

**ANIZDA Board Meeting Minutes**  
**September 4, 2019**  
**America On Wheels**  
**1<sup>st</sup> Floor Conference Room/Theater**  
**5 North Front Street, Allentown, PA**

**Attendees:** Seymour Traub, Esq., Tiffany Polek, Adrian Shanker, Gregory Dudkin, Pedro Torres

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

**Presenters:** JB Reilly, President, City Center Investment Corporation and Robert DiLorenzo, Project Manager, City Center Investment Corporation

**Members of the media and public were present.**

1. The meeting was called to order by S. Traub, Chairperson, at 5:00 p.m. A quorum was met and the meeting proceeded accordingly.
2. **Approval of August 7, 2019 Meeting Minutes**--A motion to approve the August 7th meeting minutes was made by G. Dudkin, 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.
4. **Modification to Five City Center Innovation Campus Project – Resolution R2019-193**
  - a. JB Reilly and Robert DiLorenzo of City Center Investment Corp. presented modifications to the South Seventh and Walnut Street residential component (now known as Center Square Lofts) of the Five City Center Innovation Campus previously approved at the November 2018 ANIZDA board meeting. These modifications were presented and approved at the August 2019 meeting of the City of Allentown Planning Commission. Although the design is similar, the project has been reduced to a 4-level residential apartment building with a parking deck. The number of residential units has decreased from 220 to 169 and the number of parking spaces has been reduced from 239 to 188. JB Reilly and R. DiLorenzo presented slides illustrating the changes to the parking levels, residential level floor plans, building elevations, and courtyard. The City Center Investment Corp. representatives also briefly updated the board on plans for Cityplace North and Cityplace South on the former Holiday Inn site, although that residential project is not to be funded utilizing NIZ revenues.
  - b. After opportunities for comment from the public present, the motion to approve Resolution R2019-193 made by G. Dudkin, seconded by P. Torres, and was unanimously approved.

## 5. Executive Directors Report

- a. The Public Improvement Committee scheduled for Wednesday, September 18, 2019 has been cancelled due to the moratorium on new applications.
- b. S. Bamford reported to the board that we are at the end of the initial 5-year term of the agreement between ANIZDA and the Allentown Parking Authority for management of the arena block parking decks. He is meeting with the Allentown Parking Authority to evaluate operations and contractual arrangements now that both parties have several years of operating experience.
- c. Lastly, S. Bamford reported that an overview of the draft of the City of Allentown's Comprehensive Plan update, Vision 2030, will be presented at St Luke's Sacred Heart Auditorium from 6:00 to 8:00 PM on September 12th.

A. Shanker acknowledged the recent policy change for the distribution of draft resolutions in advance of board meetings. S. Bamford further explained the new policy. Resolutions will be made available to the public and media at the time the meeting agenda is released except those that the Executive Director or Solicitor determine might prematurely disclose confidential information or information likely to change prior to the meeting causing adverse effect.

A motion to adjourn the meeting was made, seconded and approved at 5:23 PM.

**Next ANIZDA Board Meeting:** Wednesday, October 2, 2019 at 5:00 PM in the First Floor Conference Room/Theater at America on Wheels, 5 N. Front Street, Allentown.

Respectfully Submitted,



Pedro Torres

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE  
DEVELOPMENT AUTHORITY

RESOLUTION NO. R-2019-193

A Modification of Resolution R-2018-167  
which was a Modification of Resolution R-2017-131

WHEREAS, the Allentown Neighborhood Improvement Zone Development Authority (the "Authority"), by Resolution R-2017-131, modified by Resolution R-2018-167, 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, amended by that Fourth Amendment to Amended and Restated Funding Agreement dated June 28, 2017 and amended by that Fifth Amendment to Amended and Restated Funding Agreement dated April 19<sup>th</sup> 2018 (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. The Authority hereby approves a modification of Resolution R2018-167 by deleting in Section 1(a) the portion of the description of the Project that states "...a residential facility with approximately 230 apartment units with structured parking for approximately 239 vehicles..." and approving in its place the following:

"..a residential facility with approximately 169 apartment units with structured parking for approximately 188 vehicles,..."

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, 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.

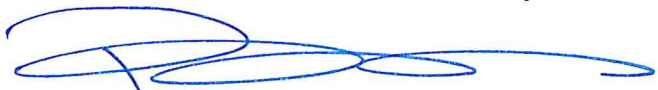
**END OF RESOLUTION**

**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-2019-193 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 4th day of September, 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	absent		
Gregory N. Dudkin	✓		
David Mickenberg	absent		
Tiffany Polek	✓		
Adrian Shanker	✓		
John Stanley, Esq.	absent		
Pedro L. Torres, Jr.	✓		
Vacant			

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 4th day of September, 2019.



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Secretary

