



Redevelopment Authority of Lehigh County  
April 3, 2025 Annual 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.

**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), Frank Kane (FK)

**Public Guests:** None

**AGENDA ITEMS**

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

**Review and Approval of Minutes of March 6, 2025 Meeting**

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

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

Four invoices totaling \$5,163.51 to be paid: The Gulotta Group \$3,668.90 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; King Spry \$629.00 with \$629.00 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; and T-Mobile \$65.61 phone bill for the Executive Director's use specifically for RALC business.

No financial statement reviewed.

DW asked for comments, questions, or concerns on approval of the bills. JS made the motion to approve payment of the invoices which was seconded by RG. Unanimous voice vote of approval.

**OLD BUSINESS - None**

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

### **IRON WORKS PROJECT**

CG reported that Catasauqua will meet on April 7; VM will be at that meeting to answer any questions. CG expects an Agreement of Sale with VM Development to be forthcoming. VM will have a due diligence period, a planning approval period, and a financing approval period before a closing occurs and construction at the site begins.

CG proposed calling a special Zoom meeting of the RALC on April 23 @ 9:00 a.m. to go over the agreement and to obtain approval from the Board for the sale and transfer of the site from Catasauqua to the RALC and then from the RALC to VM Iron Works Development Group. MY made a motion to approve the scheduling of the special meeting with a second from RG. Motion passed. CG will advertise the special meeting.

Once that Agreement of Sale is executed, the RALC will enter into a funding agreement with VM to provide \$50,000.00 in state funding for professional engineering fees.

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

CG received applications for the Community Development Block Grant (CDBG) funding from Upper Macungie Township and the Borough of Slatington. The CDBG funding totals \$150,000.00 with the available maximum grant amount being \$50,000.00 per community.

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

CG spoke with the owner of the property who is continuing to evaluate options for the development of the property.

### **RESOLUTIONS – None**

### **EXECUTIVE SESSION**

JS made a motion to move into Executive Session seconded by RG. No action taken.

### **NEW BUSINESS**

CG received three responses to the Request for Proposal (RFP) for Accounting Services sent in February. The RFPs were reviewed by the Board; Campbell, Rappold & Yurasitz (CR&Y) offered the most attractive offer. All references for CR&Y were very positive. RG made a motion to accept CR&Y's proposal which was seconded by JS. All members voted in favor. CG will notify Zelenkofske Axelrod LLC of the RALC's decision effective July 31, 2025.

CG discussed the 2025 Strategic Plan Action Plan with the Board which included continued building community partnerships with municipalities, developing sustainable funding plans for RALC operations, identifiable strengths of the organization, and immediate opportunities for the RALC.

### **COMMENTS OR ANNOUNCEMENTS- None**

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

The next regularly scheduled meeting of the RALC is May 15, 2025, at 9:00 a.m.. DW entertained a motion to adjourn the meeting made by JS and seconded by RG. No opposition. Meeting is adjourned.

Respectfully submitted,  
Cynthia L. King