



Redevelopment Authority of Lehigh County  
November 6, 2025 Meeting

The regular meeting of the Redevelopment Authority of Lehigh County was held in-person at 9:00 a.m. in Room 436 of the Lehigh County Government Center. A recording of this meeting is available at:

<https://www.lehighcounty.org/Departments/Community-Economic-Development/Lehigh-County-Redevelopment-Authority>.

**ATTENDING**

**Board Members:** Oscar Ghasab (OG), Ricky Gower (RG), David Weinstein (DW), Michael Yeager (MY). Quorum obtained.

Also in attendance representing the Authority, Chris Gulotta (CG) and Kent Herman (KH)

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

**ABSENT**

Jill Seitz (JS)

**Public Guests** – None

**AGENDA ITEMS**

**CALL TO ORDER** at 9:03 a.m. by MY.

## **Public Comment on Agenda Items – None**

### **Review and Approval of Minutes of October 2, 2025 and October 23, 2025 Meetings**

No questions or concerns on minutes from either of the previous meetings; motion for approval of minutes for both meetings 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 to be paid as follows: The Gulotta Group \$6,546.44 with the Elias Property Group billed \$1,381.25 for technical services rendered by the Executive Director on the MacArthur Road project pursuant to the agreement between the parties and the balance of the total time spent on this project, \$1,275.00, charged to the state grant for technical services rendered, and \$312.50 billed to the Borough of Catasauqua for the Executive Director's time on the Iron Works project. King Spry \$544.00 with \$221.00 billed to Elias Property Group for time on the L.V. Dairy Coop Redevelopment Project; CR&Y \$420.00 (accounting service), T-Mobile \$66.18 phone bill for the Executive Director's use specifically for RALC business.

There are no invoices to be paid this month from the Grants Payable account.

CG did not yet receive the financial statement from the accountant for October; he has an appointment later this date with CR&Y to fine-tune aspects of bookkeeping the various accounts. Once CG receives the September 30 statement, he will forward that to the Board. MY asked OG whether Catasauqua was current with reimbursements to the RALC; OG confirmed they are. MY asked CG about the grant fund established for work at the L.V. Dairy Coop Redevelopment Project; CG confirmed funds are remaining. MY asked for comments, questions, or concerns on the bills to be paid and there were none.

MY asked for a motion to approve the bills. RG made that motion which was seconded by DW. No opposition; all in favor. Four invoices approved for payment.

## **OLD BUSINESS – None**

## **STATUS REPORTS - Executive Director's Report - See Tab C**

## **IRON WORKS PROJECT**

Iron Works Project is moving ahead with due diligence including preliminary land development plans for the entire project. The floodplain issues do not appear to affect Phases 1 or 2. Phase 1 has grown in scale to 10-12 townhomes, 40-50 apartments, and redevelopment of the depot building. CG commented that beginning with Phase 1, the development will be a nice impact to the downtown area and the central business district and also to the entire community. Phase 2 will include commercial development along Front Street to include additional townhomes. Phase 3, depending on the outcome in terms of the floodplain analysis, could be redevelopment of the remaining older structures on the site. CG observed that VM is sharing plans at an early stage with the Borough of Catasauqua and the Lehigh Valley Planning Commission to determine how the current zoning and land development plans interface with the ideal intention being to amend the ordinances now to effectively minimize variances later.

CG has not yet received Local Share Account (LSA) award notification related to the construction of a retaining wall on Front Street allowing it to become a 2-way street with an amenities strip and street lighting along with street trees on both sides. DW asked if the project timeline remains on target. CG noted that VM continues to maintain there will not be any construction until the end of 2026.

## **REDEVELOPMENT OF THE FORMER LEHIGH VALLEY DAIRY PROPERTY**

Proposals are being reviewed. RALC is fulfilling the terms of the agreement with Elias Property Group to review proposals and provide comments. CG participated in a number of follow-up meetings in order to clarify particular proposals and obtain more information about those firms. CG reflected that it has been a positive process in that RALC entered into the project hoping to be able to move ahead the project which had previously languished for years and that is being accomplished.

MY called for questions, comments, or concerns. FK spoke about County Executive Phillips M. Armstrong having reconstituted the RALC during his two-terms serving Lehigh County and Josh Siegel is the newly elected County Executive beginning in January 2026. FK plans to prepare a transition document outlining where the RALC is and where the Board would like to see it go. FK requested that the board members submit their ideas to CG and in turn, CG and FK will meet with the in-coming Executive who is anticipated to be very receptive to both new and continuing ideas for the RALC. MY called for questions or comments. CG offered to send FK the RALC strategic plan. CG asked whether

the new administration might be interested in looking at other initiatives in the next 3-5 years beyond focusing just on blighted properties and perhaps adding value beyond blighted property issues. Non-profit organizations could use technical assistance in terms of affordable housing and neighborhood revitalization issues; the Board may discuss those points in the upcoming future. CG does not envision the RALC to be the developer in neighborhoods but rather to provide technical assistance to non-profit organizations interested in developing small and medium-sized affordable housing; that is something that could be discussed. CG said he would have a discussion in 2026 with the Housing Authority Board to see if there would be interest in the RALC having this expanded role on a smaller scale. FK added that the incoming County Executive did mention that he would like to put together a housing development fund modeled after the one in Montgomery County. FK also noted that 25-years ago, a similar privately funded fund was created in Bethlehem that provided small, small loans for businesses to upgrade equipment. Perhaps there would be a similar role for the RALC where it could take a small fee to continue funding itself. Discussion continued.

## **RESOLUTIONS**

Discussion on Resolution 9 concerning the Local Share Account (LSA,) funded by local gaming revenue, being applied for to assist in funding the on-going project at the former L.V. Dairy Coop. MY asked for questions, comments, or concerns about the proposed resolution. There being none, MY asked for a motion to adopt Resolution 9. DW made the motion which was seconded by OG. Unanimous approval. Resolution accepted.

**EXECUTIVE SESSION** – No action taken.

## **2026 AGENCY BUDGET**

CG reviewed the projected 2026 RALC Income and Expenses as distributed in the Board Packet. MY asked for questions, comments, or concerns. Hearing none, MY asked for a motion to approve said budget. DW made the motion which was seconded by OG. No opposition. Budget approved.

**NEW BUSINESS - None**

**PUBLIC COMMENT ON NON-AGENDA ITEMS - None**

**COMMENTS OR ANNOUNCEMENTS**

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

The next regularly scheduled meeting of the RALC is December 4, 2025, at 9:00 a.m. via Zoom. Meeting is adjourned.

Respectfully submitted,  
Cynthia L. King