



Redevelopment Authority of Lehigh County  
February 5, 2026 Meeting

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

**ATTENDING**

Board Members: Oscar Ghasab (OG), Ricky Gower (RG), Kent Herman (KH), 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), Samantha Pearson (SP)

**ABSENT**

Jill Seitz (JS)

**Public Guests** – Anthony Alcade - Mayor of Catasauqua  
David Bernini - Catasauqua Resident  
Holly - unknown affiliation

**AGENDA ITEMS**

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

**ELECTION OF OFFICERS**

Review of existing Board: MY (Chairman), DW (Vice-Chairman), RG (Secretary), OG (Treasurer).

DW made the motion to nominate the current slate of officers for the 2026 RALC Board as presented. Motion seconded by RG. Nominations were closed. Unanimous approval of the 2026 current slate of officers.

Current solicitor: Kent Herman, Esquire, with King, Spry, Herman, Freund & Faul, LLC. KH remains in a position where he is agreeable to again accept the solicitor position. No solicitor nominations from the floor. DW made the motion to reappoint KH as RALC solicitor. RG seconded that motion. Unanimous approval to retain KH with King, Spry, Herman, Freund, & Faul, LLC as 2026 solicitor.

Current accounting firm is Campbell, Rappold, & Yurasits, LLP (CR&Y). CG confirmed they are willing to continue in their appointed capacity. No nominations from the floor. DW made the motion to accept CR&Y as RALC accountant; OG seconded. Unanimous approval to have CR&Y retained for accounting.

DW made the motion to adjourn the annual meeting; seconded by RG. Unanimous approval.

**CALL TO ORDER REGULAR MEETING** at approximately 9:06 a.m.  
Roll call.

**Public Comment on Agenda Items – None**

**Review and Approval of Minutes of January 15, 2025 Meeting**

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

**Financial Report and Approval of Bills – See Tab B**

Four invoices awaiting payment from the Operating Payable account total \$4,009.38 to be paid as follows: The Gulotta Group \$3,302.20 with the Elias Property Group to be billed \$65.00 for technical services rendered by the RALC Executive Director on the MacArthur Road project during the month of January pursuant to the agreement between the parties, and the balance of the total time spent on this project, (\$60.00) will be charged to the state grant for technical services rendered, and \$625.00 of this total amount will be billed to the Borough of Catasaqua for the Executive Director's time on the Iron Works project during the month of January; King Spry \$221.00; CR&Y \$420.00 (accounting service), T-Mobile \$66.18 phone bill for the Executive Director's use specifically for RALC business.

One invoice from Iron Works Development Group for the updated flood plain study to be paid with state grant funding from the Grants Payable account: \$1,964.50.

CG and MY asked for questions on the invoices. There were none.

Balance sheet ending December 31, 2025 review showed Total Assets \$168,026 consisting of \$5,264 cash in the checking account, \$79,951 cash in the money market account, \$17,806 cash remaining from a state grant which was matched by Elias Property Group for technical services in developing the L.V. Dairy property, and \$65,005 cash remaining from a \$120,000 state grant with the vast majority of that amount committed for which CG will be requesting a 6-month extension.

Total Liabilities \$28,192 comprised of two Grants Payable amounts. The Fund Balance is \$139,834. The total Liabilities and Fund Balance is \$168,026.

Total income for the 12-months ending December 31, 2025 is \$105,702 which consists of funding from Lehigh County, a grant received through the Commonwealth, fee income from projects, and reimbursable expenses associated with projects. Total expenditures were \$121,712. Interest income \$5,545 and Net Loss (\$10,465). The Fund Balance beginning January 1, 2025 of \$150,299 with a loss of \$10,465, the Fund Balance-Ending December 31, 2025 is \$139,834.

CG and MY asked for questions relative to either the financial report or the approval of bills. MY asked whether reimbursement from Catasauqua and Elias Property were going well. CG was not aware of any issues; OG reported both were sent timely and were up-to-date. DW made the motion to accept the financial report and to pay the bills which was seconded by RG. Unanimous voice approval; motion carried.

**OLD BUSINESS – None**

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

### **IRON WORKS PROJECT**

The amended agreements of sale were approved by the Borough of Catasauqua and by the Ironworks Development Group so Phase 1 of the project will be moving forward. The developer will present the master plan for the entire site in the near future. Assuming the master plan is approved by the Lehigh Valley Planning Commission (LVPC) and the Borough, the land development plan for the Phase 1 would go before the LVPC and the Borough for approval. The \$350,000 LSA grant for construction of the retaining wall on Front Street has been approved. The

balance of the funds necessary to complete the retaining wall will come from an RACP grant approved for the Borough. The Borough will put out a Request for Proposal for engineering services in the near future.

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

CG has been in contact with the Elias Property Group which is working through some different options for the redevelopment of the site. CG is hopeful that he will have more information to share next month. CG expects to soon file the application for a \$100,000 grant from DCED to support engineering services and other pre-development costs associated with developing this site.

### **OUTREACH EFFORTS**

CG shared the 2025 Annual Report with the Board. This report highlights the good work in 2025 to include movement in the Ironworks Project in Catasauqua with Phase 1 groundbreaking hopefully beginning in late summer or early fall; work with the Elias Property Group to move redevelopment of the former Lehigh Valley Dairy Co-Op property ahead; and close work between RALC and the County to establish a demolition and rehabilitation fund which was approved by the Board of Commissioners in July and which is funded by fees charged to buyers of properties at delinquent tax sales and mortgage foreclosure sales. This will become a valuable available resource to the RALC and its partners once the fund builds up. In addition, great amounts of technical assistance were provided throughout the year to numerous municipalities in Lehigh County. CG looked at the ordinances of 8-10 municipalities which were designed to address blighted properties or deteriorated properties. CG provided suggestions about ways to make those ordinances more effective. In turn, those municipalities shared information on their blighted properties and based upon those collaborations, CG was able to share strategies to better address issues with those properties. CG reinforced the important role RALC has as a partner of municipalities in addressing blighted and deteriorated properties. MY and CG asked for questions, comments, or concerns; there were none.

### **RESOLUTIONS - None**

### **NEW BUSINESS**

Local Share Account (LSA) grant agreement approval for \$350,000 in conjunction with the retaining wall in Catasauqua. The Chairman and Secretary will be asked to sign this standard agreement that the Commonwealth tenders to grantees. RALC has received similar agreements in the past with similar language. DW

made the motion for the Board to authorize the Chairman and Secretary to sign the LSA grant agreement; OG seconded that motion. No opposition; motion passed.

The next item is for approval of the subrecipient agreement with the Borough of Catasauqua for the \$350,000 in LSA funds. Under the terms of the subrecipient agreement, Catasauqua must expend those funds in a timely manner to receive proposals for engineering the retaining wall and proposals for streetscaping improvements by the Borough. Having the owner of the property, the Borough of Catasauqua, rather than RALC undertake this work, is in the best interest of all the parties. MY and CG asked for questions, comments, or concerns. There were none. RG made the motion to approve the subrecipient agreement with Catasauqua which was seconded by DW. Unanimous agreement; no opposition.

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

### **EXECUTIVE SESSION**

Motion to go into Executive Session to discuss possible personnel items and a real estate matter. DW made the motion to go into executive session; OG 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 OG seconded that motion. Unanimous approval; motion carried.

### **COMMENTS OR ANNOUNCEMENTS**

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 OG. Unanimous voice approval.

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

Respectfully submitted,  
Cynthia L. King