

**ANIZDA Board Meeting Agenda**  
**November 6, 2024**  
**5:00 pm**  
**America on Wheels Museum**  
**5 N. Front Street, Allentown, PA**

1. Call to Order – Chairperson
2. Approval of September 4, 2024 meeting minutes
3. Public Comment on all matters to be acted upon
4. Old Business
5. New Business
  - A. PPL Center Community Event request from LCTI – Resolution R2024-321
  - B. Completion of Public Improvement Projects – Resolution R2024-322
  - C. Authorization of Solicitor Communication – Resolution R2024-323
6. Executive Directors Report

Adjournment

**ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE  
DEVELOPMENT AUTHORITY**

**RESOLUTION NO. R-2024-321  
Modifying  
RESOLUTION R-2023-293**

WHEREAS, the Arena Lease between BDH Development (BDH) and the Allentown Neighborhood Improvement Zone Development Authority (the "Authority"), provides for up to five (5) rent free Community Events to be held in the Arena each Lease Year, and

WHEREAS the Authority has received a request for utilization of a Community Event in addition to what has been previously granted for the Lease Year ending August 31, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Authority, as follows that:

1. For the Lease Year commencing September 1, 2024, ending August 31, 2025, the Authority hereby approves as the 5<sup>th</sup> rent free Community Event the request of Lehigh Career & Technical Institute ("LCTI") to hold the LCTI Senior Recognition Night on a date mutually agreeable to BDH, for its senior student completion of career and technical education certificate and awards ceremony.
2. This approval as a Community Event shall be in accordance with and subject to the terms of the Arena Lease, Section 5.4.

BE IT FURTHER RESOLVED by the Authority that

1. Resolution R-2023-293 be modified by deleting the first (1<sup>st</sup>) sentence of Section 2 as follows:

“For the 5<sup>th</sup> rent free Community Event, the Authority shall solicit requests from interested parties to be received by September 15 following commencement of the Lease Year.”.

The balance of Resolution R-2023-293 shall remain as set forth.

**END OF RESOLUTION**

**CERTIFICATION**

I, Pedro L Torres, Jr., Secretary of the Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2024-321 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 6th day of November 2024. Authority members present and voting were as follows:

<u>Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Seymour Traub, Esq.			
Eileen Aguilera			
Dr. Ann Bieber			
Stephen Breininger			
Nelson A. Diaz			
Vacant			
Tiffany Polek			
John D. Stanley, Esq.			
Pedro L. Torres, Jr.			

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 6th day of November 2024.

\_\_\_\_\_  
Secretary

**ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE  
DEVELOPMENT AUTHORITY**

**RESOLUTION NO. R-2024-322**

WHEREAS, the Authority by Resolution R-2018-160 adopted Process Guidelines for Public Improvement Investments in the City of Allentown NIZ (“Process Guidelines”), and

WHEREAS, the Authority has determined a need for a modification of one of the provisions within the Process Guidelines,

NOW, THEREFORE, BE IT RESOLVED by the Authority as follows that:

1. In the Process Guidelines, page 11, section B Application Stage, within the subsection “Other Requirements”, the Authority hereby approves modification and change to the requirement that construction of a public improvement project “should be completed within 12 months of approval by ANIZDA” and replace it with “should be completed within 24 months of execution of the Development Agreement described below” ...
2. In all other respects, the Process Guidelines shall remain as set forth.
3. The Whereas clauses above are incorporated as part of this Resolution.
4. All resolutions and orders or parts thereof in conflict with the provisions of this Resolution are to the extent of such conflict, hereby repealed and this Resolution shall be in immediate effect from and after its adoption.

**END OF RESOLUTION**

**CERTIFICATION**

I, Pedro L. Torres, Jr., Secretary of the Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2024-322 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 6th day of November, 2024. Authority members present and voting were as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Seymour Traub, Esq.			
Eileen Aguilera			
Dr Ann Bieber			
Stephen Breininger			
Nelson A. Diaz			
Vacant			
Tiffany Polek			
John D. Stanley, Esq.			
Pedro L. Torres, Jr.			

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 6th day of November, 2024.

\_\_\_\_\_  
Secretary

**ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE  
DEVELOPMENT AUTHORITY**

**RESOLUTION NO. R-2024-323**

WHEREAS, the Allentown Neighborhood Improvement Zone Development Authority (the "Authority"), has been incorrectly accused of violating the law, and

WHEREAS the Authority, through its Solicitor, seeks to set the record straight with a letter describing the issues and the facts,

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby approves and authorizes the Solicitor to send the letter reviewed by each member and discussed at an Executive Session to discuss the alleged violation of law substantially in the form presented.

**END OF RESOLUTION**

**CERTIFICATION**

I, Pedro L Torres, Jr., Secretary of the Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2024-323 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 6th day of November 2024. Authority members present and voting were as follows:

<u>Vote</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Seymour Traub, Esq.			
Eileen Aguilera			
Dr. Ann Bieber			
Stephen Breininger			
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IN WITNESS WHEREOF, I hereunto set my hand and seal on this 6th day of November 2024.

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Secretary