

Allentown Neighborhood Improvement Zone Development Authority
PROJECT REVIEW COMMITTEE MEETING MINUTES
August 30, 2023

America On Wheels
2nd Floor Meeting Room
5 North Front Street, Allentown, PA

Attendance.

Committee Members: Pedro Torres (Chairperson), Dr. Ann Bieber and Seymour Traub, Esquire, attended in-person. Absent were Nelson Diaz and Tiffany Polek.

Board Staff: Paul Frank (Solicitor) and Steve Bamford (Executive Director). Absent was Selma Ritter (Manager, Finance and Administration).

Presenters: Developer John Palumbo and project Architect Carlos Tovar.

Members of the public and media were present.

1. **Call to Order.** The Project Review Committee (“PRC”) meeting was called to order by Chairperson Pedro Torres at 2:05 p.m. The meeting had been dutifully advertised in advance.
2. **Approval of February 16, 2022 Meeting Minutes.** A motion to approve the February 16, 2022 meeting minutes, as written, was made by S. Traub and seconded by A. Bieber. The public was given the opportunity to comment. No comment(s) or change request(s) were received. The minutes were approved by a vote of 3-0.
3. **Public Comment on all Matters to be Acted Upon.** Members of the public were present, but comments were deferred until matters were to be acted upon.
4. **Old Business.** None.
5. **New Business.**
 - a. Neuweiler Lofts Project Application - 401 N. Front St., LLC. S. Bamford introduced the project. He explained today’s PRC meeting was to review the qualification stage submission from 401 N. Front Street LLC, an affiliate of Urban Residential Properties and Manhattan Building Company.

Developer John Palumbo and project Architect Carlos Tovar were in attendance to present the Neuweiler Lofts project, consisting of the development of 283 apartment units and approximately 40,000 square feet of commercial space on the long vacant and partially demolished Neuweiler Brewery site.

The Developer is seeking an approximately \$25,000,000 tax exempt bond issue through ANIZDA to fund a portion of the estimated \$91,000,000 in project costs. The balance of the costs will be funded from developer equity and a construction loan. If approved by the ANIZDA Board, the bonds would be secured through Neighborhood Improvement Zone (NIZ) tax revenues generated during construction and from Qualified Business that locate in Neuweiler Lofts, as well as Riverfront Lofts I. The bonds would not constitute a general obligation of the Authority. The project has been reviewed by ANIZDA's design consultant, Goody Clancy, as well as the City of Allentown Planning Commission.

J. Palumbo and C. Tovar delivered a PowerPoint presentation, dated August 29, 2023, consisting of renderings of the exterior elevations, floor plans, and responses to comments from Good Clancy. J. Palumbo stated approximately one-third (1/3) of the apartments will be one (1) bedroom, one-third (1/3) will be two (2) bedrooms and one-third (1/3) will be three (3) bedrooms. The commercial tenants will include beer production with a full-service restaurant, a digital marketing firm with studio space, co-working space, a law firm and accounting firm. The Developer acknowledged the construction project would be prevailing wage and contractors would file annual NIZ reports. He confirmed the project would be developed consistent with the design presented to this committee.


S. Traub made a motion to recommend the project advance to the full ANIZDA Board for consideration. A. Bieber seconded the motion.

The public was given the opportunity to comment. Paul Anthony, Business Manager at IBEW Local 375, spoke in support of the project. He stated the NIZ has been good for apprenticeship and pre-apprenticeship programs.

The vote was then taken, and the motion was approved unanimously by a vote of 3-0.

Adjournment. The meeting was adjourned at 3:35 p.m.

Respectfully Submitted,



Pedro Torres, Jr., Chairperson