

ANIZDA Board
MEETING MINUTES
October 04, 2023

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

Attendance:

Board Members: Seymour Traub, Esquire (Chairperson), Nelson Diaz, Tiffany Polek, John Stanley, Esquire, and Pedro Torres attended in person. Absent were Eileen Aguilera, Dr. Ann Bieber and Stephen Breininger.

Board Staff: Steve Bamford (Executive Director), Selma Ritter (Manager, Finance and Administration) and Jerome B. Frank, Esquire (Solicitor).

Presenters: Vicky Kistler, Director, Department of Community and Economic Development, City of Allentown, and Robert DiLorenzo, Director of Planning & Construction, City Center Investment Corporation.

Members of the public and media were present.

1. **Call to Order.** The meeting was called to order by Chairperson S. Traub, Esquire, at 5:06 p.m. A quorum was met.
2. **Approval of September 06, 2023 Meeting Minutes.** A motion to approve the September 06, 2023 meeting minutes, as written, was made by P. Torres and seconded by J. Stanley. The public was given the opportunity to comment. No comment(s) or change request(s) were received. The minutes were approved by a vote of 5-0.
3. **Public Comment on all Matters to be Acted Upon.** Comments were deferred until matters were to be acted upon.
4. **Old Business**
 - a. **Designation of Community Event at PPL Center – Resolution R2023-298.** S. Bamford provided a brief history of the matter. At the August 02, 2023 meeting, the board directed S. Bamford to prepare and publish a Request for Proposals (“RFP”) seeking proposals from organizers of Community Events interested in using PPL Center during the upcoming lease year. No proposals were received beyond the request submitted by Lehigh Career and Technical Institute (LCTI) in July 2023 seeking to hold their Senior Recognition Night at the PPL Center in May 2024. Resolution R2023-298 would approve LCTI’s request on a date mutually agreeable to LCTI and the arena operator.

A motion to approve Resolution R2023-298 was made by J. Stanley and seconded by N. Diaz. The public was given the opportunity to comment. No public comment was received. Resolution R2023-298 was approved by a vote of 5-0.

5. New Business

- a. **800 block of Hamilton Street streetscape – City of Allentown and City Center Investment Corporation – Resolution R2023-299** S. Bamford stated the ANIZDA Public Improvement Committee (PIC) held a public meeting on September 29, 2023, and reviewed both of the projects before the Authority this evening: (1) 800 block of Hamilton Street streetscape project, at an estimated cost not to exceed \$3,000,000; and (2) Downtown Wayfinding Signage project, at an estimated cost not to exceed \$350,000. At that PIC meeting, the Committee unanimously voted to recommend both projects proceed to the ANIZDA Board for consideration.

S. Bamford explained ANIZDA approved public improvement projects are funded through a \$10,000,000 line of credit (“LOC”) from People’s Security Bank & Trust (“Peoples”). Currently, there is approximately \$217,000 outstanding on the LOC and approximately \$1,762,000 in cash on deposit at Peoples available to fund public improvement projects. The LOC is secured by excess Neighborhood Improvement Zone (“NIZ”) revenues available after the annual principal and interest payments are made on Developer Dedicated Indebtedness and the arena bonds, and after \$22,000,000 is returned to the Commonwealth of Pennsylvania. The LOC matures in June 2025 and may be extended an additional 3 years to June 2028.

ANIZDA worked with sponsors of the previously approved projects to develop a draw schedule and forecast. If the board were to approve both projects presented this evening, the forecast indicates the LOC could be paid off by May 2026, assuming no additional projects were approved and assuming there was sufficient excess NIZ revenue to make \$4,000,000 annual payments in 2024 and 2025.

The City of Allentown (the “City”) is the public property owner for both projects on the agenda this evening. City Center Investment Corporation (“CCIC”) is the sponsor for both of the projects.

S. Bamford then introduced Vicky Kistler, Director, Department of Community and Economic Development representing the City, and Robert DiLorenzo, Director, Planning & Construction, representing CCIC.

V. Kistler and R. DiLorenzo proceeded to present the 800 Block of Hamilton Streetscape project utilizing a PowerPoint presentation dated October 4, 2023. The project will further the Hamilton streetscape rhythm by completing a missing link connecting the 500-600

block and 900-1100 block of Hamilton streetscapes, enhance other NIZ investments, and create a safe and walkable environment. The improvements would include new landscaping, street trees, lighting, new curbing and sidewalks, a bus shelter, benches, and bicycle racks. The total cost for this project is estimated not to exceed \$3,000,000.

A motion to approve Resolution R2023-299 was made by J. Stanley and seconded by P. Torres. The public was given the opportunity to comment. Lin Erickson, Executive Director and CEO of the DaVinci Science Center spoke in favor of the project and said it would be important for work to be completed prior to the opening date of the center. The vote was then taken and Resolution R2023-299 was approved by a vote of 5-0.

- b. **Downtown Wayfinding Signage – City of Allentown and City Center Investment Corporation – Resolution R2023-300.** R. DiLorenzo referred to the PowerPoint presentation dated October 4, 2023. The improvements would include entrance signs, vehicular directionals, pedestrian directionals, parking directionals, district identification signs, and pedestrian kiosks with static maps. In the future, the City will construct additional wayfinding signage throughout the city which will have the same design. The total cost for this project is estimated not to exceed \$350,000.

A motion to approve Resolution R2023-300 was made by J. Stanley and seconded by P. Torres. The public was given the opportunity to comment. Lin Erickson spoke in favor of the project. A vote was taken and Resolution R2023-300 was approved by a vote of 5-0.

6. **Executive Directors Report.**

- a. There are a couple of celebratory events coming up:
- i. CCIC is holding a groundbreaking ceremony for the boutique hotel to be developed at 10th and Hamilton Streets on October 10, 2023; and
 - ii. The Waterfront Development Company is hosting a grand opening celebration for 615 Waterfront Drive on October 11, 2023.
- b. S. Bamford recently toured the DaVinci Science Center construction project. L. Erickson would be glad to provide tours to board members.

7. **Adjournment.** The meeting was adjourned at 5:46 p.m.

Next scheduled ANIZDA Board Meeting: Wednesday, November 01, 2023, at 5:00 p.m.

Respectfully Submitted,



Pedro Torres, Secretary

