



Minutes - Final

Community and Economic Development Committee

Wednesday, February 26, 2025

5:30 PM

Council Chambers

Roll Call: Chair Mota, Napoli, Hendricks

Mr. Santo Napoli stated that we are going to get started with our CED committee meeting. He stated that his committee members and stated that he is actually filling in for Vice President Mota, committee members, President Hendricks is present. He asked do we have Vice President Mota on the line.

Dr. Cynthia Mota stated yes, yes. Present.

Mr. Santo Napoli stated that everyone is present. He stated that they will get started with our first agenda item.

Ms. Vicky Kistler stated yes, this is a denial of a Certificate of Appropriateness at 1111 W. Turner Street. She stated that this a situation where a roof was put on without permits. This was in front of Council once before. They did have the building inspectors go out and the roof is installed professionally and appropriately. However, it is not HARB approved materials. She stated that they do have the family from 1111 W. Turner here tonight.

Mr. Santo Napoli stated that he is waiting for this to load. He asked if there is any background Ms. Kistler. He asked was the property owner notified of the property materials beforehand or.

Ms. Vicky Kistler stated that the property owner installed the roof prior to obtaining any permits or any discussion about being in the HARB. She stated therefore the roof was installed and they received a complaint and followed up on the complaint to determine that the roof was not of HARB appropriate materials. The family did pull a permit. That is what triggered the inspection post the HARB Denial. She stated so again, the roof is installed correctly, but the materials are not HARB approved materials.

Mr. Santo Napoli stated that this is only regarding the front of the portion that folks could see.

Ms. Vicky Kistler stated yes.

Mr. Santo Napoli stated if they did the entire roof.

Ms. Vicky Kistler stated that they only did the front.

Mr. Santo Napoli stated oh, they only did the front and stated ok.

Ms. Vicky Kistler stated that it is a rental property.

Mr. Santo Napoli stated that it is a rental property. He stated ok, stated that at this point and asked should they take some feedback from the property owner.

Ms. Vicky Kistler stated certainly. She asked the property owners if they would like to come up.

Ms. Vicky Kistler stated to go up to the podium and say your name.

Mr. Joan Ferreras stated hello everyone and gave his name. The owner of the property at 1111 W. Turner Street. He stated that they may not remember the first time he came in for the first meeting. He stated that he explained the reasons why he replaced the roof and he wasn't aware that he needed to get permits for that. He stated that they talk about it and on that day he remembers the meeting, there were more people here. He stated that he doesn't know. They are not here today, but they said if they spread the roof and they consider that installed correctly, they may be able to approve it because the house next to his has the same kind of roof. He stated that was a decision on that day. It was last year and it has been a while, but that's what the decision that was made on that day and he did everything that he needed to do to make sure that the house is in good shape, basically.

Mr. Santo Napoli stated alright, thank you. He stated that the roofer that they selected pulled the permit to put this roof and stated no. He asked when was the permit pulled after.

Ms. Vicky Kistler stated after the fact. She stated after they received the complaint. She stated then the owner pulled the permit to get it inspected, to verify that it was installed correctly. There were no permits pulled or Certificates of Appropriateness pulled prior to the installation.

Mr. Santo Napoli stated at this point Ms. Kistler has your department had any conversations with the property owner with different solutions or.

Ms. Vicky Kistler stated that there are really two solutions. She stated that

you approve the materials he used on the roof or you deny him and he needs to remove the roof and put a new roof on one that complies with HARB. She stated that he is correct that the neighboring roof is of the same materials as his.

Mr. Santo Napoli stated ok. He asked when you are looking at the home, the one of the right obviously right, when you are looking and just to make sure they are the same property.

Mr. Joan Ferraras asked is it a red brick one.

Mr. Santo Napoli stated that is the one on the left. He stated that the one on the right is grey.

Mr. Joan Ferraras stated no, it is the red one.

Mr. Santo Napoli stated ok, it is a red brick.

Mr. Joan Ferraras stated hmm.

Mr. Santo Napoli stated that in this photo, it is tough to see, ok.

Mr. Joan Ferraras stated that he sees it and to make sure you are looking at the correct one.

Ms. Vicky Kistler stated the one on the left.

Mr. Santo Napoli stated that both homes are red brick and both homes have the same shingles. He stated ok, thank you. He asked if there were any comments or questions from his committee members.

Dr. Cynthia Mota stated yes, she would like to know how much will it be to pull everything out and redo it again. She asked how much did the owner spend putting in that new roof.

Mr. Joan Ferraras stated that he spent over \$1,500. He stated that the guy who did it, he works for a company that does roofing and he did it. He stated that he is a friend of his. He told him to get the shingles and will do it for him for a price. Roughly, it will be like \$1,500. He stated maybe he can get the receipt, but he is not sure if he could. He stated maybe around that.

Mr. Daryl Hendricks stated that his question would be to Ms. Kistler, what would be the remedy for it. What is appropriate and reasonable.

Ms. Vicky Kistler stated that the only remedy would be to remove this roof

and apply it with architectural shingles, not with architectural shingles, but three tag shingles. She stated that would be much more expensive then \$1,500. She asked Mr. Hartney, you don't think.

Mr. Mark Hartney stated that it would be approximately (inaudible).

Ms. Vicky Kistler stated true, but he got this roof installed with materials for \$1,500. She stated that she would assume and stated then we don't know the exact cost because he would use an installer that he obviously has a relationship with. She stated that she would assume those materials would be more expensive stating perhaps she is wrong.

Mr. Daryl Hendricks stated that are they familiar with the roofer that did the work.

Ms. Vicky Kistler stated no.

Mr. Daryl Hendricks asked are they known to us as prior jobs are anything.

Ms. Vicky Kistler stated not that she is aware of.

Mr. Daryl Hendricks stated needless to say every roofer knows that they need a permit to do it. He stated that they probably should know.

Mr. Mark Hartney stated that every roof requires a permit in the city.

Mr. Santo Napoli stated if the roofer had pulled the permit a year ago, that would have triggered it. He stated that this would never have happened. He stated that is unfortunate and a situation they end up in a lot. The contractor doesn't pull permits and therefore the inspectors are involved at the start. He stated that is unfortunate.

Mr. Joan Ferraras stated that unfortunate it is on him. He stated that he knows because he is supposed to know the things that he needs to do to fix the house and everything. He wasn't really aware that this and knew that this was an Historic District, but he didn't know that he needed to ask permission to do stuff like that to be honest. It is just.

Mr. Santo Napoli asked how long have you owed the property.

Mr. Joan Ferraras stated four years. He stated he bought it in 2020.

Mr. Santo Napoli asked if there were any other questions or comments from committee members.

Mr. Daryl Hendricks stated that he would just say sir, at a minimum and that is entirely up to you. He stated maybe and suggested to go back to the roofer and asked him for some type of compensation for redoing it since he didn't follow through on what he should have known or should have reasonably known. He needed to do is to pull a permit in which case he would not have put the wrong materials on there. It is entirely up to you. He stated that you are the homeowner.

Mr. Joan Ferraras stated that he understands that but right now he is in the process of selling the house to be honest. He stated yesterday if was talking to his agent to see what are his options of selling it. He will try to see if it is approved. He is planning on creating a company of buying old houses, renew them, and then selling them. He stated that is what he wanted to use the money. He stated now he knows he has to pull permits for everything. He is just asking if they can maybe help him with this today and he knows for sure that he needs to get permit to work on houses like that. He stated that before he did it, he wasn't sure.

Mr. Santo Napoli stated ok, thank you. He asked if there were any comments or questions from the public. He stated ok, thank you.

Mr. Ed Murfin (sp) stated that he understands that they have a duty with what is the law. He thinks the amount of red tape in our city that allows people to build safe and affordable housing is pretty ridiculous. The picture looks perfectly adequate. He stated that's all.

Mr. Santo Napoli stated ok. It looks like we are good. He stated that he would need a Motion from one of his committee members. He asked Mike was it anything else on the CED agenda.

Mr. Michael Hanlon stated that Vicky might have some updates.

A motion was made by Daryl Hendricks, seconded by Cynthia Mota, that this be forwarded without recommendation. The motion carried by the following vote:

Yes: 3 - Cynthia Mota, Santo Napoli and Daryl Hendricks

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[15-6837](#)

R70 CEDC, forwarded favorably
Approval of a Certificate of Appropriateness – 1111 W. Turner Street

Sponsors: Administration

Attachments: [R70 Deny - 1111 W Turner Roof Repair](#)
[Final Review 1111 W Turner DENIED \(Legalization Roof Repair Work\)](#)
[1111 Turner St-Signed Inspection Report.pdf](#)
[Resolution #31023.pdf](#)

Enactment No: 31023

Updates/Discussion

Mr. Joan Ferraras asked if it was a denial or approve it.

Mr. Santo Napoli stated that they maintained a denial because of the Historic District Guidelines. He stated so they maintained it. He stated to Mr. Ferraras if he has any questions Mr. Hartney and Ms. Kistler could be available for more background.

Mr. Michael Hanlon stated that this also means that this will be on the March 5th full Council meeting for a final vote. He stated March 5th at 6:30.

Mr. Santo Napoli stated that it goes to full City Council.

Ms. Vicky Kistler stated that this is the committee that approved that you would remove the roof. She stated that was the recommendation. She stated that is the recommendation they are making to the full City Council on March 5th. She stated that on March 5th, the whole Council would hear it and will vote on it on March 5th.

Mr. Joan Ferraras stated that he must be here on March 5th.

Ms. Vicky Kistler stated that it helps.

Mr. Mark Hartney stated if you want to argue.

Mr. Santo Napoli stated it is recommended.

Mr. Joan Ferraras stated ok at what time.

Ms. Vicky Kistler stated at 6:30 PM.

Mr. Joan Ferraras stated thank you.

Ms. Vicky Kistler stated just briefly because she knows they are running a little bit behind. They wanted to update Council on several things. First, they had the community meeting for the HARB visual assessment and they had 30 citizens that reside in the HARB come to the meeting, join on Teams, was very well attended and there were lots of questions. She stated that the consultants explained that this is a visual inventory of all the properties within the HARB, literally the picture taken and also promoted and requested that the citizens complete the survey which is also listed on the city's website or can be sent out in paper form by contacting their Planning and Zoning department. She stated that visual survey is going on

right now and the picture taking and whatever is all in progress. She stated that the Zoning rewrite continues. They are in the last Phase again of the feedback. She stated that they are accepting feedback on this version. This will be the final feedback session that they are having so folks can send in their comments either to Zone Allentown or directly to the Planning and Zoning department here at the city. She stated that once those are all compiled to this draft, it will again be put out for review by the Planning Commission. Once that is completed, they will come back to Council hopefully, for final adoption. She stated that they all extend beyond that during a period of time for a second rewrite because they know they will find some glitches so within a year after the final adoption, they will probably make some tweaks if they find that anything has been missed or there has been any oversight. She stated that is the Plan with the Zoning rewrite. She stated that grants department has been very, very busy in terms of all of the community reinvestment that Council approved. She stated that all of the contracts are out, except one. She stated that they have one agency that is not in compliance with other city departments. That contract is held until they bring their facility into compliance with city regulations and all of that work will be commencing if it hasn't commenced already. She stated as promised they will come back to them in several months with an update on how each of those agencies that were funded under the Community Reinvestment and are doing with spending the money allocated by Council. She stated that their Redevelopment Authority with Mark's leadership and Kelly McElroy's leadership had a strategic planning session and are pleased to report that the Ridge Avenue property that residents have come before you and Mr. Spang has come before you. She stated that property has been transferred to the Parking Authority so work should commence in the near future to get those residents the parking lot that they wanted. They will be having a meeting not next week, but the week after with HUD regarding their progress on the funeral home on Sixth Street. She stated that property is hopefully going to go into development soon. IT has been transferred to the Housing Authority and stated that it is their hope that eight units will be constructed their and HUD will be pleased with the fact that this is final starting to move. She stated that they are crossing their fingers that they received that well. She asked Mr. Hartney anything else on RACA.

Mr. Mark Hartney stated that they should be in a position starting closing the properties by 3/2.

Ms. Vicky Kistler stated as Mark is saying, they are working on proper disposition of

Ms. Vicky Kistler stated as Mark is saying, they are working on proper disposition of properties within the RACA inventory, but also within some of

the city's properties that they are currently owning. She stated that they are working through getting those properties either out of RACA control and into the hands of developers to try to address some of the blight or in their case into the private homeowner or developers for renovations of some of our properties as well.

Mr. Mark Hartney stated that they are working on an Annual Report of activities for 2024 to report out to Council. He stated that should be done within the next month. He stated that they will be over the first quarter into the second quarter, completing the Strategic Plan for the Redevelopment Authority which they will share with them. He stated that they are excited. It is really aligning with the RACA activities with our Housing Strategy. He stated that they are pretty excited about the work they would be able to undertake there. He stated something to put on your radar, they have been working with AEDC on a city owned parcel at 928 American Parkway. He stated that he thinks it is about a four acre parcel that they are getting ready to redevelop for a manufacturing use. At some point they will be coming to you to talk about the disposition of that, but he wanted to put that on their radar that they are working with a Brownfield site. They are working on getting it cleaned up and ready for redevelopment.

Ms. Vicky Kistler stated that is all that they have for them tonight.

Ms. Vicky Kistler stated that is all that they have for them tonight. She asked does anybody have any questions for them.

Mr. Santo Napoli asked if there were any questions or comments from committee members for any of our colleagues.

Mr. Daryl Hendricks stated that he would like to say that he commends them for moving forward on the homes that they own at the city at this point in time. He doesn't feel like this is a good thing for them to be doing. He thinks it would be quickly moved to that direction the better they are. He thanked them for moving in that direction.

Ms. Vicky Kistler thanked Mr. Hendricks.

Mr. Santo Napoli thanked Ms. Kistler and Mr. Hartney and stated that he appreciates the updates.

Adjournment: 5:48 PM