

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
MAY 23, 2024**

Town Hall
Bethlehem City Hall
10 East Church Street
Bethlehem, PA 18018

MINUTES

The Board of the Redevelopment Authority of the City of Bethlehem met for a regular meeting on Thursday, May 23, 2024 at 5:00 P.M. in Town Hall, at Bethlehem City Hall; 10 East Church Street, Bethlehem, Pennsylvania. The place, the hour and the date duly noted for the holding of this meeting was publicized.

Chairperson Tracy Oscavich called the meeting to order and the following members were present:

Ronald Heckman
Tracy Samuelson
Christopher Spadoni

The Chairperson called a quorum present.

Also present were: Laura Collins, Director of Community and Economic Development
 Sean Ziller, Deputy Director of Economic Development
 Heather M. Bambu-Weiss, Board Secretary
 Michael E. Riskin, Esq., Solicitor

APPROVAL OF MINUTES

Ms. Samuelson made a motion to approve the minutes of the April 25, 2024 regular meeting of the Redevelopment Authority. The minutes were emailed earlier to each member of the Board. Mr. Spadoni seconded the motion. The motion carried unanimously and the minutes of the April 25, 2024 regular meeting of the Redevelopment Authority were approved.

COURTESY OF THE FLOOR

Since there were no members of the public in attendance, there were no comments during the Courtesy of the Floor portion of this meeting.

EXECUTIVE DIRECTOR REPORT

Ms. Oscavich turned the meeting over to Ms. Collins for her Executive Director Report. Ms. Collins introduced Sean Ziller, the new Deputy Director of Economic Development for the City of Bethlehem. Ms. Collins explained that Mr. Ziller began working for the City approximately a month ago and prior to joining Bethlehem he worked for the City of Easton. Ms. Collins explained that Mr. Ziller will be working closely with the RDA as well as taking on other roles that were previously done by Alicia Karner, prior to her departure earlier this year.

Ms. Collins asked Mr. Ziller to provide the RDA Board with any additional background information about himself as well as provide an update on the 401-403 and 405 East Fourth Street property as he has been involved with some recent activities involving it.

BETHLEHEM REDEVELOPMENT AUTHORITY
MINUTES – MAY 23, 2024
PAGE – 2

Mr. Ziller indicated that he is excited to be working in Bethlehem and has enjoyed working with the Bethlehem team. Mr. Ziller stated that since he has been with the City, he has visited and toured the 401-403 and 405 East Fourth Street blighted property. He also indicated that the RDA office received notification earlier this week that it has been awarded \$37,215 from Lehigh / Northampton Counties Local Share Account (LSA) funds and \$50,000 from the Monroe County Local Share Account (LSA) funds. He added that because this award represents a portion of the total \$750,000 request for LSA funds, additional funding sources are being reviewed and considered to help fill in the financing gap for this project.

Mr. Ziller reminded the Board that the RDA also submitted a request for LSA funds for the expansion of the Veterans Memorial, which is located at the National Museum of Industrial History. He added that the RDA office was notified it has been awarded \$49,382 from Lehigh / Northampton Counties Local Share Account (LSA) funds of the total \$50,000 which were requested from LSA funds for this project.

After the introduction by Ms. Collins and the presentation by Mr. Ziller, the RDA Board welcomed Mr. Ziller and wished him luck as he began this new job with the City of Bethlehem.

USE PERMIT AGREEMENT – VINTAGE MARKET

Ms. Oscavich indicated that the RDA Board has been asked to review and consider the Use Permit Agreement for the Vintage Market in Downtown Bethlehem. She noted that because this event will utilize property the RDA owns in the Sun Inn Courtyard, the RDA has been included as part to this agreement. She also indicated that approval of the RDA entering into this agreement can be done via motion.

Mr. Spadoni asked about the term of the Use Permit Agreement. Ms. Collins explained that the event will occur on June 1, 2024 and July 6, 2024 and that the agreement is for those specific dates.

As there was no other questions or discussion, Mr. Heckman made a motion to approve the Use Permit Agreement for the Vintage Market in Downtown Bethlehem. Ms. Samuelson seconded the motion. The motion was unanimously approved and, as a result, the Use Permit Agreement for the Vintage Market was unanimously approved by the RDA.

Ms. Collins noted that there have been two (2) additional requests for events to occur this summer at the Sun Inn Courtyard. She added that the RDA Board may be asked to review and consider additional Use Permit Agreements for these events at a future meeting.

ADJOURNMENT

As there was no further business, Mr. Spadoni made a motion to adjourn the May 23, 2024 RDA Board meeting. Ms. Samuelson seconded the motion and the motion was unanimously carried. As a result, the meeting adjourned at 5:10 P.M.

Submitted by,

Heather M. Bambu-Weiss
Board Secretary