

ANIZDA Project Review Committee Meeting Minutes
December 21, 2020
Virtual Public Meeting Held via Videoconference

Attendees: Sy Traub, Esq., David Mickenberg, Nelson Diaz

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

Presenters: Robert DiLorenzo, Project Manager, City Center Investment Corporation

Members of the media and public were present.

1. **The committee meeting was called to order by Sy Traub at 5:00 p.m.** 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) Project Review Committee is holding this 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 as were the meeting agenda. 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 committee 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. The Committee Chair will request and pause for public comment before each matter before the committee 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.

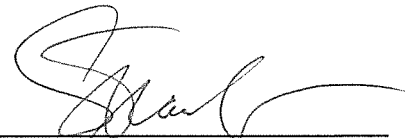
We are fortunate to have videoconferencing technology available to us during these challenging times and are appreciative of everyone's flexibility and understanding.

2. **Approval of June 1, 2020 Meeting Minutes** – A motion to approve the June 1, 2020 meeting minutes was made by N. Diaz, 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.

4. **900 Hamilton Block Master Development Plan/932 Hamilton**

- a. S. Bamford explained the purpose of the meeting is to review an updated application received from City Center Investment Corporation for an apartment building at 932 Hamilton Street. ANIZDA had originally approved an apartment building on this site in 2017. Then in June of this year the developer changed plans and ANIZDA approved an office building on the site. In response to strong market demand for apartments, City Center is once again proposing a residential project with first floor retail. Should the project ultimately be approved by the ANIZDA board, qualified capital costs other than construction labor could be funded from the existing, previously approved credit facility City Center has established with M&T Bank.
- b. Robert DiLorenzo presented the updated 932 Hamilton St building which is to consist of a six (6) story approximately 113,324 square foot, 108-unit apartment building with first floor retail of approximately 2,877 square feet fronting on Hamilton Street (in place of the previously approved office building).
- c. The public was given the opportunity to comment. No public comment was received. A motion to recommend the project proceed to the ANIZDA board for consideration with the condition that the developer also present a retail plan or strategy to the board was made by N. Diaz and seconded by D. Mickenberg. The motion was approved.

Respectfully Submitted,



Seymour Traub, Esq.