

ANIZDA Project Review Committee Meeting Minutes

February 26, 2020 at 5:00 PM

**America On Wheels Theater/Conference Room
5 North Front Street, Allentown, PA**

Attendees: Gregory Dudkin, Nelson Diaz, and David Mickenberg

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

Presenters: Josh Wood and Alex Friedman, Principals, Brewers Hill Development Group, LP

Members of the public and press were present.

1. **Call to Order**-- The meeting was called to order by G. Dudkin, Chairperson, at 5:00 p.m. The meeting had been dutifully advertised in advance.
2. **Approval of January 16, 2020 Meeting Minutes**- N. Diaz moved to approve the minutes, D. Mickenberg seconded, and the motion passed unanimously.
3. **Brewers Hill - Brewers Hill Development Group, LP (BHDG) and Ruckus Marketing, LLC**
 - a. S. Bamford introduced the request from Brewers Hill Development Group and Ruckus Marketing for NIZ financing to fund the first phase of Brewers Hill. He indicated that this project is structured such that ANIZDA would be the issuer of a Guaranty of Allocation, a limited obligation of ANIZDA to be payable solely from the NIZ Revenue attributable to the project and applied to debt service on a \$1.9 million loan provided by QNB Bank to the developer.
 - b. Josh Wood and Alex Friedman of BHDG presented plans for Phase 1 redevelopment of the 4.6-acre former Neuweiler Brewery site consisting of capital improvements to the three-story 42,000 square foot Building J. Ruckus Marketing intends to occupy two thirds of Building J for their offices and studio space. The capital improvements include selective demolition, construction, rehabilitation and fit out for office and mixed-use commercial purposes. This project is intended to be the catalyst to advance further redevelopment of the site.
 - c. After an opportunity for public comment, a motion to refer the request to the ANIZDA board of directors was made by D. Mickenberg, seconded by N. Diaz, and was unanimously approved.
4. The Meeting adjourned at 5:29 PM.

Respectfully submitted,



Gregory Dudkin