

ANIZDA Project Review Committee Meeting Minutes

August 24, 2021

America On Wheels Museum

5 N. Front Street, Allentown

Attendees: Pedro Torres, Chair, Nelson Diaz, Adrian Shanker, Sy Traub, and Dr. Ann Bieber

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

Presenters: Lin Erickson, Executive Director and CEO, Da Vinci Science Center; Maureen Michael, Chief Administrative Officer & CFO, Da Vinci Science Center; Joseph Moore, Principal, EMS Consulting; W. Jeffrey Brown, Managing Member, Charles Street Capital, LLC; Tom Williams, Deputy Director, City of Allentown Community and Economic Development

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 May 25, 2021 Meeting Minutes** – A motion to approve the May 25, 2021 meeting minutes was made by A. Shanker, seconded by S. Traub, and 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. **Da Vinci Science Center (DVSC) at PPL Pavilion**
 - a. S. Bamford introduced the development project consisting of an approximately 67,300 square foot, \$65 million science center and STEAM (Science, Technology, Engineering, Arts and Math) education facility to be located at 18-28 N. 8th St. on the site of a surface parking lot with additional frontage on Hamilton St. Included in the application is a term sheet from Truist Securities proposing to serve as underwriter for approximately \$20 million of fixed rate, tax-exempt bonds to be issued by ANIZDA in two series. Both series are limited obligations of ANIZDA, not a general obligation. Series A is to be in the approximate amount of \$5,825,000 secured by NIZ revenues generated by the project. DVSC has requested waiver of ANIZDA's customary 20% retention. Series B is to be in the approximate amount of \$13,570,000 secured by Gaming Economic Development and Tourism fund revenues granted to DVSC.
 - b. L. Erickson, M. Michael, and J. Moore of DVSC presented a Power Point presentation providing details of the development project including descriptions of exhibits and programming, community and economic impact, project team, status, and schedule as well as forecasted attendance and revenues. A design review letter from Goody Clancy and a letter from the City's Director of Planning were included in the application materials provided to committee members and discussed.
 - c. A Shanker asked the presenters to incorporate sustainability in the design such as bike racks, green roofs, and solar panels for example.

- d. A motion to recommend the project proceed to the ANIZDA board was made by S. Traub and seconded by N. Diaz. The public was given the opportunity to comment. No public comment was received. The committee approved the motion to recommend to the board for consideration. A. Bieber abstained.
- e. The committee reviewed the related Application for Parcel Transfer from the City of Allentown presented by T. Williams. The parcels located at 815-819 and 821 Hamilton Street totaling 0.275 acres are owned by the City of Allentown. The parcels are not currently in the NIZ. The City and DVSC intend to improve these parcels to create access and a Hamilton Street entrance for the new science center. To transfer 0.275 acres into the NIZ, the same amount must be transferred out. The city is proposing 0.275 acres be transferred out of Bucky Boyle Park. S. Bamford indicated the application includes the required Affidavit of Consent from the property owner and Certification from the City that the parcels to be transferred in do not generate any tax or other revenues for the city, school district, county, or commonwealth.
- f. A motion to recommend the parcel transfer application to the ANIZDA board was made by S. Traub and seconded by N. Diaz. The public was given the opportunity to comment. No public comment was received. The committee approved the motion to recommend to the board for consideration. A. Bieber abstained.

5. N. Front and Wharf Streets Application for Parcel Transfer - Charles Street Capital, LLC

- a. S. Bamford introduced the application of Charles Street Capital to transfer 3.859 acres into the NIZ. The developer has entered into an agreement of sale with the Allentown Commercial and Industrial Development Authority (ACIDA) for parcels on Front St. immediately to the north of America on Wheels Museum and has also been granted an easement by PPL for parcels along Wharf St. adjacent to the ACIDA parcels. To transfer 3.859 acres into the NIZ, the same must be transferred out. The city is proposing 3.859 acres be transferred out of Bucky Boyle Park. The application includes the required Affidavit of Consent from the property owners and Certification from the City that the parcels to be transferred in do not generate any tax or other revenues for the city, school district, county, or commonwealth. Charles Street Capital is an experienced NIZ developer, having successfully developed the Trifecta Building downtown. The developer is planning a 30,000 square foot light industrial/flex building (phase 1) and a 35,000 square foot retail/commercial building (phase 2).
- b. J. Brown of Charles Street Capital presented a Power Point presentation with project details including background, boundary survey, project description and concept plan, status, and schedule.
- c. A motion to recommend the parcel transfer application to the ANIZDA board was made by S. Traub and seconded by P. Torres. The public was given the opportunity to comment. No public comment was received. The committee approved the motion to recommend to the board for consideration.

Adjournment at 6:10 pm

Respectfully Submitted,



Pedro Torres