

MINUTES FROM THE BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY (BRIA)

Thursday, August 21, 2025
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, August 21, 2025, at Town Hall located at 10 East Church Street, Bethlehem, Pennsylvania.

Ms. Collins called the meeting to order.

2.0 Roll was taken as follows:

Authority: Laura Collins
Donna Taggart
John Filipos
Mark Jobes (phone)

Solicitor: Ed Andres

Staff in attendance: Denise Rider
Heather Bambu
Alex Miller

3.0 Public Comment None

4.0 Approval of Minutes dated May 1, 2025. Ms. Taggart made a motion to approve the minutes, seconded by Mr. Filipos. Being no further discussion, the motion carried, 4-0.

5.0 Treasurer's Report Mr. Filipos went over the financial information as of July 31, 2025, which is included in the board packet. A motion was made by Ms. Collins and seconded by Ms. Taggart to approve the Treasurer's Report. Mr. Jobes was not included in the vote as his phone call dropped. Being no further discussion, the motion carried, 3-0.

6.0 Old Business

6.1 Funding Agreement – Bethworks Greenway B LP (Six10Flats) Ms. Collins stated that in July of 2024, the project was before the BRIA for a funding agreement for the first tenant fit-out, Wingstop. Bethworks Greenway B LP would like to amend the funding agreement for the Six10

Flats building. Ms. Collins then turned the floor over to Mr. Seth Tipton, who is speaking on behalf of Bethworks Greenway B LP.

Mr. Tipton noted that they are requesting to amend the loan amount with Six10 Flats Lender LLC from \$400,000 to \$2.3 million, which will fund the fit-outs of two new ground-floor tenants. The new tenants are Taylor's Table (believed to be a working name), a high-end restaurant, and Insomnia Cookies (which is already open).

Ms. Collins asked how Insomnia Cookies is doing following opening. Mr. Callahan, Director of Business Development for Peron Development, noted that the commercial tenant is doing well and he is receiving great feedback. Mr. Callahan shared that he views the retail spaces as complementary to the residential portions, and that his firm tries to be disciplined about business attraction for the retail floors and ensure it acts as an amenity for the community. Mr. Callahan relayed his and the firm's prior experience and utilization of CRIZ in South Bethlehem.

Mr. Filipos inquired about the annual debt service. Mr. Callahan relayed that it involves a private debt issuance and that the firm has the ability to set the interest rate, albeit a market-rate. Mr. Tipton responded that he currently does not have that information. Mr. Filipos then asked Ms. Collins whether the City would examine the debt service inquiry, to which she replied affirmatively. Mr. Callahan noted that the property owner / the developer backs the debt and, thus, the liability is on the owner.

Ms. Collins requested the total cost of the building. Mr. Tipton stated that the amount is slightly more than \$16 million, which exceeds the required threshold.

Mr. Andres went over the resolution in the meeting packet. Mr. Filipos made a motion, which was seconded by Ms. Taggart, to accept resolution 2025-05. Mr. Jobes abstained, as he has in the past; however, Mr. Jobes stated that he is not opposed to the project. Being no further discussion, the motion carried, 3-0-1.

7.0 New Business

7.1 Certification and Project Qualification – PD Polk Street II, LLC

Ms. Collins provided procedural grounding for the benefit of the Authority regarding the process associated with this New Business item. Ms. Collins relayed that this request is similar to the Wilbur and High Hotels projects where the Authority is being asked to examine a parcel that does not currently have a CRIZ designation and where the property owner is seeking certification of this parcel from banked property acreage from another Peron project (portion of Six10 Flats), as well as seeking a project

qualification. Both parcel certification and qualification, if approved, would then be submitted to the Commonwealth.

Mr. Tipton provided background to the request, noting that this would be utilized for the new mixed-use development being constructed adjacent to the Polk St. garage. Mr. Tipton explained that this request is critical as, if decertification and recertification were approved, it would allow for current activity to be reported next year, generating significant construction increment. The tenant is not yet identified, so a model budget was provided based on historical assumptions. Mr. Tipton stated that he and Mr. Callahan would be back in front of the Authority once an actual project and request for a loan is made.

Ms. Collins clarified that additional data may be needed from the applicant in ultimately submitting to the Commonwealth. Mr. Tipton agreed with this comment.

Ms. Taggart asked if the requested acreage swap is equal with what is being decertified or if the Authority would need to utilize a portion of the current banked and unassigned acreage. Ms. Collins and Mr. Tipton confirmed that the request is less than half of what would result from the decertification. Mr. Filipos asked for further clarification around the allocation and assignment of acreage, to which Mr. Andres responded relevant to the project.

Mr. Andres went over the resolution in the meeting packet. Mr. Filipos made a motion, which was seconded by Ms. Taggart, to accept resolution 2025-06. Mr. Jobes abstained, as he has in the past. Being no further discussion, the motion carried, 3-0-1.

8.0 Solicitor's Report
None

9.0 Chairperson's Report

Ms. Collins had no report but asked Mr. Callahan to provide an update on Five10 Flats and the SGO project. Mr. Callahan stated that El Jefe's Taqueria restaurant, on the first floor of Five10 Flats, is set to open this weekend, and Mister Lee's Noodles will open in a matter of weeks. The building suffered extensive water damage following a fire, and reconstruction of the roof has commenced, with completion anticipated within the next five (5) months. The entire building is vacant and has been remediated. They are now ready to start construction. Ms. Collins noted that the reconstruction portion is CRIZ eligible.

The East Annex portion of the SGO building has been remediated using ISRP, ARPA, and LSA funds. The next step is to determine its future use. Plans are in place for the residential conversion of the remainder of the SGO complex, including the 13-story tower, a significant undertaking that requires substantial

funding for internal demolition and remediation. The project is pursuing a federal historic tax credit designation due to its historical and architectural significance.

Following this discussion, Mr. Filipos did inquire about the vacant Authority seat, to which Ms. Collins responded that recommendations are actively being considered.

10.0 Next Meeting Date

The next meeting is scheduled for September 4, 2025.

11.0 Adjournment

There being no further business to come before the BRIA, a motion was made by Mr. Filipos to adjourn the meeting. The meeting was adjourned at approximately 4:07 p.m.

8:56 AM

11/03/25

Accrual Basis

Bethlehem CRIZ Authority

Balance Sheet

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
101 - Fidelity Primary Chkg	848,072.61
102 - Fidelity Clearing	84,745.80
Total Checking/Savings	932,818.41
Total Current Assets	932,818.41
TOTAL ASSETS	932,818.41
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	187,488.17
Unrestricted Net Assets	715,036.63
Net Income	30,293.61
Total Equity	932,818.41
TOTAL LIABILITIES & EQUITY	932,818.41

8:56 AM

11/03/25

Accrual Basis

Bethlehem CRIZ Authority

Profit & Loss

January through October 2025

	Jan - Oct 25
Ordinary Income/Expense	
Income	
601 - Fee Income	
601.3 - Service/Maint fees	20,679.00
Total 601 - Fee Income	20,679.00
602-Interest income	24,633.19
Grant Awards	
ISRP - SGO Project	360,281.00
Total Grant Awards	360,281.00
Total Income	405,593.19
Expense	
800 - Project Costs	
800.1 - Developers	360,281.00
Total 800 - Project Costs	360,281.00
900 - Professional Svcs	
900.1 - City Admin Expenses	7,348.21
900.2 - Legal expenses	116.37
900.3 - Audit/Acctg services	7,350.00
900.9 - Other prof svcs	204.00
Total 900 - Professional Svcs	15,018.58
Total Expense	375,299.58
Net Ordinary Income	30,293.61
Net Income	30,293.61

RESOLUTION 2025-07

RESOLUTION OF THE
BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY

WHEREAS, the Bethlehem Economic Development Corporation (“BEDCO”) is a private, non-profit 501(c)(3) organization established to facilitate economic development within the City of Bethlehem (the “City”); and

WHEREAS, BEDCO’s mission includes promoting and supporting the growth and development of business enterprises within the City, with an emphasis on manufacturing, industrial, entrepreneurial, and research and development activities; and

WHEREAS, BEDCO manages the Southside Ambassadors program - a long-standing presence in South Bethlehem since 2014 - which provides cleaning, safety, and hospitality services to a significant portion of the South Bethlehem business core; and

WHEREAS, the existing footprint of the Southside Ambassadors program encompasses, or is adjacent to, several active CRIZ properties in South Bethlehem; and

WHEREAS, increasing program costs and reduced community stakeholder contributions have prompted BEDCO to seek additional funding support; and

WHEREAS, BEDCO seeks funding from BRIA made available from certain fees collected from CRIZ projects; and

WHEREAS, BRIA and BEDCO acknowledge that continued support for the Southside Ambassadors program will benefit the City - as well as current and future CRIZ projects - by enhancing the quality of life and overall environment within the area; and

WHEREAS, BRIA’s funding will help sustain approximately five (5) permanent jobs and ensure the continued delivery of vital services.

NOW, THEREFORE, BE IT RESOLVED, that the Bethlehem Revitalization and Improvement Authority hereby approves funding, in the amount of \$85,000, to be provided to BEDCO to support the Southside Ambassadors program for the 2025-2026 program year.

RESOLVED AND ENACTED this 20th day of November, 2025.

ATTEST:

BETHLEHEM REVITALIZATION AND
IMPROVEMEMNT AUTHORITY

By: _____
Donna Taggart, Secretary

By: _____
Laura Collins, Esq, Chairperson