

MINUTES FROM THE BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY (BRIA)

December 7, 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, December 7, 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 - Absent
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 September 21, 2017

There are no additions or corrections. A motion to approve was made by Ms. McHale and seconded by Ms. Taggart. The minutes were then approved as presented with no changes corrections or additions. It is noted that Ms. Taggart abstained from voting as she was not present at the September 21, 2017 meeting.

5.0 Old Business

5.1 Unallocated Increment

Ms. Karner mentioned that in the last regularly scheduled BRIA board meeting the Authority asked Ms. Karner to do research and consult with the solicitor on potential use of unallocated increment funds. Ms. Karner spoke with BRIA solicitor, Val DiGiorgio, and they concluded that the unallocated increment money can be used to pay costs associated with the

Authority. Ms. Karner referenced a letter she sent to the BRIA members on December 1, 2017 regarding costs allocated to the compliance consultant (Regan, Levin, Bloss, Brown & Savchak, and P.C.) and BRIA solicitor (Stradley Ronon Stevens & Young LLP). A motion was made by Ms. McHale to approve disbursement of funds as presented on Ms. Karner's letter and the motion was seconded by Ms. Taggart.

Roll call was taken:

Mr. Broughal – yes

Ms. McHale – yes

Ms. Taggart – yes

The motion moved to approve disbursement of funds was passed 3/0.

6.0 New Business

6.1 BethWorks Renovations II, LLC Financing Application

Seth Tipton spoke on behalf of the applicant, BethWorks Renovations II LLC (BRW) and Greenway Roasters A LLC (GRA). BRW is the landlord and property owner of the current CRIZ project where Social Still is located and GRA is the tenant that will be at corner of 3rd and Fillmore Street.) They are asking for a \$1.6 million loan. Part of the loan will be to refinance the Social Still project and remaining money would be used to fit out a nationally known coffeehouse chain.

Rob de Beer then explained the projects in a PowerPoint presentation. He noted that the Social Still project has been very successful in the time it has been in business. Mr. Broughal asked if there were any questions from the board. Ms. McHale asked how long in advance land development approval was done. Mr. de Beer confirmed that the land development approvals were all prior to the application request. There were no additional questions from the Authority.

Ms. McHale made a motion to approve the project, to authorize the Authority to prepare, review and execute the documents for financing and authorize any Authority officer to sign the documents. Ms. Taggart seconded the motion.

Roll call was taken:

Mr. Broughal – yes

Ms. McHale – yes

Ms. Taggart – yes

The motion was passed 3/0 to approve the project, authorize the Authority to prepare, review and execute the documents for financing and authorize any Authority officer to sign the documents.

6.2 Appointment of Secretary and Assistant Secretaries

A motion was made by Ms. McHale to approve Ms. Taggart as Secretary and to approve Joe Kelly, John Filipos and herself (with no financial

interests) as Assistant Secretaries and authorized them to sign appropriate documents for financing. Ms. Taggart seconded the motion. The motion was approved unanimously.

7.0 Solicitor's Report
None

8.0 Executive Director's Report
None

9.0 Next Meeting Date – January 4, 2018; Reorganization

10.0 Adjournment
There being no further business to come before the Board, a motion was made by Ms. McHale and seconded by Ms. Taggart to adjourn the meeting. The motion was unanimously approved at 3:46 PM.