

REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN

MEETING MINUTES

Wednesday, April 8, 2026 - 2:00 P.M.
Council Chambers, Allentown City Hall
435 Hamilton Street, Allentown, PA

1.0 Welcome, Call to Order, and Roll Call:

Board Members: Tony Hanna, Alan Jennings, Christopher Raad, Daniel Schmidt

Solicitor: Joshua Gildea Esq.

Staff: Kelly Grogg, Mark Hartney, Vicky Kistler, Ellen Price, Kevin McNulty, Brian Hite

The meeting was called to order at 2:02PM

2.0 Approval of Minutes — March 11, 2026

Mr. Jennings had a few minor corrections to the minutes. Mr. Hartney made note of them and will make the corrections.

MOTION: Mr. Jennings made a motion for the RACA Board to approve the meeting minutes of March 11, 2026, as amended. The motion was seconded by Mr. Hanna and unanimously approved.

3.0 Public Comment

Mr. Kevin Esterling acknowledges his public comments from last month. He reported that he has a meeting scheduled with Ms. Kistler and Mr. Hartney to address his concerns. Mr. Esterling reported that several of his Section 3 low-income contractors registered with PennBID to be subcontractors on RACA projects. He thanked the board for allowing him to present at last month's meeting on HUD Section 3 low-income contractors. Mr. Jennings stated he was in favor of the Authority incorporating language into RACA's RFP welcoming and encouraging HUD Section 3 low-income contractors. The staff agreed

4.0 Call for Executive Session – Real Estate Transactions

Mr. Raad made an announcement that an executive session will be held later in the meeting to discuss real estate transactions.

5.0 Staff Financial Report

Ms. Ellen Price reviewed the staff financial report with the board for the month ending March 31, 2026.

Mr. Jennings asked to have some zero accounts on the reports removed. Ms. Price stated that these accounts need to remain open for historical purposes.

MOTION: Mr. Schmidt made a motion for the RACA Board to approve and accept the staff financial report subject to audit. The motion was seconded by Mr. Hanna and approved unanimously.

5.2 Invoices for Payment

Thirteen (13) invoices were presented for payment totaling \$40,386.79.

MOTION: Mr. Schmidt made the motion for the RACA Board to approve the 13 invoices totaling \$40,386.79. The motion was seconded by Mr. Hanna and unanimously approved.

6.0 Inventory Update/Actions

Ms. Grogg reviewed the RACA inventory with the board.

7.0 Old Business

7.1 RFP Updates

7.1.1 725 N 10th St

7.1.2 540 Hamilton St

Kevin McNulty stated we had 2 submissions for 725 N 10th Street and 6 submissions for 540 Hamilton Street. During Executive Session, more discussion will be had on these submissions with next steps.

Mr. Hartney reported that a committee would review the proposals and make recommendations to the full board. All agreed that the review committee would consist of Jessica Ortiz (RACA), Tony Hanna (RACA), Vicky Kistler (DCED Director CoA), Mark Hartney (DCED Deputy Director CoA) and Jennifer Gomez (Planning Director CoA). *Editors note: Jessica Ortiz resigned from the RACA Board after the meeting and was replaced on the review committee by Alan Jennings (RACA).*

8.0 New Business

8.1 Possible RFP for board-ups and daily property maintenance

Ms. Grogg reviewed RFPs for Board-ups and daily property maintenance. Mrs. Ortiz and Mr. Jennings questioned if the board could include preference for minority owned businesses in the scoring. Mr. Schmit asked if it would be better to ask if the RFP respondents are residents/businesses and low-income versus, race/ethnicity. Mr. Gildea stated that the Trump administration is making it a requirement to remove DEI verbiage. He felt there could be a funding issue with HUD if DEI, race/or ethnicity verbiage was included in the scoring criteria.

MOTION: Mr. Hanna made a motion for the RACA board to approve the release of the RFPs with the inclusion of scoring criteria that prioritizes First, Allentown businesses; Second,

residency of the business's employees; and third, Certified HUD Section 3 low-income contractors. Mr. Schmidt Seconded the motion. Mr. Jennings requested a roll-call vote.

Mrs. Ortiz – No, Mr. Hanna -Yes, Mr. Schmidt - Yes, Mr. Jennings – No, Mr. Raad – Yes. The motion passed 3-2 in favor of releasing the RFP with the inclusion of the modified scoring criteria. Mr. Jennings and Ms. Ortiz opposed the vote in favor of scoring criteria that would include prioritizing race and ethnicity in addition to the modified scoring criteria.

8.2 Website updates

Ms. Grogg reviewed the website updates that were corrected from the meeting last month. She also explained that since we use the city's website there is an ADA compliance that will be imitated on April 24, we will then know what we need to change on our website to be complaint. Brian Hite talked about the potential to use iPad for the packets and the benefits to the members for retaining information in one area.

9.0 Executive Session

9.1 To discuss Real Estate Transactions

10.0 Continuation of New Business

1116 Maple Street –

This property was renovated and sold by the RACA in 2026. It has a 10-year deed restriction that the property is to remain owner-occupied. Staff has been made aware that the property was sold in 2019 and it has a pending sale to an LLC. The deed restriction has not been followed.

MOTION: Mr. Schmidt made a motion to have Solicitor Gildea negotiate with the current owner to extend the deed restriction and come to a financial settlement for not following the deed restriction. If a settlement can't be reached, RACA can file suit to take the property back. The motion was seconded by Mr. Hanna and was approved unanimously.

802 W. Walnut Street – RFP

A draft of the RFP was reviewed with the RACA Board.

MOTION: Mr. Hanna made a motion for the RACA Board to authorize City staff to release the RFP. The motion was seconded by Mr. Schmidt. Mr. Hanna, Mr. Raad, and Mr. Schmidt voted in favor of the motion and Mr. Jennings and Mrs. Ortiz voted against it. The motion passed 3-2.

Homeownership program update – Mr. Hartney informed the board that People's Security Bank and Trust (PSBT) is interested in applying for a Special Purpose Program tax credit (SPP) that would allow RACA to create a Homeownership program. The deadline for the

application is May 29, 2026. This application will need to be made in partnership with an organization that is exempt under Section 501(c)(3) of the Internal Revenue Code. Mr. Hartney will present more details at next month's meeting. Additionally, Mr. Hartney reported on a feedback meeting with FHLB – Pittsburgh regarding the affordable housing grant RACA applied for with PSBT. FHLB-Pittsburgh encouraged RACA to submit again and address the technical deficiencies identified. A new application will leverage the SPP Tax credit application.

Adjournment

The meeting was adjourned at 3:34 PM **Next Meeting: May 13, 2026** .