is needed. Tyrone Russell asked how long the transition is before occupants could sell the property to which Julio Guridy stated 10 years. Enid Santiago asked what property this is for to which Megan Hart answered 332 N. Front Street.

Executive Session to discuss 332 N. Front Street at 1:18pm.

Daniel Schmidt asked Carlos Tovar how long the affordable units would be affordable to which John Palumbo answered 20 years.

RESOLUTION – Jessica Ortiz made a motion to award the project at 332 N. Front Street to The Manhattan Group, seconded by Rodney Bushe and all were in favor.

Daniel Schmidt thanked both proposers and stated the Board thought the mixed use and mixed income, on site parking and more housing opportunities were great. Carlos Tovar stated they are looking forward to this project and the benefit to the community.

Executive Session to discuss disposition of properties acquired thru eminent domain at 1:25pm

RESOLUTION – Tyrone Russell made a motion for the interim period, Jessica Ortiz and Rodney Bushe can list the residential properties acquired thru eminent domain, no commission to be paid to either Jessica Ortiz or Rodney Bushe, seconded by Daniel Schmidt and all were in favor.

RESOLUTION - Jessica Ortiz made a motion to RFP all non residential properties and the Board of Directors will make all final decisions, seconded by Tyrone Russell and all were in favor.

Public Comment

Henry Moore asked when the listing of available properties will be available to the public. Megan Hart stated Henry Moore was previously on the Distribution List thru Lazarus House and she will update his new email address.

Matt Tuerk thanked Megan Hart for her work thru particularly difficult times and wished her much success with her future endeavors and thanked the Board of Directors for their work as they continue to serve the community.

Adjournment

2:19 pm