

**ANIZDA Public Improvement Committee
MEETING MINUTES
February 09, 2022**

**America On Wheels
2nd Floor Meeting Room
5 North Front Street, Allentown, PA**

Attendance

Committee Attendees: Pedro Torres (Chairperson), Nelson Diaz, Jane Heft, Seymour Traub, Esquire, and Irene Woodward.

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

Presenters: Tom Williams, Deputy Director of Community Economic Development, City of Allentown; Lin Erickson, CEO, Da Vinci Science Center; Caroline Scutt, Director of Communications and Public Relations, Da Vinci Science Center; Joseph Moore, Da Vinci Science Center Project Consultant.

1. **Call to Order.** The meeting was called to order by P. Torres, Committee Chairperson, at 5:00 p.m. The meeting had been dutifully advertised in advance. A quorum was met.
2. **Approval of December 21, 2020 Meeting Minutes.** A motion to approve the December 21, 2020 meeting minutes, as written, was made by S. Traub and seconded by J. Heft. The public was given the opportunity to comment. No comment was received. The minutes were unanimously approved by a vote of 5-0.
3. **Public Comment on all matters to be acted upon.** Comments were deferred until the matters were to be acted upon.
4. **Old Business.** None.
5. **New Business.**
 - a. Request for additional funding for 500 & 600 blocks of Hamilton streetscape (to Church Street) – City of Allentown and City Center Investment Corporation. S. Bamford explained that on December 19, 2018, the Public Improvements Committee (the “PIC”) met and reviewed a proposal from the City of Allentown requesting funding for Streetscape improvements in the 500 and 600 blocks of Hamilton Street and recommended the project proceed to the ANIZDA Board. On January 02, 2019, the

ANIZDA Board approved Resolution R2019-180 authorizing funding to not exceed \$1,468,774.00 for the streetscape improvements within the 500 and 600 blocks of Hamilton Street. At both the PIC and ANIZDA board levels, members asked how the 500 and 600 block streetscape project related to plans for future streetscape improvements in other areas of the Neighborhood Improvement Zone (“NIZ”).

On October 06, 2021, Tom Williams appeared before the ANIZDA Board to provide an update on the status of the previously approved projects, as well as plans for future projects, including those on today’s agenda. T. Williams was in attendance again at this meeting to present a request to increase the funding amount for the 500-600 block streetscape project, as well as applications for new projects.

T. Williams discussed the need for streetscape projects and a cohesive plan for public improvements. There were four strategy goals in completing the projects: (1) to fulfill the intentions of the NIZ, as outlined in the *Process Guidelines for Public Improvement Investments*, within Section C, dated August 01, 2018; (2) to maximize the impact of the investment dollars; (3) to focus on gateway corridors to provide a positive feel and cohesive vibe; (4) to be nimble to adapt to changing market conditions and private investments. To help conform streetscape materials that are used, The City of Allentown (“The City”) developed Streetscape Standards, which included (1) sidewalk materials and design; (2) landscape treatments; (3) street tree selection and rhythm; (4) benches; (5) street lights; and (6) street furniture (litter receptacles, bicycle racks, etc.).

Construction on this project is planned to commence in April 2022. The updated request is for a total project cost not to exceed \$2 Million.

A Forecasted Draw Schedule, dated February 04, 2022 (the “Forecast”), was distributed to the PIC along with the agenda. The forecast listed all the approved projects, both past and present. It also showed ANIZDA would have enough funds for all of the projects, plus pay off the line of credit in the year 2027, assuming all goes according to plan and sufficient excess NIZ revenue is available for debt service.

The \$10 Million line of credit used to fund public improvement projects matures on June 15, 2025. There is a provision in the loan documents for extending the maturity date to June 15, 2028.

A motion to recommend additional funding for the 500 and 600 blocks of Hamilton streetscape (to Church Street) project, so that total funding through ANIZDA for the project not exceed \$2 million and for the project to proceed to the ANIZDA Board for consideration was made by S. Traub and seconded by N. Diaz. The public was given

the opportunity to comment. No comment was received. The recommendation was unanimously approved by a vote of 5-0.

b. North 6th & W. Linden Streets/N. 7th & W. Turner Streets sidewalk – City of Allentown and City Center Investment Corporation. T. Williams presented a request for funding of public improvements to include replacement of all sidewalks so they are ADA compliant, the addition of 13 new streetlights, 11 new street trees, new trash and recycling receptacles, bike racks and replacing the parking meters with updated electronic parking kiosks. The funding request for streetscape improvements for portions of West Linden, North 6th Street and North 7th Streets is not to exceed \$955,000.00.

A motion to recommend funding the North 6th & W. Linden Streets/N. 7th & W. Turner Streets sidewalk streetscape project in an amount not to exceed \$955,000.00 and to proceed to the ANIZDA Board for consideration was made by J. Heft and seconded by I. Woodward. The public was given the opportunity to comment. No comment was received. The recommendation was unanimously approved by a vote of 5-0.

c. 900, 1000, & 1100 blocks of Hamilton Steet streetscape – City of Allentown and City Center Investment Corporation. T. Williams presented a request for funding of streetscape improvements to include new ADA compliant sidewalks, 107 new streetlights (94 single head and 13 double head), 101 new street trees, improved pedestrian crosswalks, new trash and recycling receptacles, 13 bicycle racks, 8 parking kiosks and 30 new benches. The funding request for streetscape improvements in the 900, 1000 and 1100 blocks of Hamilton Street is not to exceed \$6,115,000.00.

Currently, the NIZ boundary line stops at 10th street. Therefore, this project would require a property transfer and replacement application to move .85 acres of land consisting of the crosswalk and sidewalk areas from the 10th Street intersection to the 12th Street intersection into the NIZ. The transfer and replacement application would need to be reviewed by the ANIZDA Project Review Committee at their next meeting on February 16, 2022.

A motion to conditionally recommend the 900, 1000, & 1100 blocks of Hamilton Steet streetscape project, at a cost not to exceed the amount of \$6,115,000.00, and to proceed to the ANIZDA Board for consideration, subject to the matter first going before the ANIZDA Project Review Committee for consideration of the .85 acre parcel transfer, was made by S. Traub and seconded by J. Heft. The public was given the opportunity to comment. No comment was received. The recommendation was unanimously approved by a vote of 5-0.

d. Da Vinci Science Center public spaces – City of Allentown and Da Vinci Science Center. L. Erickson provided an update on the Da Vinci Science Center development project. Approval of the Preliminary Final Land Development Plan was received on September 14, 2021. Closing on the property purchase occurred on January 31, 2022. L. Erickson proceeded to present a request for funding public improvements to include: (1) an entrance plaza on Hamilton Street, with public improvements consisting of paving, lighting, landscaping and Art Walk installation; (2) Court Street extension, with public improvements consisting of paving, street trees, lighting and ADA ramps; (3) an Arts Walk along the vacated portion of Lumber Street, with public improvements consisting of a new sidewalk, landscaping and lighting; (4) Howe Street improvements consisting of demolishing the current concrete wall, grading the land and installation of new paving; and (5) intersection improvements at 9th and Court Streets consisting of removing the existing curb and sidewalk, widening the street turn radius and installation of an ADA ramp.

Construction would take place July through December 2023. The request for funding is not to exceed \$1,673,036.00 for public improvements at the site.

A motion to recommend funding of the Da Vinci Science Center public spaces project in an amount not to exceed \$1,673,036.00 and to proceed to the ANIZDA Board for consideration was made by J. Heft and seconded by N. Diaz. The public was given the opportunity to comment. No comment was received. The recommendation was unanimously approved by a vote of 5-0.

6. **Adjournment.** The meeting was adjourned at 06:17 p.m.

Respectfully submitted,



Pedro Torres, Chairperson