

ANIZDA Board Project Review Committee Meeting Minutes

May 25, 2021

Bradbury-Sullivan LGBT Community Center

522 W. Maple Street, Allentown

Attendees: Pedro Torres, Chair, Nelson Diaz, Tiffany Polek, Adrian Shanker, and Sy Traub, Esq. by phone

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

Presenters: John Palumbo, VP Real Estate Development, The Manhattan Building Company and Chris McLean, Partner, Fitzpatrick, Lentz and Bubba

Members of the media and public were present.

1. **Call to Order**--The committee meeting was called to order by Pedro Torres at 5:00 p.m. The meeting had been dutifully advertised in advance.
2. **Approval of December 21, 2020 Meeting Minutes** – A motion to approve the December 21, 2020 meeting minutes was made by N. Diaz, seconded by S. Traub, and approved. A. Shanker abstained.
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. **Riverfront Lofts Phase 1 – Manhattan Building Company**
 - a. S. Bamford introduced Phase 1 of the Riverfront Lofts project. The committee is reviewing the application of an affiliate of Manhattan Building Company proposing a mixed-use project located at 207 N. Front St. consisting of 25 apartment units; +/- 10, 570 square feet of offices, and +/- 6,064 square feet of other commercial space. The application materials provided to the committee included a term sheet from People's Security Bank and Trust for a \$4.8 million construction/permanent loan. A design review letter from Goody Clancy and a letter from the City's Director of Planning were also included. The City of Allentown planning letter indicates the developer's current plan will require zoning variances or the plan will need to be adjusted.
 - b. J. Palumbo presented an overview of the project consisting of renovation and expansion of an existing building. The developer intends to relocate the offices of Manhattan Building Company to the site. 10-15 staff positions will be relocated from NJ. Employment is expected to grow to 50 positions. There are no definitive plans for the other commercial space at this time. In response to an inquiry from A. Shanker, he indicated that bike parking would be included in the project.
 - c. A motion to recommend the project proceed to the ANIZDA board was made by N. Diaz and seconded by A. Shanker. There was no public comment. The committee approved the motion to recommend to the board for consideration.

Respectfully Submitted,


Pedro Torres