



Minutes - Final

Community and Economic Development Committee

Wednesday, February 15, 2017

5:15 PM

Call to Order: Chairperson McGuire, Guridy and Mota

Present: 3 - Cynthia Mota, David McGuire and Julio Guridy

[15-1345](#)

Bill 8

Amending the 2017 Capital Fund and the 2017 General Fund to provide for a transfer in the amount of One Hundred Forty-One Thousand Dollars (\$141,000) from the Capital Fund Project Blight Removal and Remediation to the Planning Program of the General Fund for the in-take and community outreach of the Upside Allentown Housing Rehabilitation Program.

Attachments: [Bill 8 IN-TAKE AND COMMUNITY OUTREACH TRANSFER.doc](#)

Mr. Tom Brodhead stated that there were three RFPs that we put out through Upside Allentown or in conjunction with. The first will be an outreach program. We received three RFPs for our 35, for 36 and 37 we received two for each. The three were awarded to the same applicant, CACLV, and HADC. We found their proposals to be the most thorough. We are going to work with them in order to outreach to the community. We are going to properties that are owner-occupied and investor occupied. CACLV will send out a rehab specialist and we are going to send out an inspector. We are going to help them improve on the house. We want to make it available to the public.

Dr. David McGuire asked if the city had dealings with these organizations before. He asked about the deadline. How many people? He asked is Upside Allentown involved with this.

Mr. Tom Brodhead stated yes. We had dealings with them both. Personally, I dealt with them through the Redevelopment Authority. HADC has an extensive history of low income housing. Rehabbing the blighted property that the Redevelopment possesses. The initial funds that are going towards the administrative side. That is the \$141,000 in the talks of being moved around. When they find an eligible property owner it will be available through CDBG funds. We haven't had a program in the city for some time. It will expand over 18 months. We will have more applicants that are the homeowners rather than the investors. He stated that yes, Upside Allentown is involved and CACLV.

Mr. Julio Guridy stated that it is a good program. Other organizations are capable of doing it. He asked is this residential, not commercial. He asked if there is an income characterization to it. He asked about the contractors.

Mr. Tom Brodhead stated that it is also for investors. If the work was in the residential we can work through it on a case by case basis. It will be 80 percent of the regular income. They will have to get three bids for everything. We will review any proposal. CACLV will send out their representative.

Ms. Cynthia Mota asked Mr. Brodhead to explain if the \$141,000 will be per year or per project. She asked if the outreach person will be paid out of the \$141,000.

Mr. Tom Brodhead stated that is going to fund the administrative fees for the extension of the 18 month project. He stated yes.

Mr. Julio Guridy stated that it is a great program. Is there a maximum amount of money that can be given out.

Mr. Tom Brodhead stated that we are foreseeing that some will max out at \$20,000. It will be on a case by case qualification.

Ms. Cynthia Mota asked how many families will this help.

Mr. Tom Brodhead stated that we can apply for more funding as people qualify since we are paying the initial administrative and outreach. The applicant can apply for CDBG funds in the future.

Mr. Leonard Lightner stated that he is the new Operations/Deputy Director for the department. In the past what we did with this type of program is we try to cap it at \$20,000. We are looking to help at least 15 families. We don't want to spend more than \$20,000, but if we can get a house rehabbed for \$10,000. We want to reach as many as we can.

Dr. David McGuire stated that if he understands the Bill 8 is your getting started money and getting things lined up and then if there is a greater demand, the city is situated to quickly take advantage of other sources of money.

Mr. Tom Brodhead stated that they will be prequalified by the outreach and the city can qualify them for CDBG funding.

Mr. Daryl Hendricks thanked Dr. McGuire and stated that this is specific to the Upside Allentown area. He stated that he thought Mr. Brodhead say that the \$141,000 was for administrative cost.

Mr. Tom Brodhead stated yes, this is the Upside Allentown area. If people connect the program from outside the area, they will be referred to other programs that CACLV runs now.

Mr. Julio Guridy stated that you are deducting the \$141,000 from the \$600,000, right.

Ms. Cynthia Mota stated now she is confused.

Mr. Brent Hartzell stated let's deal with the dollars. The reason this particular Bill and accompanying Resolution 19 that you are about to vote on is coming through this committee is because these are the dollars that were set aside from the Water and Sewer Lease proceeds for the purpose of doing Blight Remediation.

Dr. David McGuire asked any further comments from my colleagues.

Mr. Roger MacLean stated that other than the Outreach Coordinator, what other administrative cost we have for the \$141,000. He asked about the office hours expended, are you talking about paying people overtime. These are grants to the owners, and not low interest pay back loans.

Mr. Tom Brodhead stated that they discussed office hours that people have that can walk in. The qualifying people have the information put in the paperwork. He stated that he can get a complete breakdown of it. He stated, no. In the administrative costs, those hours are budgeted to have office hours. He stated correct. I will follow up on the work and there will be an inspection at the end.

Mr. Julio Guridy stated that the issue is that he likes to see more homeownership. He is thinking of a situation and if you deduct the \$141,000 from \$600,000 you still can do about 23 houses. He would like to see homeowners get this money as opposed of someone from New York.

Mr. Tom Brodhead stated that he understands.

Ms. Cynthia Mota stated that she agrees with Mr. Guridy that the city should invest with the people that live in this city. Why fix people's property from out of state.

Ms. Candida Affa asked what is the boundary for Upside Allentown.

Mr. Tom Brodhead stated that the boundaries are Jordan Creek over to Tilghman, up to 12th Street and Martin Luther King. There is a small section that continues to the northern city boundaries.

Dr. David McGuire asked any further questions from the dais or the public. He asked that Council table until they speak to Community and Economic Development.

Ms. Cynthia Mota asked is there a timeline for this.

Mr. Tom Brodhead stated that he would like this as soon as possible.

Mr. Ray O'Connell stated that we already have a motion on the floor for Bill 8 and R19. I think we were given enough information tonight by these gentlemen to proceed.

Mr. Julio Guridy stated that the only concern he has is that if we can concentrate on maximizing on the resources for the people of Allentown and homeowners of Allentown as opposed to out of state.

Mr. Leonard Lightner stated that he can attest and assure that in the past when we had this program we focused on owner-occupied properties. We are also focusing on de-conversions.

Mr. Lou Hershman asked if the public can asked a question.

Mr. Ray O'Connell stated that he asked for the public.

Mr. Lou Hershman asked the amount a person can apply for.

Mr. Leonard Lightner stated that when they apply for it, they are just applying. Once the rehab specialist goes out for a spec write it will be determined what the cost to rehab it. If it is over \$20,000 we would have to review it and look at a committee to see what we can do.

Mr. Julio Guridy stated that you have \$600,000 and you take \$141,000. You have \$459,000 you divide that by \$20,00 per house. You have 22.9.

A motion was made by Julio Guridy, seconded by Cynthia Mota, that this Ordinance be recommended for approval. The motion carried by the following vote:

Yes: 3 - David McGuire, Julio Guridy and Cynthia Mota

Authorization for Contract with Community Action Committee of the Lehigh Valley in the amount of \$140,624.00 to offer a housing rehabilitation program to income-eligible property owners or property owners with income-eligible tenants within the Upside Allentown geographic boundaries (see Attached A for the Upside Allentown map). The program goal is to improve the quality of housing within the Upside Allentown area.

Attachments: [R19 Request for Council Approval - Housing Rehab In-Take and Community Outreach Prgm Svs- RFP No. 2016-35-CACLV](#)
[Sole Source Documentation Chamber of Commerce 2017 Final](#)

Dr. David McGuire asked any comments from the public on R19.

A motion was made by Cynthia Mota, seconded by Julio Guridy, that this Resolution be recommended for approval. The motion carried by the following vote:

Yes: 3 - David McGuire, Julio Guridy and Cynthia Mota

[15-1342](#)

R18

Authorizes the Administration to Enter into a Land Swap Agreement with Brewers Hill Development Group for real estate along the Lehigh River Waterfront for the construction of Riverside Drive.

Attachments: [R17 Brewers Hill Development Group Land Swap.doc](#)
[BHDG Land Swap Details](#)

Mr. Steve Neratko, Interim Director - Planning and Zoning, stated that this land swap will allow the realignment of Pump Place as well as the construction and the transfer of Riverside Drive to the City of Allentown. Without this land swap of property we will not be able to construct Riverside Drive or the Waterfront will not be able to construct Riverside Drive and we will not be able to reconstruct Pump Place.

Mr. Julio Guridy asked where is Front Street and Gordon Street.

Mr. Steve Neratko showed Mr. Guridy where Front Street and Gordon Street are located on plans. We are realigning Pump Place and we will have extra land. It is a win - win for everybody.

Ms. Cynthia Mota asked how much of the Park land are you planning to take.

Mr. Steve Neratko stated about a third, not Bucky Boyle.

Dr. David McGuire asked any comments from Council.

Mr. Ray O'Connell asked if Brewers Hill Development Group name attached to it. He asked for the names of Brewers Hill Development

Group.

Mr. Steve Neratko stated that they own the Neweiller and that whole site. That is the owner of the Neweiller Site. He stated that he doesn't have the names. They are from the New York City area.

Mr. Craig Messinger stated that the name you are speaking of or implying has never been involved.

Mr. Daryl Hendricks stated as a liaison to Allentown's Economic Development Corporation we had several meetings regarding that land and that name has never come up.

Dr. David McGuire asked any further comments from the dais or the public.

Mr. Julio Guridy stated that it has been brought to our attention about Inclusionary Zoning. We have information that was sent to our Law Department. We got a response from them today. It is a good issue and a good thing to look at. People in the community are in support of looking into that. He asked if they can name an Ad Hoc Committee and he is willing to chair that committee, along with Dr. McGuire who is the chair of the Community and Economic Development Committee, Mr. O'Connell, Upside Allentown, and Developers or designees.

Ms. Cynthia Mota asked Mr. Guridy if he is doing this as a committee.

Mr. Ray O'Connell stated an Ad Hoc Committee.

Mr. Julio Guridy stated that he is requesting the chair to allow of to move it forward.

Mr. Ray O'Connell stated to Mr. Guridy that he fully supports what he is saying and as president of City Council he would like to form an Ad Hoc Committee and would like to be on, with Mr. Guridy and the chair of the Community and Economic Development Committee.

A motion was made by Julio Guridy, seconded by Cynthia Mota, that this Resolution be recommended for approval. The motion carried by the following vote:

Yes: 3 - David McGuire, Julio Guridy and Cynthia Mota

Adjourned: 6:04 PM