

RESOLUTION 2022-4

RESOLUTION OF BETHLEHEM REVITALIZATION
AND IMPROVEMENT AUTHORITY

May 19, 2022

WHEREAS, the Bethlehem Revitalization and Improvement Authority is a public instrumentality of the Commonwealth of Pennsylvania and a public body corporate and politic organized and existing under the Municipality Authorities Act 53 Pa. C.S. Ch. 56, as amended (the “**Act**”), for the purposes of stimulating economic development and job creation within the City of Bethlehem, Northampton County, Pennsylvania (the “**City**”); and

WHEREAS, the Authority received approval from the Department of Community and Economic Development (“**DCED**”) to establish a City Revitalization and Improvement Zone (the “**CRIZ**”) within the City in accordance with the City Revitalization and Improvement Zone Program established under Act 52 of 2013, being the Act of July 9, 2013, P.L. 270, as amended (the “**CRIZ Act**”); and

WHEREAS, Christmas City Hotel, LLC (“**Project Applicant**”) is a Pennsylvania limited liability company; and

WHEREAS, Project Applicant has requested the assistance of the Authority in connection with a project requiring approximately 1.1 CRIZ acres (the “**Project**”) consisting of the construction of an approximately 100,000 square foot addition to the Hotel Bethlehem located at 437 Main Street, Bethlehem, Pennsylvania and known as tax parcel number P6NW2C 7 4 0204 (the “**Project Location**”), which addition shall include a conference center, seventy-three (73) additional hotel rooms and an expanded parking garage containing approximately three hundred sixty (360) additional parking spaces (the “**Garage**”); and

WHEREAS, Project Applicant has represented that the construction and development of the Project will provide substantial employment opportunities for citizens of the City; and

WHEREAS, after inquiry and based upon representations of Project Applicant, the Authority has determined that the Project will serve the public purposes of the CRIZ Act by providing substantial employment opportunities for citizens of the City and assisting in the creation and preservation of employment; and

WHEREAS, the Project Applicant has requested that the Authority include the Project Applicant within the CRIZ and award to Project Applicant a grant of a portion of the payments made by the Treasurer of the Commonwealth of Pennsylvania to the Authority which are specifically allocable to the Project and the Project Location in order to provide funds to finance the Project; and,

WHEREAS, the Project Applicant requests the CRIZ acreage of approximately 1.1 acres be held in reserve for a period of three years from the date of this resolution.

NOW, THEREFORE, BE IT RESOLVED that the Authority supports the development and furtherance of the Project by the Project Applicant or other qualified businesses; and,

FURTHER RESOLVED that should the Project substantially change from the application submitted in January of 2017, and updated in May of 2019, the Authority is not obligated to provide acreage for the project; and,

FURTHER RESOLVED that the Authorized Officers of this Authority are authorized and directed to proceed promptly with the undertakings herein contemplated. Any of such officers are authorized, empowered and directed to do any and all acts and things and to execute and deliver any and all documents, instruments or certificates that may be necessary, proper or limited to the execution and delivery of such documents, instruments, certificates, agreements, financing statements, letters, etc., as may reasonably be requested and as may be approved by counsel to this Authority. The execution and delivery by such Authorized Officers of the Authority of any and all such documents, instruments or certificates that may be necessary, proper or desirable to effect the transactions contemplated by this Resolution shall constitute conclusive evidence of approval of any such documents, instruments or certificates, as applicable, by the Authority; and

FURTHER RESOLVED that this Authority approves, ratifies and confirms all action heretofore taken by its officers and other persons in the name of an on behalf of this Authority in connection with the undertakings herein contemplated.

This Resolution shall become effective immediately.

In the event any provisions, section, sentence, clause or part of this Resolution shall beheld to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Resolution, it being the intent of this Authority that such remainder shall be and remain in full force and effect.

All resolutions or part of resolutions adopted inconsistent herewith are expressly repealed.

The undersigned, Secretary of the Bethlehem Revitalization and Improvement Authority, hereby certifies the foregoing resolutions were duly adopted by the Authority at its regular meeting of the Authority duly held on May 19, 2022, and that such resolutions have not been rescinded or amended and remain in full force and effect.

WITNESS the signature of the undersigned and the seal of the Authority this 19th day of May, 2022.

BETHLEHEM REVITALIZATION AND
IMPROVEMENT AUTHORITY

By: 
Secretary

RESOLUTION 2022-05

RESOLUTION OF THE
BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY

WHEREAS, the Bethlehem Revitalization and Improvement Authority (the "Authority") is a body corporate and politic of the Commonwealth of Pennsylvania organized and existing under the Pennsylvania Municipality Authorities Act, 53 Pa. C.S. Ch. 56, as amended (the "Act"), by the City of Bethlehem, Northampton County Pennsylvania (the "City"); and

WHEREAS, the Commonwealth of Pennsylvania has established the COVID-19 ARPA Pandemic Response Grant Program for the purpose of responding to the pandemic to support projects within the Commonwealth of Pennsylvania; and

WHEREAS, the Authority is an eligible applicant and desires to submit an application to the Pennsylvania Department of Community and Economic Development to incentivize the reuse of the former Steel General Office Building East Annex in the City of Bethlehem owned by SGO Annex LLC (The "Developer"); and


WHEREAS, the Authority will undertake renovations at the Steel General Office Building East Annex (Parcel P6 2 2-22) located at 715 East Third Street, Bethlehem.

NOW, THEREFORE, BE IT RESOLVED, by the Authority that the Executive Director of the Authority is authorized and directed to execute and submit a grant application in the amount of \$1,000,000 to the PA Department of Community & Economic Development; and

FURTHER RESOLVED that the Chairman, Vice Chairman, Secretary, Assistant Secretary and any other officer of this Authority are authorized and directed to execute all documents and agreements between the Authority and the Commonwealth and assist in obtaining the requested grant as may be approved by counsel to this Authority, and conditioned upon payment by Developer of the Authority's fees and expenses pursuant to the applicable fee schedule.

The undersigned, (Assistant) Secretary of the Bethlehem Revitalization and Improvement Authority, hereby certify that the forgoing is a true and correct copy of the Resolution duly adopted by a majority vote of the Bethlehem Revitalization and Improvement Authority at a regular meeting held on May 19, 2022 and said Resolution has been recorded in the Minutes of the Authority and remains in effect as of this date.

BETHLEHEM REVITALIZATION AND
IMPROVEMENT AUTHORITY

By:  _____