

MINUTES FROM THE BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY (BRIA)

December 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, December 20, 2018 at Town Hall located at 10 East Church Street, Bethlehem, Pennsylvania.

Ms. McHale called the meeting to order.

2.0 Roll was taken as follows:

Authority: Ann McHale
Donna Taggart
John Filipos
Joseph Kelly

Solicitor: Edward Andres

Staff in attendance: Alicia Miller Karner

3.0 Public Comment on Current Agenda

None

4.0 Approval of Minutes dated September 20, 2018

There are no additions or corrections. A motion to approve the minutes was made by Mr. Kelly and seconded by Mr. Filipos; the minutes were then approved as presented.

5.0 Treasurer's Report

Mr. Filipos noted that revenue is \$637,000, project costs \$\$436,000, and expenditures are \$462,000. With a surplus of \$175,000, the total cash balance is \$198,621.

6.0 Old Business

None

7.0 New Business

7.1 Wilbur Mansion Property Certification

Ms. Karner indicated that the initial request submitted for this project was for an office project that the Authority qualified. The applicant then determined that there is better use and requested a modification to a two story addition creating a boutique hotel and event

center. The Authority supported their modification and documents were signed this summer between the applicant and the Authority. Instead of sub-dividing the lots, the applicant decided to go with condominium lots. A new parcel identification was assigned and submitted to the Commonwealth for approval.

A public meeting was advertised for this meeting in order to discuss certification of the parcel. Ms. Karner referred to the map of the property and indicated that the property to certify is .206 acres and that the Masonic Temple will be demolished. If approved by the Authority, the application to certify will be submitted to the State next week. The State typically acts within a 20 day period. The agreement that the Authority and applicant signed in the summer indicates that the applicant will sign an affidavit to return the CRIZ parcel back to the Authority if the project does not move forward within a 12 month period of time starting on the date that the State approves the transfer. A developer's agreement still needs to be signed with the City along with a few other items. Mr. Kelly noted that he believes some of the property came from the Parking Authority. Ms. Karner stated that Walnut Street West, 29 East Broad Street and 324 South New Street were decertified with no objection from the Parking Authority. A motion to certify the .206 acre parcel (P6NW3C 3 1C) was made by Ms. Taggart and seconded by Mr. Kelly; the approval to certify the .206 acre parcel (P6NW3C 3 1C) was then approved as presented.

8.0 Solicitor's Report

None

9.0 Executive Director's Report

Ms. Karner expanded on the Treasurer's Report stating that the increment was received and she sent the notice pertaining to this to the Authority Board Members. The Authority paid the projects that are under agreement, and the Authority's financing obligations to Bethworks Renovation, LLC, Bethworks Renovations II, LLC and Greenway a Roasters LLC have been fulfilled.

10.0 Next Meeting Date – January 3, 2019

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 3:40 PM.

Signed by: John V. Filipos

Print Name: John V. Filipos

Print Title: John V. Treasurer