



CITY OF ALLENTOWN

No. 30791

**RESOLUTION**

**R20 - 2024**

***Introduced by the Administration on February 7, 2024***

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Authorizes lease agreement with Muhlenberg College for Bicentennial Park Stadium located at 1126 Lehigh Street, Allentown, PA 18103.

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***Resolved by the Council of the City of Allentown, That***

**WHEREAS**, the City of Allentown is desirous of leasing the property, located at 1126 Lehigh Street, Allentown, PA 18103 to Muhlenberg College for the period of January 1, 2024, through December 31, 2033, with a one (1) ten (10) year renewal option followed by one (1) nine (9) year eleven (11) month renewal term.

**WHEREAS**, Article IV Financial Procedures, Chapter 5 Administration of Government, Section 5-28 Sale/Leasing of City Land, requires City Council approval for leasing City-owned real estate for a term in excess of five years.

**WHEREAS**, Currently the vacant and deteriorating Bicentennial Stadium is to be used as collegiate baseball stadium. The agreement will facilitate improvements up to \$4 million over 5 years in the currently vacant stadium.

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of Allentown Pennsylvania, hereby designates the Mayor as the official to execute all documents and agreements between the City of Allentown and Muhlenberg College to execute the requested lease agreement.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Daryl Hendricks	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Cynthia Y. Mota, President		
TOTAL	6	0

***THIS IS TO CERTIFY, That the above copy of Resolution No. 30791 was adopted by the City Council of Allentown on the 7<sup>th</sup> day of February, 2024, and is on file in the City Clerk's Office.***



**City Clerk**

- **What Department or bureau is Bill originating from? Where did the initiative for the bill originate?**

The lease agreement originates from the Purchasing office. This office is responsible for managing lease agreements for City-owned properties. The terms of this lease agreement were developed in consultation with the Parks and Recreation Department.

- **Summary and Facts of the Bill**

The Resolution is required to proceed with execution of the lease agreement between the City and Muhlenberg College for use of the Bicentennial Park Stadium located at 1126 Lehigh Street, Allentown, PA 18103.

- **Purpose – Please include the following in your explanation:**
  - **What does the Bill do – what are the specific goals/tasks the bill seek to accomplish**
  - **What are the Benefits of doing this/Down-side of doing this**
  - **How does this Bill related to the City’s Vision/Mission/Priorities**

The Resolution allows for the lease agreement to be fully executed once signed by all parties.

- **Financial Impact – Please include the following in your explanation:**
  - **Cost (Initial and ongoing)**
  - **Benefits (initial and ongoing)**

The agreement is for a nominal amount of \$15,000.00 a year.

- **Funding Sources – Please include the following in your explanation:**
  - **If transferring funds, please make sure bill gives specific accounts; if appropriating funds from a grant list the agency awarding the grant.**

No funding is needed.

- **Priority status/Deadlines, if any**

N/A

- **Why should Council unanimously support this bill?**

The City would like to enter into an agreement with Muhlenberg College for the use of the currently vacant and deteriorating Bicentennial Stadium to be used as collegiate baseball stadium. The agreement will facilitate improvements up to \$4 million over 5 years in a vacant stadium, as well as collect rent of \$15,000 per year. The term of the lease of the Stadium to Lessee shall commence on January 1, 2024 and shall terminate on December 31, 2033, provided that the Lessee shall have the right to renew the term for one (1) ten (10) year renewal term followed by one (1) nine (9) year eleven (11) month renewal term. Lessee shall have the right to exercise each renewal term by providing not less than three (3) months prior written notice to Lessor and provided that Lessee is not in default at the time the renewal right is exercised. If approved, the college would like to start improvements in order to begin baseball in Spring 2025.

Muhlenberg is responsible for maintenance and utilities. It also outlines a partnership between the City and Muhlenberg to serve the youth of Allentown through at least one camp and permitting at least 20 City events at the stadium. The benefits are breathing new life into a deteriorating, empty stadium that had been leased for many years. The lease strikes a good balance of facilitating improvements up to \$4 million, relieving the maintenance burden on the city, while also allowing for community use.