

**Redevelopment Authority of the City of Allentown**  
**Monthly Meeting Minutes**  
**October 13th, 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, October 13<sup>th</sup>, 2021** at 2:00 pm Via Teams Virtual Meeting.

**Board in Attendance**

Rebecca Williams, Chair  
Dan Schmidt, Vice Chair  
Rodney Bushe, Treasurer  
Jessica Ortiz, Member

**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 2:04

**Approval of Meeting Minutes**

Dan Schmidt made a motion to approve the minutes from the October 13<sup>th</sup> 2021 meeting, Jessica Ortiz said she did not review the minutes, Rodney Bushe seconded and all were in favor.

**Old Business**

326 N. 9<sup>th</sup> Street – Megan Hart stated the renovation is complete, the property is ready to be listed for sale and listing paperwork has been sent to the Chair for her signature.

323 N. 9<sup>th</sup> Street – Megan Hart said the rehab is in progress without issues and most importantly on schedule.

532 W. Allen Street – Megan Hart said the rehab should begin end of October.

515 N. New Street – Megan Hart stated the Deed consolidation in progress, plans are being drawn to convert into 4 low to moderate income rental units.

318 N. 13<sup>th</sup> Street – Megan Hart said the final Co inspection is next week.

Megan Hart asked the Board Members if they had any questions about the current inventory, no one had questions. Megan Hart asked the Board Members if they have any questions regarding the Deed of Takings and Rebecca Williams asked if there is a way to recoup any of the legal fees from the property owners to which Joshua Gildea answered there is not anything in the statute for the Authority to recoup it's legal fees.

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Megan Hart said the Authority is still managing the VPR Registrations, total Registrations to date are 202.

Land Bank – Megan Hart said the proposed Intergovernmental Agreement is being reviewed by the taxing authorities and Policies & Procedures will be presented for Board approval.

R2021-11 - Megan Hart stated we have not received the signed agreement back for 318 N. 13<sup>th</sup> Street and requested Resolution R2021-11 to be rescinded which awarded 318 N. 13<sup>th</sup> Street to Allentown Affordable Housing. Rodney Bushe asked what will happen now with the property, Megan Hart answered that the property will be listed for sale.

**RESOLUTION** – Rodney Bushe motioned to rescind R2021-11 and approve staff to market 318 N. 13<sup>th</sup> Street, Jessica Ortiz seconded and all were in favor.

2020-02 – Megan Hart requested a resolution to approve the Associate Director to market the Authority’s property and accept the best reasonable offer for the listed properties.

**RESOLUTION** - Dan Schmidt made a motion to revise Resolution R2020-02 to reflect the Associate Director to market the Authority’s properties and authorize the Associate Director to accept the best reasonable offer for listed properties in order to limit the transaction time and all paperwork to be executed by the Board as normal course of practice. Rodney Bushe seconded. Jessica Ortiz abstained from the vote.

**New Business**

Megan Hart explained the monthly financial statement and the need to generate income and asked the Board Members for their input for ideas or else the Redevelopment Authority will be no more. Megan Hart advised the Board the draft budget will be included in the November’s meeting. Megan Hart said this is tied into the Deed of Takings as well because there wasn’t really any rhyme or reason previously in deciding what properties to acquire and be more strategic going forward. Rebecca Williams asked the status of the Deed of Takings and Megan Hart answered these were filed in January 2020 and we still have not gotten any thru eminent domain. Rebecca Williams asked that the estimate of properties that will sell be included in the Draft Budget.

**Public Comment**

None

**Adjournment**

2:43