



Redevelopment Authority of Lehigh County
January 15, 2026 Meeting

The regular meeting of the Redevelopment Authority of Lehigh County was held at 9:00 a.m. by Zoom video conference. A recording of this meeting is available at: <https://www.lehighcounty.org/Departments/Community-Economic-Development/Lehigh-County-Redevelopment-Authority>.

ATTENDING

Board Members: Ricky Gower (RG), Kent Herman (KH), Jill Seitz (JS), David Weinstein (DW), Michael Yeager (MY). Quorum obtained.

Also in attendance representing the Authority, Chris Gulotta (CG)

County Staff: Virginia Haas (VH), Cyndi King (CK)

ABSENT

Oscar Ghasab (OG)

Public Guests – Anthony Alcade - Mayor of Catasauqua,
David Bernini - Catasauqua Resident.

AGENDA ITEMS

CALL TO ORDER at 9:00 a.m. by MY.

Public Comment on Agenda Items – None

Review and Approval of Minutes of December 4, 2025 Meeting

No questions or concerns on minutes from the previous meeting; motion for approval of minutes made by DW; seconded by RG. No opposition; all in favor. Minutes approved.

Financial Report and Approval of Bills – See Tab B

Four invoices to be paid from the Operating Payable account total \$4444.15 to be paid as follows: The Gulotta Group \$3,158.97 with the Elias Property Group to be billed \$455.00 for technical services rendered by the RALC Executive Director on the MacArthur Road project during the month of November pursuant to the agreement between the parties and the balance of the total time spent on this project, (\$420.00) will be charged to the state grant for technical services rendered, and \$312.50 of this total amount will be billed to the Borough of Catasauqua for the Executive Director's time on the Iron Works project during the month of December; King Spry \$799.00; CR&Y \$420.00 (accounting service), T-Mobile \$66.18 phone bill for the Executive Director's use specifically for RALC business.

Two invoices to be paid from the Grants Payable account total \$25,390.02; \$20,945.87 will be paid from the state grant funds: Iron Works Development Group \$11,345.82, Elias Property Group \$9,600.05.

CG previously shared these invoices with both the chairman and treasurer who have signed off on these. CG and MY asked for questions on the invoices. There were none.

Balance sheet ending November 30, 2025 review showed Total Assets \$185,793 consisting of \$3,341 cash in the checking account, \$99,794 cash in the money market account, \$17,772 cash remaining from a state grant which was matched by Elias Property Group for technical services at the L.V. Dairy site, and \$64,886 cash remaining from a \$120,000 state grant for the L.V. Dairy project. Of this cash remaining, \$45,000 has been earmarked for VM Development Group for additional floodplain studies with the balance available to the RALC for technical assistance provided to the Elias Property Group in relation to the redevelopment of the former Lehigh Valley Dairy Co-op site.

Total Liabilities \$41,844 including \$24,998 remaining from the Iron Works Development Keystone Grant which expires at the end of June. The Fund Balance is \$143,948. The total Liabilities and Fund Balance is \$185,793 compared to the Fund Balance in 2024 \$219,861.

Total income for the 11-months ending November 31, 2025 is \$105,702. Expenditure is \$117,278 most of which is related to the Executive Director's work on various projects. They are showing the Ironworks grant (Keystone grant) expended as part of that expenditure. After interest income, the net loss is \$6,351.

Fund Balance beginning January 1 was \$150,299; and with that loss, the Fund Balance for the 11-months ending November 30 is \$143,948.

CG and MY asked for questions relative to either the financial report or the approval of bills. Hearing none, MY asked for a motion to accept the financial report and the payment of the bills. DW made the motion seconded by RG. Unanimous voice approval; motion carried.

OLD BUSINESS – None

STATUS REPORTS - Executive Director’s Report - See Tab C

IRON WORKS PROJECT

The Commonwealth approved \$350,000 in Local Share Account (LSA) funding for the RALC on the Iron Works Project. A subrecipient agreement between the RALC with the Borough of Catasauqua will provide these funds to the Borough to construct a retaining wall between Willow Street and Bridge Street along Front Street. This is necessary due to the change in the grade between the topography of the site and Front Street. This retaining wall will allow Front Street to become a two-way street with on-street parking on both sides. Catasauqua plans to use Redevelopment Assistance Capital Program (RACP) funding which have already been approved by the state to complete the balance of the work for the retaining wall. This morning, CG received a draft request for proposals from the Borough’s consultant for the design work associated with this project. The streetscape work will be accomplished with the Multimodal Transportation Fund grant after the construction of the retaining wall. CG expects to have the grant agreement for the LSA funding to present at the next RALC meeting. CG also expects the draft subrecipient agreement with the Borough at the same time. Things are moving ahead nicely.

CG reviewed the reasons for an upcoming vote by the Board on amended agreements of sale for the Ironworks Project. This goes back to April 2025 with a separate agreement of sale between RALC and Ironworks Development Group which is an offshoot of VM Development Group, to sell them the property for \$320,000. The amended agreements provide two conveyances for this parcel of land. Phase 1 parcel is composed of 2.58 acres and the conveyance of Lot 2 is the balance of the site composed of 8.04 acres. Lot 2 requires additional floodplain work. Since Phase 1 is not in the floodplain and all funding has been committed for Phase 1, this conveyance allows for Phase 1 to move ahead right away. This

Phase will redevelop the former depot building, add 40 to 50 market-rate apartments, and add 10 to 12 townhomes. Everyone is anxious to see things move ahead and the conveyances would allow work on Phase 1 possibly as soon as this summer.

REDEVELOPMENT OF THE FORMER LEHIGH VALLEY DAIRY PROPERTY

Senator Nick Miller suggested the RALC apply for a \$100,000 grant from PA DCED. If approved, these funds would be used to assist the eventual developer with pre-development costs including but not limited to environment studies and engineering work. The Executive Director assisted Whitehall Township in September 2025 to submit an application for \$2.5 million in RACP funds. Announcements are expected later this month. So RALC will know soon whether additional funds can be made available to the eventual developer of this site.

OUTREACH EFFORTS

In December, CG had a good call with Lehigh Valley Development Corporation (LVEDC) representatives where he briefed them on RALC's current efforts regarding redevelopment of the Iron Works site and Lehigh Valley Dairy site. CG will attend the upcoming meeting of the Whitehall Authority to share information suggesting that both LVEDC and the Whitehall Authority could be potential partners in terms of Phase 2 funding of the Iron Works Project and funding for engineering work and intersection improvements on MacArthur Road at the former L.V. Dairy site.

CG continues to schedule outreach meetings with municipalities with which he has not yet met. He will discuss blighted property issues within those municipalities and discuss how the RALC might assist.

MY asked for questions or comments relative to CG's report. As an aside, MY reminded the Board of the enormous amount of support Senator Miller has provided to the RALC for both the Catasauqua site and the dairy site projects. MY reminded the group of the working relationship CG has cultivated with VM Development, too. [CG is the liaison between the projects and the developers and does an excellent job of it.]

RESOLUTIONS - None

NEW BUSINESS

CG presented the Board an extension on his contract extending to December 2026 for his consulting and administrative services. CG characterized it as basically the same scope of work as previous contracts wherein the hourly rate remains the same and with 30-day notice of termination to either party. CG's best estimate in terms of his hours is somewhere between 25 and 35 hours/month depending on what is happening with these projects at any given point. CG and MY asked for questions, comments, or concerns. There being none, DW made a motion to approve CG's contract for another year; JS seconded. No opposition; CG's contract extension approved for another year.

CG presented the Board with the two amended agreements of sale mentioned earlier in the meeting. KH weighed in that he and CG discussed that, through the land development process, the borough may have some input into how Phase 1 and Phase 2 are configured so, at this point, it didn't seem appropriate to lock in something [as in a legal description of plot lines for Lots 1 and 2] that could be subsequently changed. KH believes this is a logical way to meet the needs of the RALC, the developer, and hopefully the borough.

The first agreement is between the Borough of Catasauqua and the RALC wherein the Borough agrees to sell Phase 1 to the RALC. Each phase would be sold for \$160,000 for a total consideration of \$320,000 with a \$25,000 fee paid to RALC at each closing for technical services rendered on the project.

The second agreement is between RALC and VM Development. The Borough of Catasauqua is also a signatory to RALC because there are some obligations of the Borough. Phase 1 approval period is changed to 180-days; the due-diligence period is 60-days; and the financing period is 90-days. CG emphasized these are maximum time periods and he acknowledged VM's efforts to "get something in the ground." Adding up all the time periods, building could begin toward the end of 2026 but he sees VM obtaining financing quicker than 90-days and approvals for Phase 1 obtained quicker than 180-days. CG expects groundbreaking on Phase 1 by mid-to-late summer 2026. He included the maximum time periods in this agreement so that it would not need amendment in the future. MY called for questions, comments, or concerns. There being none, RG made a motion to accept and approve the amended agreements; JS seconded. No opposition; the amendments were approved for execution to KH and CG.

CG spoke directly to Mayor Anthony Alcade to express his hope that Borough Council will act on these amendments at the upcoming council meeting which CG plans to attend and where he hopes to meet the Mayor, who was elected recently.

PUBLIC COMMENT ON NON-AGENDA ITEMS

MY asked for input from the public. David Bernini had two questions about the Iron Works Project. Mr. Bernini asked if the Multimodal grant for streetscape improvements following the retaining wall installation had already been secured. The Authority applied for \$1-million in Local Share Account funds and \$350,000 was received with the balance of the costs for the retaining wall (about \$1.1 million) being funded through RACP. The developer, VM Development, has agreed to allow the Borough to use these RACP funds for the retaining wall. CG clarified the \$1.4-million is for the retaining wall only. The streetscape is funded through the Multimodal Grant which is approximately \$500,00 and that grant funding has been secured for the project. Mr. Bernini asked about Phases 1 and 2 and whether there might be some overlap with progress or will Phase 1 conclude before Phase 2 begins? CG explained that the master plan for the entire site consists of Phase 1 and Phase 2 which master plan will be filed with the Borough in February. Next, the subdivision plan with development of Phase 1 will be filed by April at the latest. At this point, borough officials and residents will be able to see the entire master plan and what Phases 1 and 2 will look like. It is possible that Phase 1 gets built and placed into service before Phase 2 begins; all the [Phase 2] funding has not yet been obtained. To move forward with engineering work on Phase 2, there is a state RACP application pending for \$2.25-million which could be approved this month making the Phase 2 funding package more solid. Lastly, Mr. Bernini referenced a [proposed] zoning ordinance related to the waterfront and how that would coincide with [Phase 1]. CG is not familiar with the language of that proposed ordinance or whether it would be modified because the whole site is 11-acres with Phase 1 being 2.58-acres. CG believes the borough's consultant is working with the borough through this issue and it may be one of the amendments to the zoning ordinance to allow for a smaller first phase.

EXECUTIVE SESSION

Motion to go into Executive Session to discuss possible personnel items and a real estate matter. JS made the motion to go into executive session; DW seconded. No opposition; motion carried. Recording stopped. Recording resumed coming out of

Executive Session; DW made a motion to come out of Executive Session and RG seconded that motion. Unanimous approval; motion carried.

COMMENTS OR ANNOUNCEMENTS

CG will send out the annual meeting agenda with the February board packet. Election of officers and the reappointment of the solicitor will take place at the February 5 meeting.

MY asked for any other information for the good of the order. MY asked for a motion to adjourn the meeting. DW made that motion which was seconded by JS. Unanimous voice approval.

The next regularly scheduled meeting of the RALC is February 5, 2026, at 9:00 a.m. via Zoom. Meeting is adjourned.

Respectfully submitted,
Cynthia L. King