



Redevelopment Authority of Lehigh County  
June 5, 2025 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:** Oscar Ghasab (OG), 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**

Frank Kane (FK)

**Public Guests:** 484-357-4257 (unnamed public participant)

**AGENDA ITEMS**

CALL TO ORDER at 9:05 a.m. by MY.

**Review and Approval of Minutes of April 3, 2025 Meeting and the April 23, 2025 Special Meeting**

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

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

Eight invoices totaling \$11,078.21 to be paid: The Gulotta Group \$4,070.00 with the Borough of Catasauqua billed, as per the RALC MOA, for \$187.50 for the Executive Director's time on the Iron Works project and Elias Property Group also being billed \$1,125.00 for time spent on the MacArthur Road project; King Spry \$1,275.00 with \$272.00 billed, as per the RALC MOA, to the Borough of Catasauqua for the Solicitor's time on the Iron Works project; Zelenkofske Axelrod \$800.00 for accounting services; T-Mobile \$65.61 phone bill for the Executive Director's use specifically for RALC business; VM Development Group, LLC. \$1,087.60 for grant funds as per the agreement with the RALC; PAHRA (Pennsylvania Association of Housing & Redevelopment Agencies) \$350.00 for annual dues with the state association; USI Insurance Services \$685.00 (Fidelity Bond) and USI Insurance Service \$2,745.00 (public officials' liability insurance) which are both annual premium billings.

MY asked for questions or comments. MY asked OG whether Catasauqua has been up-to-date on reimbursement payments. OG replied, "So far, so good."

MY asked for a motion to approve the bills. OG made that motion which was seconded by DW. Unanimous voice vote of approval. Eight invoices approved for payment.

MY requested 484-357-4258 announce themselves; they did not. It was decided on advice from KH not to dismiss or to remove that visitor; the meeting continued.

CG reviewed the Financial Statement ending April 30, 2025. Cash in the Money Market Account \$130,650.34 which includes \$50,000.00 of state funding for the Iron Works Project bringing the net cash amount to \$80,650.34; cash in checking \$20,742.07; and Lehigh Valley Dairy Project Grant \$71,744.09. Account Payable \$16,846.40 which is the unpaid grant to Elias Property Group for the Phase II Environmental. CG clarified that the operating cash balance is \$101,392.41 which is the balance in the money market and checking accounts less the \$50,000 in state grant funds for the Iron Works project.

MY asked for questions or comments on the financial statement. Hearing none, he asked for a motion to accept the April Financial Statement. JS made the motion which was seconded by RG. Unanimous voice approval.

## **OLD BUSINESS – None**

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

### **IRON WORKS PROJECT**

CG reported that RALC took action to enter into the agreement of sale with the Borough of Catasauqua and VM Development Group at the April 23 special meeting. VM Development Group is moving ahead with the environmental inquiry as part of its due diligence phase. The Borough has filed funding requests with Senator McCormick's and Congressman Mackenzie's offices for funding from the Federal Appropriations Bill. RALC has applied for funding through the Local Share Account program. A decision on this \$1,000,000.00 request is expected this fall. CG discussed this with Senator Nick Miller. No questions.

### **BLIGHT-TO-BRIGHT INITIATIVE**

CG reported that none of the applications for the program panned out. The state grant request was not approved. CG discussed the \$150,000.00 in CDBG funding received from the County with Laurie Moyer, the Grants Specialist in Lehigh County's DCED, and it was agreed that since there appears to be no interest from the municipalities in this program, to return those funds to Lehigh County.

County commissioners are considering the RALC's request to establish a county demolition and rehabilitation fund that would be capitalized with fees charged to buyers of properties at delinquent tax sales and mortgage foreclosure sales. VH will find out when the RALC can expect to hear from the Commissioners.

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

CG recounted that at the April 23 special meeting, the RALC agreed to enter into an agreement with the Elias Property Group (EPG) to provide technical services to assist them in identifying a preferred developer. CG has begun working on the Request for Proposals which would be issued by EPG to identify a preferred developer. EPG's share of the funding for technical services has been received and deposited into a separate account which was opened last month. CG expects this process to continue to quickly move forward.

## **OUTREACH EFFORTS**

CG expects to have the quarterly newsletter sent to program partners by the end of this month. He recently had a good meeting with Upper Saucon Township where they discussed some strategies for addressing blight at a particular property along Route 309.

CG is meeting with Alburtis next week. There was recent news about the Alburtis Tavern having issues and if the borough manager brings it up, CG will suggest some pathways to having those issues resolved. CG will continue to schedule outreach meetings with municipalities.

MY asked for questions or concerns. MY noted that there is a lull in RALC activity at the moment; CG replied that he is spending a lot of time on the Elias project and expects this to continue for the next two-to-three months but that the Iron Works project is definitely in a lull.

**RESOLUTIONS – None**

**EXECUTIVE SESSION - None**

**NEW BUSINESS- None**

**PUBLIC COMMENT ON NON-AGENDA ITEMS**

MY offered 484-345-4257 the opportunity to identify themselves. There was silence.

**COMMENTS OR ANNOUNCEMENTS**

MY asked for any new or other business, comments, or announcements. Hearing none, MY asked for a motion to adjourn the meeting. JS made that motion which was seconded by OG. Unanimous voice approval. Meeting is adjourned.

The next regularly scheduled meeting of the RALC is July 3, 2025, at 9:00 a.m.. Meeting is adjourned.

Respectfully submitted,  
Cynthia L. King