

ANIZDA Board Meeting Minutes
September 6, 2017
America On Wheels
1st Floor Conference Room
5 North Front Street, Allentown, PA

Attendees: Seymour Traub, Esq., Nelson Diaz, David Mickenberg, Oldrich Foucek, III, Esq., Tiffany Polek, Pedro Torres, Jr. John Williams, Jr., Esq.

Board Staff: Jerome B. Frank (Solicitor), Steve Bamford (Executive Director), and Michelle Reid (Executive Assistant)

Presenters: Robert Dilorenzo and Jane Heft, City Center Investment Corp.

1. Call to Order

The meeting was called to order by S. Traub, Chairperson, at 5:00 p.m. A quorum has been met and the meeting proceeded accordingly.

2. Approval of June 7, 2017 Meeting Minutes

a. A motion to approve the June 7, 2017 meeting minutes was made by P. Torres, seconded by D. Mickenberg and unanimously approved.

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. Members of the media were present.

4. Use Approval Request by City Center Investment Corporation (CCIC) for 520 Hamilton Flats and Morning Call building renovations—Resolution R2017-127

ANIZDA's Project Review Committee met on August 30, 2017 and unanimously moved for both projects to be presented to the board. Jane Heft and Robert Dilorenzo of CCIC presented the projects as follows:

- a. 520 Hamilton Flats is a proposed development consisting of 69 residential units with office and retail space to be built on the site of the former Crocodile Rock night club. CCIC has received approval from Allentown Planning Commission and Allentown Zoning Board. In addition, the Allentown Parking Authority has reviewed and approved the bridge connection from the Community Deck to the development. Demolition is scheduled for next week. The office space will be co-working spaces similar to Velocity for which CCIC indicates there is additional demand. The submission was reviewed by Goody Clancy. CCIC explained the two recommendations that Goody Clancy made and the changes CCIC has incorporated. Letters from City Planning and Zoning with conditional preliminary final approval were provided.
- b. The Morning Call Building renovation project includes updated mechanical, HVAC and plumbing and fit out of the building for occupancy by multiple tenants. This space allows CCIC to deliver downtown office space at a lower price point relative to new construction.

Goody Clancy reviewed the submission and made two recommendations which CCIC is incorporating.

A motion was made by N. Diaz and seconded by D. Mickenberg to approve Resolution R2017-127. No public comment ensued. The board voted unanimously to approve.

5. City Center Lehigh Valley presentation on public spaces and the arts

Jane Heft of CCIC explained the developer's commitment to the arts. To date, CCIC has invested over \$5 million in public art and public spaces.

6. Executive Director Report

- a. Website update: Staff has been working with Altitude Marketing to develop content, sitemap and wire frame. The first reveal is scheduled for a meeting the following day.
- b. ANIZDA office space fit out: The authority's landlord, America on Wheels, will engage a contractor to fit out office space for occupancy by ANIZDA. AOW recently received proposals from 3 contractors. The bids were similar in price and exceeded what ANIZDA had budgeted but there are sufficient funds in other areas of the operating budget to cover the difference. It is an estimated 4-5 week construction period after permits are pulled.
- c. Urban Land Institute Award for Excellence update: Award jury members visited Allentown. They toured downtown projects and talked with stakeholders. The informal feedback was very positive.

The meeting was open for the public to comment.

A motion to adjourn the meeting was made, seconded and unanimously approved.

Next ANIZDA Board Meeting: Wednesday, October 4, 2017 at 5:00 p.m., at the America On Wheels Museum, at 5 N. Front Street, Allentown, in the Conference Room.

Respectfully Submitted



Pedro Torres, Jr., Secretary