

REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN

MEETING MINUTES

Wednesday, July 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

Tony Hanna, Alan Jennings, Christopher Raad, Daniel Schmidt

Solicitor: Joshua Gildea Esq.

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

2.0 Approval of Minutes — June 10, 2026

MOTION: Mr. Hanna made a motion for the RACA Board to approve June 10, 2026, meeting minutes. The motion was seconded by Mr. Schmidt and unanimously approved.

3.0 Public Comment

No public comment.

****Call for Executive Session - Real Estate Transactions**

4.0 Annual Meeting-Election of Officers

The following slate of officers was proposed

Chris Raad- Chair
Daniel Schmidt- Vice Chair
Tony Hanna- Treasurer
Alan Jennings-Secretary

MOTION: Mr. Hanna made a motion for the RACA Board to approve the slate of officers and members will remain in seats for 1 year. The motion was seconded by Mr. Jennings and unanimously approved.

5.0 Staff Financial Report

Ellen Price reviewed the Staff Financial Report as of 6/30/26. Items reviewed included: Budget to Actual Comparison, Balance Sheet Comparison and Profit and Loss Comparison.

Discussion; The Board wishes staff to RFP our insurance coverage to different carriers to ensure we have the most cost-effective rates for our RACA properties.

5.1 June 2026 Financial Report

MOTION: Mr. Hanna made a motion for the RACA Board to approve the June 2026 financial report subject to audit. Mr. Jennings seconded the motion, and it was unanimously approved.

5.2 Invoices for Payment

Ms. Grogg reviewed the invoices for payment.

MOTION: Mr. Schmidt made a motion to approve the payment of 10 invoices totaling \$44,267.74. Mr. Hanna seconded the motion, and it was unanimously approved.

6.0 Inventory Update/Actions

Ms. Grogg reviewed the RACA inventory spread sheet. All properties were visited by City staff weekly for the month of June and there were no issues.

7.0 Old Business

7.1 Updates to 725 N. 10th St and 540 Hamilton St RFP's

Mr. Hartney reported that all applicants were notified of the RACA Board's decision. Developer's Agreements and Agreements of Sale are being developed with the identified preferred developers.

8.0 New Business

9.0 Executive Session

An executive session was called for at 2:19pm to discuss Real Estate transactions. Mr. Radd called the meeting back to order at 3:23 pm.

10.0 Continuation of New Business

10.1 Possible Approval to Release of 332 Front Street RFP

MOTION: Mr. Jennings made a motion for the RACA Board to approve the release of 332 Front Street RFP including the edits made during the

executive session. Mr. Schmidt seconded the motion, and it was unanimously approved.

11.0 Solicitor's Update

11.1 Update from the solicitor's on the matters of the Authority

Ms. Grogg gave an update on 902 N. 18th Street that the neighbor filed a conservatorship.

12.0 Good of the order – Mr. Hartney stated that RACA is applying again for funding through the Federal Home Loan Bank (FHLB) of Pittsburgh's Affordable Housing Program (AHP). The application will closely mirror the previous submission, with minor revisions incorporating feedback received during the prior review process. If awarded, the grant will support the rehabilitation of blighted properties within RACA's inventory into affordable, owner-occupied homes for low- to moderate-income households. Mr. Hartney further explained that RACA will partner with a local nonprofit organization and a local financial institution to provide the additional funding necessary to complete the rehabilitation of the properties.

13.0 There being no further business and the meeting was adjourned at **3:27 pm.** **Next Meeting: August 12, 2026**