

MINUTES FROM THE BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY (BRIA)

November 18, 2021
12:30 p.m.

1.0 Call to Order

A meeting of the **Bethlehem Revitalization and Improvement Authority (BRIA)** was held at 12:30 p.m. on Thursday, November 18, 2021 at Town Hall located at 10 East Church Street, Bethlehem, Pennsylvania.

Mr. Kelly called the meeting to order.

2.0 Roll was taken as follows:

Authority: Joseph Kelly
Ann McHale - Absent
Donna Taggart
John Filipos
Mark Jobes

Solicitor: Edward Andres

Staff in attendance: Alicia Miller Karner
Christopher Jones
Denise Rider
Asher Schiavone

3.0 Public Comment None

4.0 Approval of Minutes dated September 16, 2021

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

5.0 Treasurer's Report

Mr. Filipos went over the revenue and expenditures. Mr. Jobes asked when the past due money for the grants go out. Ms. Karner explained that all that could be transferred has been transferred. We are waiting on information on one. Mr. Jobes asked how the increment has been going and Ms. Karner noted that it is down this year due to the COVID-19 pandemic. Mr. Kelly then requested a motion to approve the Treasurer's report. The motion was made by Mr. Filipos and seconded by Ms. Taggart. Being no further discussion, the Treasurer's report was unanimously approved.

6.0 Old Business

6.1 Bethworks Greenway A, LP Application

Ms. Karner stated that the application was submitted to BRIA and is in today's meeting packet. The applicant was asked to attend the meeting to provide an overview of the project. Mr. Callahan of Peron Development noted that they have an existing loan that funded the fit-out of Starbucks, El Jefe's Taqueria, Mr. Lee's Noodles and Social Still. They are now looking for an increase of \$1,550,000 - \$550,000 will be used for Hummus House and the remaining \$1,000,000 will be used to fit-out a 4,000 square foot business adjacent to Social Still that has yet to be announced. Once a lease is signed and new tenant moves in to the 4,000 square foot business Five 10 Flats will be fully occupied. Mr. Jobes asked about the lease and when the fit-out would be done. Mr. Callahan indicated that there will be no fit-out until there is a signed lease. Mr. Filipos asked about construction costs. Mr. Callahan stated that in addition to construction costs increasing, labor and materials have increased. Some materials have been a challenge to find. Mr. Kelly then requested a motion to approve the loan extension. The motion was made by Ms. Taggart and seconded by Mr. Filipos. Mr. Jobes abstained from voting as his employer is working with the group. Mr. Andres noted that an email was sent in advance of this meeting by Mr. Jobes regarding his abstention. Being no further discussion, the loan extension was unanimously approved.

7.0 New Business

None

8.0 Solicitor's Report

None.

9.0 Executive Director's Report

Ms. Karner noted that at a previous BRIA meeting a property transfer request for 4th and Vine Streets was approved by BRIA and forwarded to the Commonwealth which they approved. The project was also recommended at a recent Historic Conservation Commission meeting for a Certificate of Appropriateness. Bethlehem City Council will then vote on it. The application has still not been received.

There is an additional property transfer for the Polk Street Garage retail frontage that Ms. Karner is awaiting information on.

All 2020 increments have been transferred with the exception of one project that needs to provide bank account information to facilitate the transfer.

10.0 Next Meeting Date

The next meeting is scheduled for Thursday, December 16, 2021.

11.0 Adjournment

There being no further business to come before the BRIA, a motion was made by Ms. Taggart and seconded by Mr. Jobs to adjourn the meeting. The motion was then unanimously approved at 4:45 pm.

Signed By: Donna G. Taggart

Print Name: Donna G. Taggart

Print Title: Secretary