

**ANIZDA Board**  
**MEETING MINUTES**  
**September 4, 2024**  
America on Wheels Museum  
2nd Floor Meeting Room  
5 North Front Street, Allentown, PA

**Attendance:**

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

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

Presenter(s):

Gunnar Fox, Vice President & District General Manager, PPL Center, Oak View Group.

Members of the public and media were present.

1. **Call to Order.** The meeting was called to order by Pedro Torres at 5:01 p.m. A quorum was met.
2. **Approval of June 05, 2024 Meeting Minutes.** A motion to approve the June 05, 2024 meeting minutes, as written, was made by J. Stanley and seconded by N. Diaz. 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** - None.
5. **New Business.**
  - a. **PPL Center Lease Year 10 capital projects – Resolution R2024-319.** S. Bamford stated that pursuant to the terms of the Lease Agreement between ANIZDA and the Arena Operator, BDH Development (the “Operator”), the Operator is required to deposit \$500,000 annually into the Capital Reserve Fund. If approved this evening, Resolution R2024-319 would authorize the capital projects identified by the Operator for lease year 10 and provide for a credit against the annual deposit for the cost of those projects.

S. Bamford then introduced Gunnar Fox, General Manager of the PPL Center, who was in attendance this evening to present the lease year 10 capital projects, which totaled \$404,517, and to answer any questions.

G. Fox discussed the capital projects listed in the resolution including concourse flooring, retractable seating repairs, audio and visual equipment, wireless system equipment & wiring, replacement of doors in common area(s), items in the Central Utility Plant (chillers, pumps, fans, heat exchangers, water heaters) and repairs to ice floor equipment, refrigeration and slab. The balance of \$95,483 will be deposited into the Arena Capital Account by September 30, 2024.

A motion to approve Resolution R2024-319 was made by S. Breininger and seconded by A. Bieber. The public was given the opportunity to comment. No public comment was received. Resolution R2024-319 was approved by a vote of 5-0.

**b. People’s Security Bank and Trust Third Loan Modification Agreement – Resolution R2024-320.** S. Bamford provided a brief description of the \$10,000,000 revolving Line of Credit (“LOC”) established with People’s Security Bank & Trust Company to fund the public improvement projects approved by the Board. The LOC currently matures on June 15, 2025. The outstanding balance on the LOC is currently \$176,898.

The estimated construction timelines and forecasted draw schedules for previously approved projects indicate the LOC would need to be available and utilized through May 2026. Extending the maturity date beyond that would provide flexibility to approve additional projects in the future.

If approved this evening, Resolution R2024-320 would authorize the modification of the loan agreement to extend the maturity date to August 15, 2028.

A motion to approve Resolution R2024-320 was made by J. Stanley and seconded by S. Breininger. The public was given the opportunity to comment. No public comment was received. Resolution R2024-320 was approved by a vote of 5-0.

**c. Second Quarter Statement of Operational Revenue and Expenses.** S. Bamford presented the second quarter financial report prepared on a cash basis for unrestricted operating accounts. The net income through June 30, 2024 is \$168,131.

Revenues through the end of June 2024 totaled \$580,619, which is approximately \$57,210 more than budgeted. The favorable variance was largely due to ANIZDA receiving an unbudgeted \$50,000 fee from City Center Investment Corp related to the modification of the M&T Credit Facility.

Expenses through the end of June 2024 totaled about \$412,488, which is \$141,714 less than budgeted. Although operating expenses are under budget through the end of June for most expense items, 75% of the favorable variance is attributable to four (4) expense line items that are under budget: (1) legal fees, (2) project development contingency, (3) annual audit and (4) marketing.

6. **Executive Director's Report.** S. Bamford provided the following updates:

a. **2024 Waterfront Bonds.** Closing on the Waterfront 30 E. Allen Street Project bonds occurred on July 23, 2024 consisting of Senior Tax Revenue Bonds, Series 2024A, in the amount of \$25,955,000 and Subordinate Tax Revenue Bonds, Series 2024B, in the amount of \$36,660,000.

The Waterfront Development Company will use the proceeds to develop a 5-story building including 201 apartment units, along with ground floor retail space. The funds will also be used to fund additional tenant improvements at the 615 Waterfront office building. Construction at the site has commenced with the installation of micro piles.

b. **Neuweiler Lofts.** Construction of the Neuweiler Lofts project is progressing. Steel has been erected along Front Street up to the 6<sup>th</sup> floor and the site foundations are 95% complete. The Developer has indicated the first portion of the building is expected to be open July 2025 with the balance fully opened by October-November 2025.

7. **Adjournment.** The meeting was adjourned at 5:15 p.m.

**Next scheduled ANIZDA Board Meeting:** Wednesday, October 09, 2024, at 5:00 p.m.

Respectfully Submitted,



Pedro Torres, Jr., Secretary