

**Redevelopment Authority of the City of Allentown**  
**Monthly Meeting Minutes**  
**May 12, 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, May 12, 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 McEllroy  
Megan Hart  
Joshua Gildea, Solicitor

**Public in attendance**

Dave Rowan  
Louis Perez  
Keith Brundin  
Jeremy Moyer  
Andrew W./Morning Call

**Determination of a Quorum**

Rebecca Williams determined a quorum was in place and called the meeting to order at 2:03pm.

**Approval of the Meeting Minutes**

Dan Schmidt requested a motion to approve the minutes from April 14, 2021, Tyrone Russell seconded and all were in favor.

**Old Business**

None.

**New Business**

**Land Bank** - Rebecca Williams asked Kelly McEllroy for an update on the Land Bank. Kelly McEllroy answered the Redevelopment Authority is now able to function as a Land Bank including the benefit of not having another authority board as the Redevelopment Authority can function as both, the Land Bank can acquire blighted properties thru judicial tax sale without public bid as another tool to eliminate blight especially because the eminent domain process is taking longer thru the court system and will also avoid the public bidding process. Kelly McEllroy said the mission of the Land Bank is the same as the Redevelopment Authority in regard to promoting home ownership, code compliance and faster properties that benefit the community. Dave Rowan asked what the disposition of a property would be if it's not a public RFP (Request for Proposal) and Kelly McEllroy answered because everything is transparent, the disposition would include non profits, local developers, and community itself. Rebecca Williams asked

when the Land Bank will actually start acquiring properties, Kelly McEllroy answered the ordinance was passed in April and a memorandum of agreement with all the taxing authorities and hopefully will acquire our first properties within the next couple months and can use grant funding and tax abatement, sales of properties to fund. Rebecca Williams asked if everything will be separate from the Redevelopment Authority and Kelly McEllroy confirmed yes everything will be separate and transparent.

### **Allentown Affordable Housing / Proposal for 318 N 13<sup>th</sup> Street**

Dave Rowan presented a proposal on behalf of Allentown Affordable Housing to purchase 318 N. 13<sup>th</sup> Street for assisting recently released inmates into a co living environment. Louis Perez provided personal experience and the difficulty of re entry of individuals back into society who have served their time.

### **Updates**

#### **318 N. 13<sup>th</sup> Street**

Kelly McEllroy stated the flooring is going in and the property should be completed end of May.

#### **532 W. Allen Street**

Kelly McEllroy said we purchased this property amicably, plans are being drawn up, a scope of work will be prepared and go out for bid.

#### **326 N. 9<sup>th</sup> Street**

Kelly McEllroy stated this is a Pennrose property, eta for completion is end of May.

#### **323 N. 9<sup>th</sup> Street**

Kelly McEllroy said the construction contract has been signed, eta of completion is November.

#### **515 N. New Street**

Kelly McEllroy mentioned this property was purchased amicably to turn into 4 low income rental units. Kelly McEllroy said we will start to clear out the door and window inventory inside that was sold with the building.

#### **131 N. 8<sup>th</sup> Street**

Kelly McEllroy stated this was a property returned by Pennrose and awarded to Andrew who has his business on the first floor and residence on the second floor, the repairs are completed with the exception of an outlet that needs to be changed in order to obtain a clear CO.

### **Public Comment**

None

### **Adjourned**

2:52