

ANIZDA Board
MEETING MINUTES
February 07, 2024
Allentown Art Museum
31 North Fifth Street, Allentown, PA

Attendance:

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

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

Members of the public and media were present.

1. **Call to Order.** The meeting was called to order by Chairperson S. Traub, Esquire, at 5:00 p.m. A quorum was met.
2. **Approval of December 06, 2023 Meeting Minutes.** A motion to approve the December 06, 2023 meeting minutes, as written, was made by P. Torres and seconded by S. Breininger. 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 6-0.
3. **Public Comment on all Matters to be Acted Upon.** No comments occurred when matters were to be acted upon.
4. **Old Business** - None.
5. **New Business.**
 - a. **Request to increase funding for Center Square Public Improvement Project – Resolution R2024-312.** S. Bamford recalled that in 2017 the Board passed Resolution R-2017-130 authorizing funding for public improvements to Center Square at 7th and Hamilton Street (the “Project”) in an amount not to exceed \$2,550,000. To date, \$35,500 of that amount has been utilized by the City of Allentown (“COA”) for engineering fees. Since the project was initially conceived and approved, the scope, design and estimated cost have changed. Representatives of the COA are present to provide an update on the project and to also request an additional \$750,000 in funding from the Public Improvement Investment Program, which is funded through a line of credit (“LOC”) established by ANIZDA at People’s Security Bank & Trust. S. Bamford stated annual payments on the LOC are made from excess Neighborhood Improvement Zone (“NIZ”) revenue, available after debt service on the Arena bonds, developer dedicated indebtedness, and an initial

transfer of \$22,000,000 to the Commonwealth of Pennsylvania Department of Revenue each year.

Allentown Mayor Matt Tuerk discussed the importance of revitalization projects within the business district and the impact of this Project.

Mark Hartney, Deputy Director, Department of Community & Economic Development, City of Allentown led a PowerPoint presentation providing a timeline and summarizing value engineering efforts, the updated plan, and sources and uses of funds for the Project. The total Project cost is now estimated at \$6,619,743, which is proposed to be funded through a \$2,500,000 PennDOT grant and a total of \$3,300,000 in NIZ funding plus a \$689,993 contribution from City Center and \$129,750 from the COA (in the form of waived inspection fees). Construction will commence in September 2024, with completion in July 2025.

S. Traub noted, Resolution R2024-312 would authorize an additional \$750,000 in NIZ funding over and above the \$2,550,000 previously approved for a total amount not to exceed \$3.3 million.

A motion to approve Resolution R2024-312, modifying Resolution R-2017-130, was made by S. Breininger and seconded by N. Diaz. The public was given the opportunity to comment. No public comment was received. Resolution R2024-312 was approved by a vote of 6-0.

M. Hartney then briefly mentioned two additional public improvement projects, which are expected to come before the Public Improvement Committee in the future: (1) N. 7th Street Streetscapes; and (2) 8th & Linden Streetscapes improvements.

b. Reappointment of Goody Clancy for design review services – Resolution R2024- 313. Architecture, design and planning firm Goody Clancy prepared the Downtown Allentown Development and Urban Design Plan for the City of Allentown and currently provides on-call design review services to ANIZDA as part of the application process for proposed development projects. S. Bamford explained the costs for these reviews are billed to ANIZDA on an hourly basis, and then generally passed on by ANIZDA to the developers. He recommended the reappointment of Goody Clancy.

A motion to approve Resolution R2024-313 was made by P. Torres and seconded by S. Breininger. The public was given the opportunity to comment. No public comment was received. Resolution R2024-313 was approved by a vote of 6-0.

c. Fourth Quarter Statement of Operational Revenue and Expenses. S. Bamford presented the year-end financial report prepared on a cash basis for unrestricted operating accounts.

Revenues for 2023 were approximately \$1,360,000, which is approximately \$127,000 more than budgeted. The favorable variance was due to fees received at the December

closing for the Neuweiler Lofts bond issue as well as increased fees from financings for City Center projects.

Expenses for 2023 totaled about \$613,000, which is \$497,000 less than budgeted. Much of that favorable variance is due to: (1) ANIZDA received \$154,000 more in reimbursement for condo expenses than paid out during the year (ANIZDA received reimbursement for some 2022 expenses in 2023); (2) legal fee expenses were \$73,000 less than budgeted because Solicitors J. Frank and Paul Frank spent more time on reimbursable developer projects than on ANIZDA general matters; and (3) no portion of the \$75,000 project development contingency was spent. On a cash basis, the net income was approximately \$747,000 for the year.

6. Executive Director's Report.

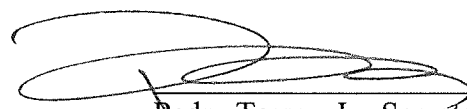
a. On January 30, 2024, the Authority closed on \$78,915,000 in Tax Revenue Bonds for City Center Projects. The issuance Resolution was approved at the November 01, 2023 Board meeting. Proceeds from this Bond are to be used to fund a portion of the cost of developing Archer Music Hall and One Center Square, as well as refinancing a portion of the M&T Credit Facility.

b. The 2023 ANIZDA annual financial audit will begin shortly. Recently, ANIZDA received a planning memo and information request from the auditor, Barbacane Thornton and Company for this audit. The audit report will be presented to the Board in June 2024.

7. Adjournment. The meeting was adjourned at 5:32 p.m.

Next scheduled ANIZDA Board Meeting: Wednesday, March 06, 2024, at 5:00 p.m.

Respectfully Submitted,



Pedro Torres, Jr., Secretary