



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Minutes - Final

### Budget and Finance Committee

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Wednesday, January 4, 2023

5:00 PM

Council Chambers

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#### Roll Call: Chair Hendricks, Santos, Gerlach

[15-5506](#)

R192

Authorizes lease agreement with Roger MacLean for the residential property located at 145 Springhouse Road, Allentown, PA 18104

**Sponsors:** Administration

**Attachments:** [R192 Springhouse RM lease 11.28.22](#)  
[City Owned Rental Properties 12.9.22](#)  
[Resolution #30575](#)

Mr. Daryl Hendricks asked if there were any questions, comments or concerns.

Ms. Ce Ce Gerlach asked what is this.

Mr. Daryl Hendricks stated that it is an extension of the lease. The city went to a market based leasing.

Ms. Ce Ce Gerlach asked if Mr. MacLean asked if Mr. Hendricks lives in a city owned house.

Mr. Daryl Hendricks asked if there were any other questions or comments from his colleagues or the public.

Mr Seth O'Neil deferred to Mr. Hunsicker.

Mr. Glenn Hunsicker asked what the rent is going to be. Is it one or two year lease. Is there a committee that reviews this?

Mr. Daryl Hendricks stated \$1,400.

Ms. Cynthia Mota asked about what is the amount. She stated that \$1,4000 is for a one bedroom or two bedrooms. We are talking about an entire home.

Mr. Seth O'Neill talked about the provision in the City Code that requires

leases in excess of five-year terms will be before City Council. He stated that this has been going on for 20 years.

Ms. Ce Ce Gerlach asked why do we have people living in city owned properties. Is that a provision in the Charter?

Mr. Seth O'Neill stated that the city owns certain residences in the Parkway. The city leases them out. They are not in great shape. Leases of more than five years needs to be approved by City Council.

Mr. Glenn Hunsicker asked if these leases include water and sewer. Is the city managing the property.

Mr. Seth O'Neill stated that they are trying to make the process uniformed. The tenants do defray some of the public costs of owning and operating it. They did increase the costs of the property in 2023 by 50 percent of what it was previously.

Ms. Jessica Barakat stated that it was a 50 percent increase over last year. It is a two year renewal and the tenants pay the water and sewer.

Ms. Cynthia Mota asked if it was 50 percent, how much he was paying.

Mr. Seth O'Neill stated half of this.

Ms. Jessica Baraket stated that in the past they were responsible for the maintenance and the upkeep.

Mr. Glenn Hunsicker asked who pays for the garbage.

Ms. Jessica Baraket stated that the tenant pays the trash. Last year, it was \$750 for the rent. The tenant pays water, sewer and trash.

Mr. Glenn Hunsicker asked if the expenses are going to Building Maintenance.

Mr. Seth O'Neill stated that it is a team effort. They have Building Maintenance, Parks, and Finance involved in this. The requirement in the Code has existed for a while.

Ms. Natalie Santos asked if they could see a lease agreement from one of the tenants or is it private.

Mr. Seth O'Neill stated that his first flushed answer would be yes.

Ms. Jessica Baraket stated that Ms. Danek stated that it is already public.

Mr. Michael Hanlon stated that there is something attached to this.

Ms. Jessica Baraket stated that Ms. Danek stated that they are already public and listed with the contract and she will email you a draft.

**A motion was made by Ce-Ce Gerlach, seconded by Natalie Santos, that this Resolution be forwarded to Council.**

**Yes:** 3 - Daryl Hendricks, Ce-Ce Gerlach and Natalie Santos

[15-5507](#)

R193

Authorizes lease agreement with Lehigh University for the boathouse and boat ramp at Bucky Boyle Park, located at Chew and Front Street, Allentown, PA 18101.

**Sponsors:** Administration

**Attachments:** [R193 Lehigh University Boathouse Lease](#)

[City Owned Rental Properties 12.9.22](#)

[Resolution #30576](#)

Mr. Daryl Hendricks stated that it was a 20-year lease and now it is up for reapproval. He asked if there were any questions from the committee.

Ms. Ce Ce Gerlach stated that at some point there was some people that was involved with different rowing activities.

Mr. Daryl Hendricks stated that the Crewing team from Lehigh University. They leased it for a \$1 a year and that was based on the fact that they built the boathouse, maintained it and contributed to the youth programs.

Ms. Ce Ce Gerlach stated that there was a scholarship as well.

Mr. Daryl Hendricks asked if there were any other questions from his colleagues or the public.

**A motion was made by Natalie Santos, seconded by Ce-Ce Gerlach, that this Resolution be forwarded to Council.**

**Yes:** 3 - Daryl Hendricks, Ce-Ce Gerlach and Natalie Santos

**Adjournment: 5:17 PM**