

MINUTES FROM THE BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY (BRIA)

October 20, 2022
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, October 20, 2022 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 – Absent

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 August 19, 2022

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

5.0 Treasurer's Report

Mr. Filipos reported that the BRIA's Cash balance is \$129,280. Revenue was \$38,860 which came from closing and service fees. Net income is \$25,285. A motion was made by Mr. Filipos to accept the Treasurers Report and seconded by Mr. Kelly. Being no further discussion, the Treasurers Report was approved unanimously.

6.0 Old Business

6.1 Wind Creek Hotel Expansion

Ms. Karner noted that the BRIA previously did a property transfer and approved the application submission. Resolution 2022-06 approves the financing for the project and identifies the increment split. Ms. Karner noted that there is a representative in the audience from Wind Creek, Sarah Powell, that can answer any questions. Mr. Kelly asked about the timeline for opening. Ms. Powell noted that they will be ready mid-November 2022 for an application for a temporary certificate of occupancy in order to start employee training. A full occupancy permit is expected around January 16, 2023. Their first event will be February 6, 2023. Mid-February 2023 is the anticipated full opening. Mr. Filipos made a motion to approve Resolution 2022-06. Mr. Kelly seconded the motion. Solicitor Andres noted that Ms. Taggart submitted a letter abstaining from the vote.

Being no further discussion, Resolution 2022-06 was passed as presented.

7.0 New Business

7.1 SGO Property Transfer

Ms. Karner mentioned that there are a number of different parcels on the site. The property owner condoed the tower and the 5-story section and is requesting that we decertify the tower and 5-story section so it can be removed and then certify them as one parcel. Ms. Karner noted that other funding sources are being used for the middle, oldest section of the building. Ms. Karner provided the BRIA with a map of the parcels affected by this.

Mr. Kelly requested a motion to approve Resolution 2022-07 regarding the certification and decertification of the SGO building. A motion was made by Ms. Taggart and seconded by Mr. Filipos. Being no further discussion, Resolution 2022-07 was passed as presented.

7.2 Bethlehem Parking Authority Increment Transfer

Ms. Karner advised the BRIA that we will be receiving approximately \$1.3 million in increment for the 2021 program year from the Commonwealth. Ms. Karner is asking that the BRIA make a motion that authorizes a grant to the Bethlehem Parking Authority for debt on the Polk Street project and authorized the Solicitor to draft the appropriate agreements and the Chairman to sign it. Mr. Kelly asked if there are any questions from the BRIA. Mr. Filipos asked what the estimate of money. Ms. Karner is not certain and noted that it can be anywhere between \$10,000 to \$300,000. Mr. Kelly made a motion to grant excess increment from 2021 to the Bethlehem Parking Authority for debt service related to the Polk Street garage and to authorized the BRIA Solicitor to draft the appropriate agreements and authorize the Chairman to sign on behalf of

the BRIA. The motion was seconded by Ms. Taggart. Being no further discussion, the motion was passed unanimously.

8.0 Solicitor's Report

None.

9.0 Executive Director's Report

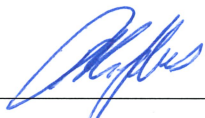
Ms. Karner reported that the BRIA had a tour of the Wilbur Mansion and Ms. Taggart has offered to set up a tour of the Wind Creek hotel expansion project. As previously mentioned, there will be a fund transfer of \$1.3 million. There is also an extra \$50,000 for the 77 out of 91 businesses that reported their increment.

10.0 Next Meeting Date

The next meeting is scheduled for Thursday, November 17, 2022.

11.0 Adjournment

There being no further business to come before the BRIA, a motion was made by Mr. Filipos and seconded by Mr. Kelly to adjourn the meeting. The motion was then unanimously approved at 3:43 p.m.

Signed by: 
Print Name: Mark Jobes
Print Title: Asst. Secretary