

MINUTES

THE BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY

October 2, 2014
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 18, 2014, 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
John Filipos
Gretchen Longenbach - absent
Joseph Kelly - absent

Solicitor: Valentino DiGiorgio

Staff in attendance: Alicia Miller Karner
Denise Fahr
Jordan Snelling

3.0 Public Comment on Current Agenda

None

4.0 Approval of Minutes

- 4.1 August 7, 2014 - Being no additions or corrections a motion to approve was made by Ann McHale, seconded by John Filipos; the minutes were unanimously approved as presented.
- 4.2 September 4, 2014 - Being no additions or corrections a motion to approve was made by Ann McHale, seconded by John Filipos; the minutes were unanimously approved as presented.
- 4.3 September 18, 2014 - Being no additions or corrections a motion to approve was made by John Filipos, seconded by Ann McHale; the minutes were approved as presented with the exception of Mr. Broughal. Mr.

Broughal abstained as he was not present at the September 18, 2014 meeting.

5.0 Treasurer's Report

Ms. Karner provided a statement of expenses for the Authority's information.

6.0 Old Business

None

7.0 New Business

7.1 Project Qualification

Ms. Karner reminded the Authority of the process of Qualification (Stage 1) which begins with submission of a document that provides an overview of the project. This allows the applicant to move forward before expending any funds but does *not suggest final approval*.

7.1.1 404 3rd Street

Ms. Karner provided an overview of the project at 404 3rd Street. It is for a 2 story structure with rooftop access for a dual restaurant concept. The applicant is in attendance today (Lou Pektor). Ms. Karner indicated that staff has reviewed the project and it is a structure that we would want to see at the site and a company size that would be expected for the size of property. This property is currently a vacant lot used for parking. The jobs associated with it are 90 full time and part time positions with an investment of approx \$6.7 million. Ms. Karner indicated that the financial info looks to be on target. The property is currently not CRIZ designated. Ms. McHale asked why they are here and Ms. Karner reiterated that any project that is potentially a good CRIZ project, the Authority has flexibility to; based on the CRIZ act, move acreage around. There is a process that the Commonwealth is working on and it will be released later this month.

Mr. Broughal mentioned that it would be a good idea for the Authority to encourage developers with worthwhile projects even if they may not be in the CRIZ. The Authority can review it and make a determination.

Ms. McHale mentioned a concern with parking around the South Bethlehem Greenway and CRIZ projects interfering with it. Ms. Karner stated that the Redevelopment Authority is putting up a garage in other areas of the City to prepare for this and that the South Bethlehem Greenway is deed restricted and the funds to acquire the greenway prohibit development on it. Several projects will abut the Greenway but Ms. Karner believes it will enhance these projects. Ms. Karner assured the Authority that development

on the Greenway is not a consideration. Mr. Broughal mentioned that other issues and parking would be reviewed by the City Staff and the Authority would be advised if City Staff thought it would be a problem.

Ms. Karner indicated that based on the Qualification documentation, this is a project that staff supports. As Executive Director, she encourages the Authority to consider it.

Mr. Filipos asked if there is a procedure to how the Authority moves acreage around. Ms. Karner indicated that based on her conversations with DCED in Harrisburg they will release information on what the process looks like later this month and that there are maneuvers that can be made that will allow us to pick up some acreage.

Ms. Karner stressed that moving from Qualification to Application the developer will understand that it was not yet certified by the Commonwealth. Ms. McHale asked Mr. Pektor if the project will go forward without CRIZ designation. Mr. Pektor said that it will not as it would not be affordable.

Mr. Filipos mentioned his concern with parking in near future since we don't have the deck yet. Ms. Karner is not aware of an absolute completion date but expects construction to start in the spring. Mr. Pektor indicated his timeframe is almost concurrent with the deck. Prior to deck construction Mr. Pektor spoke with operator on needs and what they thought they could do to keep people happy. The operator was comfortable with moving forward based on current parking.

Ms. Karner is proposing the board to approve the project from the Qualification stage to Application stage with the caveat that this project it is not currently designated CRIZ and we won't know on the process of moving acreage until later this month.

Ms. McHale made motion to approve, seconded by Mr. Filipos. Mr. Broughal is recusing himself from this vote and all votes that have to do with this project moving forward due to his past work with Mr. Pektor. The motion was passed to move from the Qualification stage to Application stage.

8.0 Solicitor's Report

Mr. DiGiorgio is waiting to get revised loan documents back for the line of credit that was sent 2/3 weeks ago. He will follow up on it. He is in the process of

drafting the grant agreement for the BethWorks project and will get it out early next week.

9.0 Executive Director's Report

Another proposed request for qualification is being reviewed internally and will be distributed to the Authority by early next week.

10.0 Next Meeting Date – October 16, 2014

11.0 Public Comment

None

12.0 Adjournment

Prior to adjournment Ms. Karner introduced Jordan Snelling whom is assisting with CRIZ operations. There being no further business to come before the Board, a motion was made by James Broughal and seconded by John Filipos to adjourn the meeting. The motion was approved at 3:52 p.m.