

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

September 20, 2018  
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 20, 2018 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 - Absent  
John Filipos  
Joseph Kelly - Absent

Solicitor: Edward Andres

Staff in attendance: Alicia Miller Karner  
Denise Rider

3.0 Public Comment on Current Agenda  
None

4.0 Approval of Minutes dated July 19, 2018  
There are no additions or corrections. A motion to approve the minutes was made by Ms. McHale and seconded by Mr. Filipos; the minutes were then approved as presented.

5.0 Treasurer's Report  
Mr. Filipos noted that as of August 31, 2018 there is a cash position close to \$32,000, accounts payable is approximately \$10,000, revenue through the fiscal year is \$30,500 and expenses are \$15,847. This leaves us with a surplus of \$14,653. Mr. Filipos made a motion to approve the report, seconded by Ms. McHale. The report was approved as presented.

6.0 Old Business  
None

## 7.0 New Business

### 7.1 Decertification of Property – Parcel P7 15 3H

Prior to this discussion, Mr. Broughal issued a memorandum to Mr. Andres indicating that Bethlehem Commerce Center, LLC (BCC) is a client of the law firm for which he is a partner. Mr. Broughal is recusing himself “from participating in any discussion or deliberation regarding this matter as well as voting on any action requested by the Authority.” Mr. Broughal then turned the discussion over to the Vice Chairperson, Ms. McHale.

Ms. McHale indicated that the Authority is requesting the decertification of 25.66 acres of CRIZ designated vacant land. A background of the property was provided by Ms. Karner. Ms. Karner indicated that several months ago BCC came to the office to talk about their plan to reconfigure some of their parcels that have CRIZ designation. The meeting ended with the idea to “bank” the 25.66 acre CRIZ designation for when the BCC completes the reconfiguration of their property. Ms. Karner then turned the floor over to Mr. Joseph Uliana of Bethlehem Commerce Center, LLC.

Mr. Uliana thanked Ms. Karner and the Authority for their help and referenced a letter that was sent to the Authority requesting a CRIZ designation transfer of 25.66 acres of property. BCC is looking to reconfigure the 25.66 lot and in doing so will allow them to meet the needs of potential end users.

Ms. Karner presented a resolution, prepared by the Authority solicitor, for consideration. Ms. McHale asked how far back the property is off of 412. Mr. Uliana indicated that it is the most eastern parcel. She mentioned that she thought there were Bethlehem Steel bunkers in that area. Mr. Uliana then presented a map to Ms. McHale showing the location. Mr. Uliana indicated that mineral reserves were in the location. A motion was made by Ms. McHale to adopt the resolution and seconded by Mr. Filipos.

Ms. McHale requested a call for the vote:

Ms. McHale – yes

Mr. Filipos – yes

Mr. Broughal – abstain

The motion was approved 2/0.

## 8.0 Solicitor’s Report

None

## 9.0 Executive Director’s Report

The documentation was finalized for the increase in the line of credit for Greenway Roasters A. This was an amendment to the prior loan documents.

## 10.0 Next Meeting Date – October 4, 2018

11.0 Adjournment

There being no further business to come before the Board, a motion was made by Mr. Filipos and seconded by Ms. McHale to adjourn the meeting. The motion was unanimously approved at 3:38 PM.

Signed by: Donna G. Taggart

Print Name: Donna G. Taggart

Print Title: Secretary