

**ANIZDA Board Meeting Minutes**  
**March 3, 2021**  
**Virtual Public Meeting Held via Videoconference**

**Attendees:** Sy Traub, Esq., Adrian Shanker, Pedro Torres, John Stanley, Esq., Nelson Diaz, and Stephen Breininger

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

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

- 1. The meeting was called to order by Sy Traub, Chairperson, at 5:00 p.m.** A quorum was met. S. Traub asked the Executive Director to make some introductory remarks. S. Bamford stated:

In accordance with Act 15 of 2020, and the declaration of a disaster emergency by the Governor and to protect the public from the spread of COVID-19, the Allentown Neighborhood Improvement Zone Development Authority (ANIZDA) Board of Directors is holding this previously scheduled regular public meeting virtually via Zoom video conferencing.

Instructions and the link to attend this meeting were posted on the ANIZDA website at [www.allentownniz.com](http://www.allentownniz.com) as were the meeting agenda and draft resolutions. The meeting notice was also published in the Morning Call.

Members of the public who are attending this virtual meeting may provide written comment on matters before the board using the Zoom chat function throughout the meeting. Depending on the device you are using, the chat icon may appear at the top, bottom, or side of your screen. Board Chair Sy Traub will request and pause for public comment before each vote on matters before the board this evening. Comments received will be read aloud by staff. We ask that any member of the public submitting comment also provide their first and last name so that it may be reflected in the meeting minutes.

We are fortunate to have videoconferencing technology available to us during these challenging times and are appreciative of everyone's flexibility and understanding.

- 2. Approval of January 6, 2021 Meeting Minutes** – A motion to approve the January 6, 2021 meeting minutes was made by J. Stanley, seconded by P. Torres, and 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. Election of Officers**

- a. Solicitor J. Frank conducted an election of ANIZDA officers to serve 2-year terms as outlined in the ANIZDA Bylaws. The list of officers is as follows: Chair, Vice Chair, Treasurer, Secretary, Assistant Secretary and Assistant Treasurer.
- b. J. Frank called for nominations for Chair. J. Stanley nominated S. Traub. With no other nominations forthcoming, J. Frank called for a vote and S. Traub was elected Chair.
- c. J. Frank called for nominations for Vice Chair. S. Traub nominated J. Stanley. With no other nominations forthcoming, J. Frank called for a vote and J. Stanley was elected Vice Chair.
- d. J. Frank called for nominations for Treasurer. S. Traub nominated L. Edwards. With no other nominations forthcoming, J. Frank called for a vote and L. Edwards was elected Treasurer.
- e. J. Frank called for nominations for Secretary. S. Traub nominated P. Torres. With no other nominations forthcoming, J. Frank called for a vote and P. Torres was elected Secretary.
- f. J. Frank called for nominations for Assistant Secretary. S. Traub nominated A. Shanker. With no other nominations forthcoming, J. Frank called for a vote and A. Shanker was elected Assistant Secretary.
- g. J. Frank called for nominations for Assistant Treasurer. S. Traub nominated S. Breininger. With no other nominations forthcoming, J. Frank called for a vote and S. Breininger was elected Assistant Treasurer.

**5. Fourth Quarter 2020 Statement of Operational Revenue and Expenses**

- a. S. Bamford reviewed the fourth quarter 2020 financial statement prepared on a cash basis for unrestricted operating accounts. Total income for the year was approximately \$1,119,000. Operating expenses totaled approximately \$884,000. The result was an operating surplus for 2020 of approximately \$240,000.

**6. Executive Directors Report**


- a. S. Bamford reported that closing on the \$61 million bond issue for The Waterfront was held on January 25. This will provide funding for the development of 615 Waterfront Drive, the first of twelve structures planned by the developer. Construction of the building to include 100,000 square feet of office space and 14,000 square feet of retail is expected to be completed in 2022.

- b. S. Bamford, J. Frank, and S. Traub presented to City Council on January 20. They spoke to the NIZ Act and reviewed how the development finance tool works, summarized completed and planned development, and the benefits of the program.
- c. S. Bamford indicated that work on the annual audit has begun and the report is expected to be presented at the June board meeting. In addition, the annual NIZ certification and allocation process is underway. The Accountant's Allocation Report is to be issued in early April.
- d. Lastly, construction has commenced at 950 Hamilton. City Center expects the 78-unit apartment building to be completed in the fall of 2021.

The meeting was adjourned at 5:30 pm.

**Next ANIZDA Board Meeting:** Wednesday, April 7, 2021 at 5:00 pm.

Respectfully Submitted,



Secretary