

REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN

MEETING MINUTES

Wednesday, June 10, 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, Vicky Kistler, Ellen Price, Kevin McNulty,
Brian Hite

2.0 Approval of Minutes — May 13, 2026

MOTION: Tony Hanna made a motion for the RACA Board to approve May 13, 2026, meeting minutes. The motion was seconded by Daniel Schmidt and unanimously approved.

3.0 Public Comment

Christopher Raad asked if anyone present would like to offer public comment. Kevin Esterling noted that he is usually the only person from the public in the meetings. He recommends a different time for the meeting that would be more suitable for the public to attend. He also states that the executive session is 20 minutes into the meeting, which is inconvenient for the public in that they must exit the meeting for that duration. Kevin suggested the executive session take place prior or after the meeting. Mr. Raad stated he will take recommendations under consideration.

4.0 Call for Executive Session - Real Estate Transactions

5.0 New Business Audit Draft Report-

Jennifer Cruerkibi from Maher Duessel presented a draft presentation of the 2025 Redevelopment Authority Audit. The Audit was presented with as a qualified opinion with no significant findings.

SUGGESTED MOTION: The RACA Board approves and accepts the Audit as presented. Mr. Schmidt made a motion to approve the Audit as presented and Mr. Hanna seconded the motion. Alan Jennings abstained from voting. The Motion passed.

5.0 Staff Financial Report

Ellen Price reviewed the Staff Financial Report as of 5/31/26. Items reviewed included: Budget to Actual Comparison, Balance Sheet Comparison and Profit and Loss Comparison. Ellen highlighted the \$21,000 audit that was paid for under Professional fees. In the future they will bill quarterly for city staff salaries and benefits.

MOTION: Mr. Jennings made a motion to approve the May 2026 financial report subject to audit. Mr. Schmidt seconded the motion, and it was unanimously approved.

5.2 Invoices for Payment

Kelly Grogg reviewed the invoices for payment.

MOTION: Mr. Hanna made a motion to approve the payment of 13 invoices totaling \$23,539.86. Mr. Schmidt 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 May and there was no issues.

7.0 Executive Session

An executive session was called for at 2:39pm to discuss Real Estate transactions.

8.0 New Business

MOTION: Mr. Hanna made a motion to approve staff working with preferred Developer, Miln LLC, entering into an agreement of sale and development agreement for the project located at 725 N. 10th Street. The motion was seconded by Mr. Jennings and unanimously approved.

MOTION: Mr. Schmidt made a motion to approve staff working with preferred Developer, Aegis / Hamilton Core Partners entering into an agreement of sale and development agreement for the project located at 540 Hamilton Street. The motion was seconded by Mr. Hanna and unanimously approved.

9.0 Good of the order – Joshua Gildea Esq. gave an update to the board, in reference to 1116 W. Maple St involving the deed restriction for the transfer of the property. He explained that the agreement has been signed and the amount of \$1500.00 will be reimbursed to the Authority

10.0 There being no further business the meeting was adjourned at **2:56 pm. Next Meeting: July 10, 2026**