

**Allentown Neighborhood Improvement Zone Development Authority**

**PROJECT REVIEW COMMITTEE**

**MEETING MINUTES**

**October 27, 2023**

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

**Attendance.**

Committee Members: Pedro Torres (Chairperson), Dr. Ann Bieber and Seymour Traub, Esquire, attended in-person. Absent were Nelson Diaz and Tiffany Polek.

Board Staff: Jerry Frank (Solicitor) and Steve Bamford (Executive Director). Absent was Selma Ritter (Manager, Finance and Administration).

Presenters: City Center Investment Corp representatives Josh Taykowski and Jane Heft.

Members of the public and media were present.

1. **Call to Order.** The Project Review Committee (“PRC”) meeting was called to order by Chairperson Pedro Torres at 9:00 a.m. The meeting had been dutifully advertised in advance.
2. **Approval of August 30, 2022 Meeting Minutes.** A motion to approve the August 30, 2022 meeting minutes, as written, was made by S. Traub and seconded by A. Bieber. 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 3-0.
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. **Old Business.** None.
5. **New Business.** S. Bamford introduced both of the projects on the agenda this morning and explained the PRC was meeting to review the qualification stage submissions.

Archer Music Hall is an approximately 31,000 square foot live performance venue to be developed on what is now a vacant lot in the 900 block of Hamilton Street.

1 Center Square is an approximately 62,400 square foot renovation and expansion of the current bank building on the southwest corner of 7<sup>th</sup> and Hamilton Streets, which would include street level retail and restaurant space, with office space on the upper floors.

Both projects have been reviewed by the ANIZDA urban design consultant, Goody Clancy. The PRC Members were provided with a copy of Goody Clancy's review comments as well as letters from the City's Director of Planning.

Both projects are proposed to be funded in part through approximately \$75,000,000 in Tax Revenue Bonds to be issued by ANIZDA and secured by pledged City Center Investment Corp NIZ Revenues.

S. Bamford then introduced the City Center Investment Corp representatives in attendance this morning, Josh Taykowski and Jane Heft, who delivered a PowerPoint presentation, dated October 27, 2023, and discussed the projects.

**a. 935-939 Hamilton Event Center (Archer Music Hall) – City Center Investment Corp.** J. Taykowski and J. Heft provided a brief history of the project, which included the original submission/approval dates of November 27, 2017/December 06, 2017, updated submission/approval dates of May 29, 2020/June 03, 2020, second update submission on October 30, 2020/January 06, 2021, and third update submission on October 24, 2023.

The current concept rendering shows a two story, 31,000 sf facility. The facility will host music events, conferences and expositions. The renderings have been presented to the City of Allentown (COA). Event parking will be provided through various public parking garages. The total estimated cost is \$25,115,249; thirty percent (30%) will be funded through developer funds and the remaining seventy percent (70%) by NIZ bond proceeds. The projected opening date is September 2024.

S. Traub made a motion to recommend the project advance to the ANIZDA Board for consideration, A. Bieber seconded the motion. The public was given the opportunity to comment. No comment(s) were received. The motion was approved by a vote of 3-0.

**b. 1 Center Square (702 Hamilton Street) – City Center Investment Corp.**

J. Taykowski provided a brief history on the projects, which included the original submission/approval dates of November 27, 2017/December 06, 2017, updated submission/approval dates of November 27, 2019/December 04, 2019, and a second update submission on October 24, 2023.

Currently, the building is a vacant bank. The new concept rendering shows a three story, 62,400 sf (including 11,400 sf of basement space) renovation and addition to the building. The facility will have retail, restaurant and office space. Parking will be provided through various public parking garages. At this time, the project is required to go through the COA Planning and Zoning process for approval. The total estimated cost is \$22,768,471; thirty percent (30%) will be funded by developer funds and the remaining seventy percent (70%) through NIZ bond proceeds. The projected opening date is June 2025.

S. Traub made a motion to recommend the project advance to the ANIZDA Board for consideration, A. Bieber seconded the motion. The public was given the opportunity to comment.

- i. Paul Anthony, Business Manager, IBEW Local 375 and representative for the Trades Council, spoke in support of the 1 Center Square (702 Hamilton Street) project. He expressed appreciation for the employment opportunities and careers the project will provide.

There were no further public comments. A vote was taken, and the motion was approved 3-0.

6. **Adjournment**. The meeting was adjourned at 9:46 a.m.

Respectfully Submitted,



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Pedro Torres, Jr., Chairperson

