

ANIZDA Board Meeting Minutes
November 7, 2018
America On Wheels
1st Floor Conference Room/Theater
5 North Front Street, Allentown, PA

Attendees: Seymour Traub, Esq., Oldrich Foucek III, Esq., John Williams, Esq., Pedro Torres, Gregory Dudkin, David Mickenberg

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

Presenters: Robert DiLorenzo Project Manager for City Center Investment Corporation, and Zachary Jaendl of The Waterfront Development Company

Members of the media and public were present.

1. Call to Order

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

2. Approval of October 3, 2018 Meeting Minutes

A motion to approve the October 3rd meeting minutes was made by O. Foucek, 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. Request for Modification of Prior ANIZDA Use Approval for Five City Center Innovation Campus (7th & Walnut Residential) – Resolution R2018-167

- a. City Center Investment Corporation is planning to proceed to the third phase of its Five City Center Innovation Campus, an entire city block between Seventh and Eighth Streets and Hamilton and Walnut Streets. Robert DiLorenzo presented a request to modify the previously approved Five City Center Residential Tower & Event Center project located at Seventh and Walnut Streets that was approved under the Five City Center Innovation Campus submission dated October 12, 2017.
- b. The proposed, modified Five City Center Innovation Campus development plan would include a 13-story building with approximately 295,000 square feet of office space currently under construction, the proposed residential facility at Seventh and Walnut Streets with approximately 230 apartment units with structured parking for approximately 239 vehicles,

a residential facility of approximately 118 apartment units wrapping around a parking facility for approximately 803 vehicles also currently under construction, and a plaza green area to be located on the square block of properties bounded by the 700 block of Hamilton, south 7th Street, S. 8th Street and the 700 block of Walnut Street in the City of Allentown.

- c. After opportunities for comment from the public present, a motion to approve Resolution R2018-167 was made by G. Dudkin, seconded by P. Torres and was unanimously approved.

5. Request for Waterfront Development Company Credit Facility Modification with Lafayette Ambassador Bank– Resolution R2018-168

- a. Zachary Jandl presented a progress report on The Waterfront and requested an extension of the Infrastructure NIZ Credit Facility for 18 months beyond the maturity date of December 23, 2018 with Lafayette Ambassador Bank and its parent Fulton Financial Corporation, together with increasing the total availability of the original loan amount, with interest only payable for six months followed by twelve monthly payments of principal plus interest utilizing a 15-year amortization schedule.
- b. After opportunities for comment from the public present, a motion to approve Resolution R2018-168 was made by D. Mickenberg, seconded by G. Dudkin and was unanimously approved.

6. Reappointment of King, Spry, Herman, Freund & Faul, LLC as general counsel for legal services for 2019– Resolution R2018-169.

- a. King, Spry, Herman, Freund & Faul, LLC has been providing legal services to ANIZDA as general counsel. ANZIDA has received a proposal for continued legal services for the period January 1, 2019 through December 31, 2019.
- b. After opportunities for comment from the public present, a motion to approve Resolution R2018-169 was made by O. Foucek, seconded by P. Torres and was unanimously approved.

7. Reappointment of Goody Clancy for design review services for 2019– Resolution R2018-170

- a. Goody Clancy has been providing design review services to ANIZDA and issuing reports pursuant to the Guidelines for Obtaining Financing for Projects on an as needed basis. ANIZDA has received a proposal for continued design review services.
- b. After opportunities for comment from the public present, a motion to approve Resolution R2018-170 was made by G. Dudkin, seconded by D. Mickenberg and was unanimously approved.

8. Reappointment of Concannon Miller for accounting and bookkeeping services for 2019- Resolution R2018-171

- a. Concannon Miller & Co. has been providing accounting and bookkeeping services to ANIZDA in accordance with the letter of agreement dated November 15, 2017 that provides ANIZDA with an option to exercise a one-year extension commencing January 1, 2019.
- b. After opportunities for comment from the public present, a motion to approve Resolution R2018-171 was made by P. Torres and seconded by G. Dudkin and was unanimously approved.

9. Executive Director Report

- a. Steve Bamford reported that the Opportunity Zone Symposium succeeded in raising awareness and generated follow-up meetings including with a large Philadelphia accounting firm and a developer.

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

Next ANIZDA Board Meeting: Wednesday, December 5, 2018 at 5:00 PM in the 2nd Floor Hubcap Cafe at America on Wheels, 5 N. Front Street, Allentown.

Respectfully Submitted,



Pedro Torres

Secretary

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY

RESOLUTION NO. R-2018-167

WHEREAS, the Allentown Neighborhood Improvement Zone Development Authority (the "Authority"), by Resolution R-2017-131 approved the Five City Center Innovation Campus development, a Non Arena Block Project (the "Project") to be developed by City Center Investment Corporation (the "Developer"); and

WHEREAS, the Authority, the Developer and Guarantors, have entered into an Amended and Restated Funding Agreement dated October 24, 2014, amended by that First Amendment to Amended and Restated Funding Agreement dated June 3, 2016, amended by that Second Amendment to Amended and Restated Funding Agreement dated August 12, 2016, amended by that Third Amendment to Amended and Restated Funding Agreement dated December 19, 2016 and amended by that Fourth Amendment to Amended and Restated Funding Agreement dated June 28, 2017 (together the "Funding Agreement") (replacing in its entirety a Funding Agreement dated February 13, 2013, amended by the First Amendment to Funding Agreement dated May 3, 2013 and further amended by the Second Amendment to Funding Agreement dated January 7, 2014 and further amended by the Third Amendment to Funding Agreement dated April 30, 2014); and

WHEREAS the Funding Agreement provides for the Authority to approve any projects by the Developer;

WHEREAS, the Developer has requested the Authority approve a modification to the Project; and

NOW, THEREFORE, BE IT RESOLVED by the Authority, as follows that:

1. (a) The Authority hereby approves a modification of Resolution R2017-131 by deleting in its entirety Section 1(a) and approving in its place the following:

The Developer's new project, the Five City Center Innovation Campus development plan shall include a 13 story building with approximately 295,000 square feet of office space, a residential facility with approximately 230 apartment units with structured parking for approximately 239 vehicles, a residential facility of approximately 118 apartment units wrapping around a parking facility for approximately 803 vehicles and a plaza green area (the "Project") to be located on the square block of properties bounded by the 700 block of Hamilton, south 7th Street, south 8th Street and the 700 block of Walnut Street, in the City of Allentown; and

(b) The Authority hereby repeals Resolution R-2015-61 and Resolution R2014-50;

2. The Authority hereby authorizes the Executive Director or Chairperson of the Authority to act on behalf of the Authority to fulfill the Authority's obligations and rights hereunder with regard to whatever documentation may be required for inclusion of this Project into applicable loan facilities and amendment or modification required to the Funding Agreement to incorporate the Project into the Funding Agreement.

3. The Chairperson, Vice Chairperson, or Executive Director and the Secretary or any Assistant Secretary of the Authority are hereby authorized and directed to execute and attest, where deemed necessary, respectively, any related agreement and documents and other documents to amend or correct any documents, and to take any and all such actions necessary, in the opinion of the Executive Director or Chairperson, with the advice of counsel, to implement fulfillment of the purposes of this Resolution and to consummate the transactions contemplated hereby.

4. All actions previously taken in furtherance of the purposes of this Resolution are hereby ratified. The Officers of the Authority are hereby authorized to take such further action as to carry out the purposes of this Resolution.

5. All resolutions and orders, or parts thereof, other than Resolutions R-2012-20, R-2014-44, R2017-122 Resolution R2017-131, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed and this Resolution shall be in immediate effect from and after its adoption.

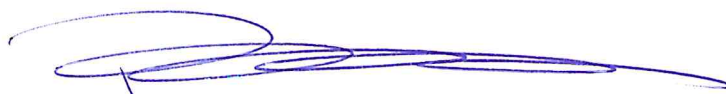
END OF RESOLUTION

CERTIFICATION

I, Pedro L. Torres, Jr., Secretary of the Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2018-167 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 7th day of November, 2018. Authority members present and voting were as follows:

<u>Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Seymour Traub, Esq.	✓		
Nelson A. Diaz	<i>absent</i>		
Gregory N. Dudkin	✓		
Oldrich Foucek, III, Esq.	✓		
David Mickenberg	✓		
Tiffany Polek	<i>absent</i>		
John Stanley, Esq.	<i>absent</i>		
Pedro L. Torres, Jr.	✓		
John Williams, Jr., Esq.	✓		

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 7th day of November, 2018.



Secretary

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY

RESOLUTION NO. R-2018-168

(Amending Resolutions No. R-2015-66, R2016-94, R2016-88, R2017-129
and R2017-137)

WHEREAS, the Allentown Neighborhood Improvement Zone Development Authority (the "Authority") duly adopted on May 6, 2015 Resolution No. R-2015-66, amended by Resolution R2016-94, Resolution R2016-88, Resolution R2017-129 and Resolution R2017-137 (combined as the "Authorizing Resolution") authorizing certain matters related to financing improvements known as "The Waterfront", in the neighborhood improvement zone (the "NIZ") designated by the Authority by resolution duly adopted on August 30, 2012, within the City of Allentown, Pennsylvania (the "City") and

WHEREAS, among other matters, Resolution R2017-137 of the Authorizing Resolution sets forth a Main NIZ Credit Facility and a revised description of the Project and incorporates therein an Exhibit "A" outlining the Project described; and

WHEREAS the Infrastructure NIZ Credit Facility with Lafayette Ambassador Bank (the "Bank") approved by Resolution R2015-66 was entered into on December 23, 2015, including a Funding Agreement, and

WHEREAS, the Developer has proposed an extension to the Infrastructure NIZ Credit Facility to finance completion of the Phase 01 infrastructure improvements of the Project as defined in the Authorizing Resolution which will require a modification of the Funding Agreement; and

WHEREAS, the Developer has requested and the Authority hereby desires to amend the Authorizing Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Authority, as follows:

1. The Whereas clauses above are incorporated herein as part of this Resolution.

2. The Authority hereby authorizes an extension of the Infrastructure NIZ Credit Facility for 18 months beyond the maturity date of December 23, 2018 with the Bank or its parent Fulton Financial Corporation, together with increasing the total availability of the original loan amount, with interest only payable for six (6) months followed by twelve (12) monthly payments of principal plus interest utilizing a fifteen (15) year amortization schedule, in accordance with the Financing Proposal dated November 2, 2018 to Mark Jandl.

3. The Authority hereby authorizes the Executive Director to act on behalf of the Authority to negotiate, secure and execute a commitment letter from the Bank in accordance with the terms hereof, to negotiate the loan documents required, to determine, if deemed necessary, and to follow through with executing an application to DCED and securing a waiver from Moody's Investor's Services, Inc., to negotiate the amendment of the Funding Agreement, and to take any and all such actions deemed necessary in the opinion of the Executive Director, with advice of counsel, to implement fulfillment of this Resolution.

4. The Chairman or Vice Chairman, and Executive Director and the Secretary or any Assistant Secretary of the Authority are hereby authorized and directed to execute and attest, where deemed necessary, respectively, any related agreement and documents, and other documents to amend or correct any documents, and to take any and all such actions necessary, in the opinion of the Executive Director with the advice of counsel, to implement fulfillment of the purposes of this Resolution, and to consummate the transactions contemplated herein.

5. Subject to the approval of either of the Chairman, Vice Chairman, or Executive Director of the Authority, the following documents may be entered into by the Authority in connection with the execution and delivery of each Credit Facility;

- i. A current commitment letter with the Bank.
- ii. Any instruments including the Pledge Agreement assigning, pledging or granting security interests in the Authority's rights to the Projects Tax Revenues;
- iii. Funding Agreement with Developer
- iv. Allonge, Note or Notes;
- v. Any loan agreement or Credit Facility, including a cap on the debt service payable from the 2018 NIZ Tax Revenues;
- vi. Any Agreement;
- vii. Any Escrow Agreement;
- viii. Any intercreditor agreements or amendments or supplements to existing documents related to other financing previously undertaken by the Authority within the NIZ;
- ix. Any agreement, if required, among the Authority, City, and/or departments or agencies of the Commonwealth of Pennsylvania relating to the transfer, custody, deposit and application of Tax Revenues; and

- x. Such other documents, agreements, security agreements, financing statements, instruments and certifications, as the executing officers determine to be reasonable and appropriate to provide for the issuance of the Allonge, Note or Notes and to complete the financing for the Project as authorized by this Resolution.

Copies of the foregoing documents, together with the other documents relating to the transactions authorized hereby, in final form as executed and delivered by the parties thereto, shall be filed in the official records of the Authority.

6. The liability of the Authority under any and all of the documents relating to and executed to implement fulfillment of the purposes of this Resolution shall not constitute the general obligation of the Authority, and where appropriate, the documents, shall provide for other parties to indemnify and hold harmless the Authority, and each member, officer, and employee of the Authority, from and against any and all claims, losses, damages or liabilities, joint and several, to which the Authority or any member, officer or employee of the Authority may become subject, insofar as such loss, claim, damage, or liability, or action in respect thereof, arises out of implementation of the purposes of this Resolution, or is based upon any other alleged act or omission in connection with any document related thereto.

7. The Authorizing Resolution and this Resolution R-2018-168, amending the Authorizing Resolution, are each hereby affirmed and this Resolution shall not be construed to abridge in any manner the authorizations set forth in the Authorizing Resolution, except as set forth herein.

8. The officers and agents of the Authority are hereby authorized to take such further actions to carry out the purposes of this Resolution.

9. All resolutions and orders, or parts thereof, in conflict with the provisions of this Resolution, are, to the extent of such conflict, hereby repealed and this Resolution shall be in immediate effect from and after its adoption.


END OF RESOLUTION

CERTIFICATION

I, Pedro L Torres, Jr., Secretary of the Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2018-168 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 7th day of November, 2018. Authority members present and voting were as follows:

<u>Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Seymour Traub, Esq.	✓		
Nelson A. Diaz	<i>absent</i>		
Gregory N. Dudkin	✓		
Oldrich Foucek, III, Esq.	✓		
David Mickenberg	✓		
Tiffany Polek	<i>absent</i>		
John Stanley, Esq.	<i>absent</i>		
Pedro L. Torres, Jr.	✓		
John Williams, Jr., Esq.	✓		

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 7th day of November, 2018.


Secretary

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY

RESOLUTION R-2018-169

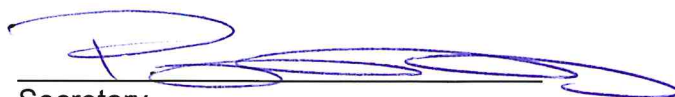
BE IT RESOLVED, that the Allentown Neighborhood Improvement Zone Development Authority (the "Authority") hereby reappoints King, Spry, Herman, Freund & Faul, LLC to continue as its general counsel for legal services for the year 2019 in accordance with the terms of the Engagement of Legal Services for 2018 approved in Resolution R2017-134.

CERTIFICATION

I, Pedro L Torres, Jr., Secretary of the Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2018-169 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 7th day of November, 2018. Authority members present and voting were as follows:

<u>Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Seymour Traub, Esq.	✓		
Nelson A. Diaz	<i>absent</i>		
Gregory N. Dudkin	✓		
Oldrich Foucek, III, Esq.	✓		
David Mickenberg	✓		
Tiffany Polek	<i>absent</i>		
John Stanley, Esq.	<i>absent</i>		
Pedro L. Torres, Jr.	✓		
John Williams, Jr., Esq.	✓		

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 7th day of November, 2018.


 Secretary

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY

RESOLUTION R-2018-170

WHEREAS, the Allentown Neighborhood Improvement Zone Development Authority (the "Authority") Guidelines for Obtaining Financing for Projects ("Guidelines") set forth that a design review report is required for each Project to come before the Authority, and

WHEREAS, the Guidelines call for the City Planning Director to review each Project, and

WHEREAS, to assist the City in its review, the Authority has engaged a third-party consultant to do a design review,

NOW, THEREFORE, be it resolved by the Authority as follows that:

1. The Authority hereby approves re-appointment of the architectural and planning firm of Goody/Clancy & Associates, Inc., creators of the "Downtown Allentown Development and Urban Design Plan", to provide on an as needed basis the design review of Projects and to issue a report to the Authority under the Guidelines in accordance with the proposal provided to the Executive Director dated September, 20 2018, attached hereto, for a term from October 25, 2018 through calendar year 2019.
2. The cost of the design review and report shall be absorbed by the Project developer and be a cost paid from the initial deposit by the developer and if no deposit is available the cost shall be billed to and paid by the developer as a reimbursement cost under the Funding Agreement for the Project.
3. The Authority hereby ratifies any action taken heretofore and authorizes any action taken hereafter on behalf of the Authority to fulfill the Authority's obligations and rights hereunder with regard to the above.
4. The Chairperson or Executive Director, is hereby authorized and directed to execute where deemed necessary any agreement and/or documents to complete this transaction and to take any and all such actions necessary in their opinion with the advice of counsel to implement fulfillment of this Resolution and to consummate the transaction contemplated herein.

5. All Resolutions and orders or parts thereof in conflict with the provisions of this Resolution to the extent of such conflict are hereby repealed and this Resolution shall be in immediate effect from and after its adoption.

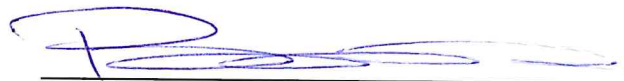
END OF RESOLUTION

CERTIFICATION

I, Pedro L Torres, Jr., Secretary of the Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2018-170 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 7th day of November, 2018. Authority members present and voting were as follows:

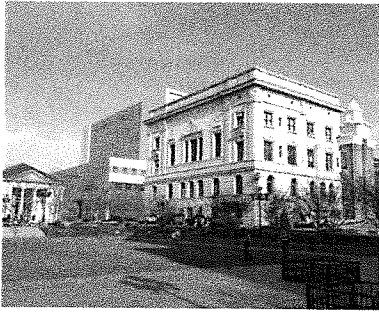
<u>Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Seymour Traub, Esq.	✓		
Nelson A. Diaz	<i>absent</i>		
Gregory N. Dudkin	✓		
Oldrich Foucek, III, Esq.	✓ absent		
David Mickenberg	✓		
Tiffany Polek	<i>absent</i>		
John Stanley, Esq.	<i>absent</i>		
Pedro L. Torres, Jr.	✓		
John Williams, Jr., Esq.	✓		

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 7th day of November, 2018.


Secretary



Design Review Services for Downtown Allentown



September 20, 2018

GOODYCLANCY
ARCHITECTURE / PLANNING / PRESERVATION

September 20, 2018

Steven Bamford
Executive Director, Allentown Neighborhood Improvement Zone Development Authority
5 North Front Street
Allentown, PA 18101
610.762.1633

Mr. Bamford,

Goody Clancy is pleased to submit this proposal for continued on-call design review services for Downtown Allentown. We have appreciated the opportunity to assist ANIZDA over the past two years by providing design review comments for ten major development proposals. These development proposals have each presented possibility for significant and near-term changes in Downtown, and we have aimed to ensure that these changes are overwhelmingly positive, in line with the vision and policies articulated in our Downtown Development and Urban Design Plan for Allentown and other relevant plans and policies. We look forward to continuing these design review services for another year, and in doing so helping ANIZDA achieve its economic and community development goals.

This proposal is similar to previous versions submitted in 2016 and 2017, with the following updates. We have changed one staff member on our list of labor rates, to reflect a staff departure and forthcoming new hire, and updated the rates. We have also provided greater detail on what an expanded design review could include, in two different scenarios. We assume our continued services will be covered by the same terms and conditions as used previously, consistent with those outlined in the Design Review Agreement between Goody Clancy and ANIZDA dated October 22, 2015.

Over the last year, the majority of our design review services for ANIZDA have consisted of proposal review with a memorandum documenting our assessment and recommendations, completed as part of an application for board approval of NIZ funding. A table of design reviews completed from 2016-2018 is included in a table at the end of proposal. Design review cost ranged from \$500 - \$7,543, or 5 - 49 hours of work, depending on project size and complexity. Two large-scale projects involved two rounds of design review at the time of application to ANIZDA, as the developer proposed changes in response to design review comments or other aspects of project review.

A number of reviewed projects have changed their design considerably from the time of ANIZDA approval to construction. This raises the question of whether and when additional rounds of ANIZDA design review might be appropriate for a project. In the event ANIZDA would engage us for a design review of more advanced stages of a project, we propose that one option for more extensive design review involves providing three rounds of design review - an early conceptual review in advance of application to the ANIZDA board for funding, a complete review at the time of application to the ANIZDA board for funding, and a third as a part of plan review by the City of

Allentown in order to obtain construction permits. A multi-step review would allow for evolutions in the design prior to ANIZDA approval, as well as ensure that the final design corresponds with or improves upon what ANIZDA approved for the project. It would help monitor the design evolution and provide an opportunity to intervene if the design changes materially after approval by the ANIZDA Board. We envision this type of review to be most relevant to projects that evolve in program and design over time.

As part of our previous contract, we offered an option for a more detailed study of design alternatives, which would occur for a single design at the time of application for NIZ funding. This option could include stakeholder interviews, analysis diagrams, visualization of alternate concepts, attendance at developer meeting/press conference, and/or other deeper levels of effort on an individual proposal. We envision this type of review to be most relevant to complex projects with a high degree of interest or concern from the public. It is anticipated that a design review involving detailed study of design alternatives would involve a scope of work and corresponding fee negotiated at the outset of the review.

This package contains four service/cost scenarios and updated hourly personnel rates that follow. We anticipate invoicing on an hourly basis for design review, but can propose a fixed budget for more specific series of work that may arise. Please contact us with any questions you may have about these materials. We look forward to continuing to help Allentown establish a variety and quantity of development that will best direct its present momentum towards successful future projects.

Sincerely,



Ben Carlson, AIA, LEED AP
Director of Urban Design
Associate Principal

Service and Cost Scenarios and Hourly Rates

Service and Cost Scenarios

SERVICE	COST
<p>Basic review of a proposal, with summary comments provided via email or phone call.</p>	<p>Approximately 1–3 hours labor, \$190–\$720.</p>
<p>Proposal review with memorandum documenting our assessment and recommendations, including phone communications with City of Allentown to discuss findings prior to writing draft memorandum; and to discuss draft memorandum to confirm final memorandum content.</p> <p>THIS IS THE CURRENT LEVEL OF DESIGN REVIEW FOR MOST PROJECTS</p>	<p>Approximately 5–30 hours labor depending on level of background review needed, \$950–\$5,000.</p> <p>A table of completed design review fees over the last few years are provided on the following page.</p>
<p>Sequential proposal review over three phases, with memorandum documenting our assessment and recommendations, including phone communications with City of Allentown to discuss findings prior to writing draft memorandum; and to discuss draft memorandum to confirm final memorandum content.</p>	<p>Approximately 8-60 hours labor, depending on the level of background review needed and extent of design changes from phase to phase, \$1,500-\$11,000.</p> <p>Phase 1: Application to Project Review Committee Phase 2: Review by ANIZDA Board Phase 3: Application to City of Allentown for Site Plan Review or another appropriate time to monitor for material design changes made after ANIZDA approval.</p>
<p>A more detailed study of design alternatives including stakeholder interviews, analysis diagrams, visualization of alternate concepts, attendance at developer meeting/press conference, and/or other deeper levels of effort.</p>	<p>This would require additional hours and fee. A memo on the scale of our stadium review for the City of Providence or Binney Street Corridor peer review for the City of Cambridge would cost \$15,000–\$25,000.</p>

SERVICE	COST
In-person attendance at meetings in Allentown.	Hourly rates would apply to time in Allentown and at least 50% of travel time; travel expenses could range from approximately \$500 for day trips (meetings scheduled between 10am and 6pm) to approximately \$750 for trips requiring an overnight stay.

Hourly Rates

Goody Clancy

David Spillane, Principal	\$230
Ben Carlson, Associate Principal	\$190
Kathleen Onufer, Senior Urban Planner	\$140
Urban Designer	\$125

Date of Invoice & Project	Hours of Labor	Cost
March 2018 - Arts Alley Public Improvement	11.5	\$1,613
March 2018 - Hamilton Connection Public Improvement	8	\$1,140
November 2017 - 900 Hamilton	4	\$500
November 2017 - 702 Hamilton Tower	10.5	\$1,503
October 2017 - 5 City Center Innovation Campus	39	\$5,505
March 2017 - Vault 634	21	\$3,065
October 2016 - Strata III (two rounds of review comments)	43	\$6,350
July 2016 - Tower 6 (two rounds of comments)	7.5	\$1,360
March 2016 - 5 City Center projects	49	\$7,543

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY

RESOLUTION R-2018-171

BE IT RESOLVED, that the Allentown Neighborhood Improvement Zone Development Authority (the "Authority") hereby authorizes its Executive Director to exercise a one (1) year extension on behalf of the Authority, in accordance with the letter agreement with Concannon, Miller & Company dated November 15, 2017, to perform accounting and bookkeeping services for the Authority, commencing as of January 1, 2019, in accordance with the terms set forth in the letter agreement.

END OF RESOLUTION

CERTIFICATION

I, Pedro L Torres, Jr., Secretary of the Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2018-171 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 7th day of November, 2018. Authority members present and voting were as follows:

<u>Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Seymour Traub, Esq.	✓		
Nelson A. Diaz	<i>absent</i>		
Gregory N. Dudkin	✓		
Oldrich Foucek, III, Esq.	✓		
David Mickenberg	✓		
Tiffany Polek	<i>absent</i>		
John Stanley, Esq.	<i>absent</i>		
Pedro L. Torres, Jr.	✓		
John Williams, Jr., Esq.	✓		

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 7th day of November, 2018.


Secretary