

# MINUTES FROM THE BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY (BRIA)

September 21, 2017

3:30 p.m.

## 1.0 Call to Order

A meeting of the **Bethlehem Revitalization and Improvement Authority (BRIA)** was held at 3:30 p.m. on Thursday, September 21, 2017 at Town Hall located at 10 East Church Street, Bethlehem, Pennsylvania.

James Broughal called the meeting to order.

## 2.0 Roll was taken as follows:

Authority: James Broughal  
Ann McHale  
Donna Taggart  
John Filipos  
Joseph Kelly - Absent

Solicitor: Valentino DiGiorgio – via telephone conference

Staff in attendance: Alicia Miller Karner  
Denise Rider

## 3.0 Public Comment on Current Agenda

None

## 4.0 Approval of Minutes dated May 4, 2017

There are no additions or corrections. A motion to approve was made by Mr. Filipos and seconded by Ms. McHale; the minutes were then approved as presented.

## 5.0 Old Business

### 5.1 Update on Benner Financing

**Deposit Account Control Agreement:** As a result of the Benner financing, BRIA needed to establish an account with a Deposit Account Control Agreement restricting the use of that account. BRIA's current bank, BB&T, impose annual fees in excess of \$2,000 to manage funds in accounts with control agreements. Chris Jones, Business Manager of CED thoroughly researched this issue and recommended Merchants Bank of

Bangor. Merchants Bank of Bangor does not charge monthly or annual fees, however, Merchants requested that BRIA cover the legal review expenses.

A motion was made by Ms. McHale to move BRIA's bank accounts from BB&T to Merchants Bank of Bangor, seconded by Mr. Filipos and unanimously approved.

## 6.0 New Business

- 6.1 Presentation of Mayor's Recommendations for CRIZ Designation.  
**Dempsey's Corner at Westgate:** A presentation was made by Joe Landrigan from SAGE Design Build who is representing City View Capital LLC (property owner). City View plans to tear down the former Dempsey's building and construct a new building in the vicinity of the Dempsey's footprint. This new building would be a one story, multitenant, retail and food establishment. Mr. Landrigan provided renderings of the building.

Ms. McHale moved to qualify the project for inclusion for the CRIZ, authorize submission of documentation to decertify a property of comparable size and to apply to the Commonwealth of PA for CRIZ designation which is contingent upon the developer entering into an agreement with BRIA committing to begin construction on the project in 6 months and completion of the project within 24 months from the date the Commonwealth gives CRIZ designation. The motion was made by Ms. McHale, seconded by Donna Taggart and unanimously approved.

**Wilbur Mansion:** A presentation was made by John Noble of 1800 Old Mill Road in Bethlehem. Mr. Noble is the property owner of the Wilbur Mansion. He mentioned that the office space is 12,000 square feet total. 8,000' are in the mansion and 4,000' will be in the new addition. The Masonic Temple will be removed. He also mentioned that he has his NPDS and all City permits with the exception of the building permit.

Ms. McHale moved to qualify the project for inclusion for the CRIZ, authorize submission of documentation to decertify a property of comparable size and to apply to the Commonwealth of PA for CRIZ designation which is contingent upon the developer entering into an agreement with BRIA committing to begin construction on the project in 12 months and completion of the project within 24 months from the date the Commonwealth gives CRIZ designation. The motion was seconded by John Filipos and unanimously approved.

6.2 Unallocated Increment

Ms. Karner mentioned that there is an expectation that CRIZ funds will be transferred from the Commonwealth in November. She referred to a memo she provided the Authority regarding options of disbursement. A discussion was made by the Authority and the conclusion was to pay back bills assuming we can do so. Solicitor DiGiorgio was asked to research which expenses were eligible to be paid from CRIZ funds and make a recommendation to the board.

7.0 Solicitor's Report

None

8.0 Executive Director's Report

Ms. Karner indicated that closing on the Benner loan was last month. She thanked Ms. McHale for coming in to sign the documentation and all authority members that helped in assisting on the project.

9.0 Next Meeting Date – October 5, 2017

10.0 Public Comment

None

11.0 Adjournment

There being no further business to come before the Board, a motion was made by Ms. McHale and seconded by Mr. Filipos to adjourn the meeting. The motion was unanimously approved at 4:17 p.m.