

**ANIZDA Project Review Committee Meeting Minutes**  
**June 1, 2020**  
**Virtual Public Meeting Held via Videoconference**

**Attendees:** Gregory Dudkin, Nelson Diaz, David Mickenberg and Sy Traub

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

**Presenters:** John Morgan, Executive Director, Allentown Parking Authority; JB Reilly, President, City Center Investment Corporation; Owen O’Neil, Executive Director, LANta; John Wichner, Associate & Office Lead, McMahon Transportation Engineers & Planners.

**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. G. Dudkin 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 the order to stay at home 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 [allentownniz.com](http://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 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. Committee Chair Greg Dudkin will request and pause for public comment before each vote on matters 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 February 26, 2020 Meeting Minutes-** D. Mickenberg moved to approve the minutes, S. Traub seconded, and the motion passed unanimously.
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--City Center Investment Corporation**

a. S. Bamford indicated that the project was reviewed by Goody Clancy and the City's Director of Planning. ANIZDA previously approved a credit facility for CCIC with M&T Bank and a funding agreement that provides for inclusion of future projects. The availability on that credit facility is currently \$85 million. CCIC is requesting ANIZDA approval of an updated 900 Hamilton Block Master Development Plan modifying previously approved projects and adding a new project. 902 Hamilton Street was previously approved for office and hotel development. The updated plan calls for apartment buildings. 932 Hamilton Street was previously approved for apartments. The updated plan is for an office building. 950 Hamilton Street was not previously presented or approved. The updated plan is for an apartment building. S. Bamford noted that the presentation includes renderings of a new parking garage and a residential project referred to as Walnut Heights. He explained that the committee is not being asked to review the parking garage, Walnut Heights, and the financing thereof at this time as the capital structure and financing plan is yet to be determined.

b. JB Reilly presented the updated 900 Block Master Development Plan including 1) modification of the Developer's project located at 902 Hamilton Street extending along S. 9th Street to S. Maple Street to become a 204 unit apartment building called Cityplace with a North (Phase 1) including approximately 120 units and South (Phase II) including approximately 84 units from the previously identified 902 Hamilton Tower which included office space, hotel and conference and expo center; 2) modification of 932 Hamilton Street to become a six story approximately 99,000 square foot office building with first floor retail from the previously identified 932 Hamilton Apartments; and 3) a new project located at 950 Hamilton Street comprised of a 4.5 story, 78-unit, 75,614 square foot apartment building with first floor retail.

c. A motion to refer the request to the ANIZDA board of directors was made by S. Traub and seconded by N. Diaz. An opportunity for public comment was provided. City Councilperson Ce-Ce Gerlach commented on financially attainable apartments and asked about a survey conducted by City Center. JB Reilly indicated that between 30-40 completed surveys were received. The motion was unanimously approved.

#### **5. Linden Street Commons Development Plan—City Center Investment Corporation**

- a. S. Bamford indicated Linden Street Commons is related to the next two agenda items and is part of a larger, ambitious development involving the redesign and relocation of the LANta bus terminal and NIZ parcel transfer and replacement. It requires a property exchange between CCIC and the Allentown Parking Authority, the acquisition and demolition of a property owned by the Allentown Housing Authority, and transfer of parcels into and out of the NIZ. In addition, the projects were also reviewed by Goody Clancy and the City's Director of Planning.
- b. S. Bamford stated the Linden Street Commons project would utilize the previously approved M&T credit facility. CCIC is requesting ANIZDA approval of Linden Street Commons as a new project pursuant to the funding agreement. The approval of Linden

Street Commons includes the following conditions: NIZ revenues generated by the project will not be used to pay debt service on the M&T credit facility; construction labor will not be funded from the M&T credit facility, but other qualified capital costs can be; and the LANta Redesign and Relocation development and the parcel transfer are approved and implemented.

- c. JB Reilly reviewed Linden Street Commons located at 101 - 109 N. 7th Street, 625 - 635 W. Linden Street and 119-137 N. 7th comprised of a two-building, mixed-use residential complex with approximately 154 units in approximately 139,474 square foot four (4) story building (Phase I) and approximately 96 units in an approximately 100,012 square foot four (4) story building (Phase II), with first floor retail.
- d. An opportunity for public comment was provided. City Councilperson Ce-Ce Gerlach commented on the need for workforce/affordable rental units.

#### **6. LANta Redesign and Relocation Development Plan**

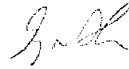
- a. J. Morgan provided an overview of the project to redesign and relocate the LANta bus terminal. JB Reilly presented the plan for the project located at 112 N. 6th Street, 124-148 N. 6th Street, N. Church Street between Linden Street and Turner Street and limited portion of properties along the western side of N. Church Street on land owned by the Allentown Parking Authority and leased to LANta. The project improves a major gateway and bus traffic flow. O'Neil indicated it was a collaborative process and the relocation provides a wide enough area to allow a center island to be incorporated into the design.
- b. S. Bamford indicated that the project is proposed to be funded for the Allentown Parking Authority through a loan of up to \$3 million from ESSA Bank & Trust and repaid based on a minimum of 15-year amortization.

#### **7. Parcel Transfer and Replacement Application to support LANta and Linden Street Commons projects for City Center Investment Corp., Allentown Parking Authority, City of Allentown**

- a. S. Bamford reviewed the application from CCIC, Allentown Parking Authority, and the City of Allentown to transfer 6 parcels owned by these entities totaling 2.05 acres into the NIZ and remove 2.05 acres in Bucky Boyle Park from the NIZ. He indicated that affidavits and certifications have been signed by all of the property owners and the City of Allentown stating the properties do not generate tax receipts or other revenue for the Commonwealth, City, Allentown School District, or County other than real estate taxes.
- b. A motion to move the Linden Street Commons, LANta Bus Terminal and Parcel Transfer to the full ANIZDA Board for consideration was made by D. Mickenberg and seconded by S. Traub. An opportunity for public comment was provided. No additional public comments were received and the motion was passed unanimously.

8. The Meeting adjourned at 6:05 PM.

Respectfully submitted,



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Gregory Dudkin