

ANIZDA Board Meeting Minutes
March 6, 2019
America On Wheels Museum
5 N. Front Street, Allentown, PA

Attendees: Seymour Traub, Esq., Pedro Torres, Gregory Dudkin, John Stanley Esq., Nelson Diaz, Tiffany Polek and John Williams, Esq.

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

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 February 6, 2019 Meeting Minutes

A motion to approve the February 6th meeting minutes was made by J. Williams, seconded by P. Torres 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. Election of Officers

- a. P. Frank conducted an election of ANIZDA officers. The Nominating Committee had unanimously approved and submitted the following slate of officer Nominees, to be elected for a two-year term and until new officers are elected pursuant to the Bylaws.

Chairperson – Seymour Traub, Esq.

Vice Chairperson – John Stanley, Esq.

Secretary – Pedro Torres

Treasurer – Gegory Dudkin

Assistant Secretary – John Stanley, Esq.

- b. G. Dudkin moved to approve the election of the slate of officers nominated by the Nominating Committee. J. Williams seconded, and upon no comment from the public was unanimously approved.

5. Appointments to Allentown Arena Condominium Unit Owners Association board - Resolution R2019-182

- a. As the owner of the PPL Center and the arena block parking garages, ANIZDA is a member of the Allentown Arena Condominium Unit Owners Association. The Authority has 3 representatives on that board to cast votes on behalf of ANIZDA. S. Bamford and N. Diaz have been serving in these roles. The third ANIZDA seat on the condo board is currently vacant.
- b. J. Stanley moved to approve Resolution R2019-182 designating S. Bamford, N. Diaz, and P. Torres to act as agents for the Authority on the condo association board. G. Dudkin seconded, and upon no comment from the public was unanimously approved.

6. Fourth Quarter Statement of Operational Revenues and Expenses

- a. S. Bamford reviewed the fourth quarter financial statement prepared on a cash basis for unrestricted operating accounts. Total income for 2018 was \$1,589,141. Operating expenses totaled \$589,359. Resulting in net income of \$999,782 which is approximately \$117,000 more than budgeted for the year.

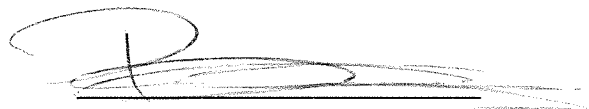
7. Executive Director Report

- a. S. Bamford reported on the status of the 7 board-approved public improvement projects with costs not to exceed \$7.226 million. To date, two have been completed, one is nearing completion, one started just recently, and three have not yet started.
- b. The Court Street Artswalk Extension and the Soldiers & Sailors Monument Lighting projects are complete. Work on the Hamilton Street Connector commenced just this week. The public improvements associated with the ACR Development project at Front and Hamilton Streets are nearing completion. The Center Square, Allentown Parking Authority Pay Station Kiosk, and Hamilton Street Area Streetscape projects have not commenced yet.

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

Next ANIZDA Board Meeting: Wednesday, April 3, 2019 at 5:00 PM at the America On Wheels Museum at 5 N. Front Street, Allentown PA 18102.

Respectfully Submitted,



Pedro Torres

Secretary

**ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY**

**RESOLUTION NO. R-2019-182
AMENDING RESOLUTION R2017-116**

WHEREAS, the Allentown Neighborhood Improvement Zone District Authority (the "Authority"), as Owner of Units 1, 4, 5, 7 and 8 in the Allentown Arena Condominium, a Condominium, (the "Arena Condominium"), is a Member in the Allentown Arena Condominium Unit Owners Association, Inc. (the "Association"); and

WHEREAS, the Authority previously passed Resolution R2014-48, Resolution R2016-87 and Resolution R2017-116 designating agents to represent the Authority at the Association meetings as the Owner's designees; and

WHEREAS, the Authority desires to amend the contents of Resolution R2017-116 and restate them herein,

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

1. The Authority hereby amends Resolution R2017-116 and by this restatement designates the following natural persons to act as Agents for the Authority to cast votes on behalf of the Authority as Unit Owner:

Steven Bamford (effective as of January 9, 2017) for Unit 1;

Pedro Torres for Units 4 and 5;

Nelson Diaz for Units 7 and 8;

As Authority agents they shall vote together as if one unified vote on all matters requiring Unit Owners to vote;

2. As Authority agents they shall vote to elect as Executive Directors to the Association Board the following:

Steven Bamford (effective as of January 9, 2017)

Pedro Torres

Nelson Diaz

with the condition that as such Association Executive Directors they shall vote together as if one unified vote representing the combined Authority Unit interests in the Association.

3. As an agent for the Authority and as an Association Executive Director, to reach a unified vote, as between them, the majority vote of them as persons shall control as the unified vote. Each agent or Association Executive Director shall be bound by the majority vote. In the absence of an agent or Association Executive Director, the agent or agents or Association Executive Director present at the Association Meeting shall exercise the vote on behalf of the Authority.

4. The Authority Secretary or Authority Executive Director shall deliver to the Association, on behalf of the Authority, a copy of this Resolution as a Certificate of Appointment designating the agents designated above.

5. In the event that any agent designated herein is unable to act or perform their duties, the Chairperson of the Authority shall designate a substitute natural person who shall be bound by the terms of this Resolution to serve until the Authority can act by Resolution to appoint another natural person as agent.

6. The Chairperson, Vice-Chairperson, Secretary, Treasurer and the Executive Director of the Authority are each hereby authorized and directed to execute and attest where deemed necessary respectively, any related documents required herein to amend or correct any documents and to take any and all such actions necessary with the advice of counsel, to implement fulfillment of the purposes of this Resolution and to consummate the transactions contemplated herein.

7. All actions previously taken in furtherance of the purposes of this Resolution are hereby ratified.

8. Resolution R2017-116 and all other 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.

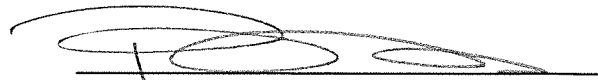
END OF RESOLUTION

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-2019-182 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 6th day of March, 2019. 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	✓		
Gregory N. Dudkin	✓		
David Mickenberg	<i>absent</i>		
Tiffany Polek	✓		
Adrian Shanker	<i>absent</i>		
John Stanley, Esq.	✓		
Pedro L. Torres, Jr.	✓		
John I. Williams, Jr., Esq.	✓		

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 6th day of March, 2019.


Secretary