

MINUTES FROM THE BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY (BRIA)

July 19, 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, July 19, 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
John Filipos
Joseph Kelly - Absent

Solicitor: Valentino DiGiorgio – via telephone conference

Staff in attendance: Alicia Miller Karner
Amy Burkhart

3.0 Public Comment on Current Agenda
None

4.0 Approval of Minutes dated May 17, 2018 and June 7, 2018
There are no additions or corrections. A motion to approve was made by Ms. McHale and seconded by Mr. Filipos; Mr. Broughal abstained from voting on the approval of the June 7, 2018. The minutes were approved as presented.

5.0 Old Business
None

6.0 New Business

6.1 Decertification of Bethlehem Parking Authority Properties
Ms. Karner provided an overview, referencing the CRIZ application included in the members' packets.

In June 2016 the parcels were separated into approximately 12 parcels between the north and south sides, not including the Long Street lot. She

informed that the application was withdrawn to not risk losing the acreage, and have the ability to bank the land. Ms. Karner added that at this same time, the Parking Authority consolidated the lots and built a parking garage.

Ms. Karner reported that no funds have been spent for construction of the new garage. It was determined that this was not a beneficial use of CRIZ funds.

Mr. Broughal added that the Bethlehem Parking Authority property was put into the CRIZ with the possibility of using CRIZ for construction of the south side lot and the reconstruction of Walnut Street, as well as others. He reminded that if a property is not in the CRIZ district, CRIZ dollars cannot be used for construction.

Kevin Livingston, Director of the Parking Authority confirmed that CRIZ Authority will not be needed for construction of any future garages.

Ann McHale made a motion to de-certify parcels:

P6NE 1D 14 2 – Walnut Street West

P6SE1A 16 1 – 324 South New Street

P6NE1D 9 5 – 29 Broad Street

The motion was seconded by John Filipos and the motion passed with a vote of 4 – 0.

6.2 Solicitor Appointment

Ms. Karner explained that the first item on solicitor appointment is Bond Counsel. She stated that Mr. Kelly had discussion with Mr. DiGiorgio regarding having Mr. DiGiorgio serve as Bond Counsel and hire local counsel to serve as Authority Council.

Mr. Broughal extended his appreciation to Mr. DiGiorgio for all of his service as Authority Solicitor.

A motion was made by Mr. Filipos to appoint Stradley, Ronan, Stevens and Young, LP as Bond Counsel to the Bethlehem Revitalization and Improvement Authority. The motion was seconded by Ms. McHale and the vote passed with a vote of 4 – 0.

Ms. Karner referenced a letter and fee schedule submitted to the Authority by Corriere and Andres, LLC. She noted that Mr. Andres was present at the meeting.

Mr. Ed Andres introduced himself to the Authority and briefly described his background and experience. Mr. Andres stated that his firm has represented a number of municipal governments in both Lehigh and Northampton Counties.

Mr. Filipos made a motion to approve the firm of Corriere and Andres, LLC as the Solicitor to the Authority. The motion was seconded by Ms. McHale and passed with a vote of 4 – 0.

7.0 Solicitor's Report

Mr. DiGiorgio stated that the closing occurred for refinancing of Bethworks Renovations, LLC, Bethworks Renovations II, LLC and Greenway A Roasters, LLC. Ms. Karner stated that closing on the tenant fit-out for Starbucks has also occurred, and the Starbucks is now open.

8.0 Executive Director's Report

Ms. Karner reported that the memorandum of understanding for Wilbur Mansion has been signed and it will be forwarded to Counsel. She added that zoning approval was obtained for a special exception. In the future, another public hearing will be held and another certification of the property will be done so that construction can commence.

9.0 Next Meeting Date – August 2, 2018

10.0 Adjournment

There being no further business to come before the Board, a motion was made by Ms. Taggert and seconded by Ms. McHale to adjourn the meeting. The motion was unanimously approved at 3:41 PM.

Signed by: _____



Print Title: _____

Assistant Secretary

Print Name: _____

Ann McHale