

ANIZDA Board
MEETING MINUTES
November 06, 2024
America on Wheels Museum
2nd Floor Meeting Room
5 North Front Street, Allentown, PA

Attendance:

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

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

Members of the public and media were present.

1. **Call to Order.** The meeting was called to order by Chairperson S. Traub at 5:00 p.m. A quorum was met.
2. **Executive Session.** S. Traub announced an Executive Session was recently held which Solicitor J. Frank will explain.

Solicitor J. Frank reported there was an Executive Session held on October 31, 2024, at 5:00 p.m. in accordance with the Sunshine Law, Section 708, to review and discuss ANIZDA business matters related to the initiation and conduct of investigations of possible or certain violations of the law. He then informed the public that there would be another Executive Session this evening regarding the same matter.

At 5:02 pm ANIZDA board members adjourned to a different meeting room to hold an Executive Session for the same purposes.

At 5:31 pm ANIZDA board members returned to the public meeting room and S. Traub reconvened the regular ANIZDA Board meeting.

3. **Approval of September 04, 2024 Meeting Minutes.** A motion to approve the September 04, 2024 meeting minutes, as written, was made by S. Breininger and seconded by P. Torres. 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.
4. **Public Comment on all Matters to be Acted Upon.** Comments were deferred until matters were to be acted upon.
5. **Old Business** - None.

6. New Business.

a. PPL Center Community Event request from LCTI – Resolution R2024-321.

The lease between ANIZDA and Arena Operator BDH Development LLC (“BDH”) allows ANIZDA to designate up to five (5) rent-free Community Events each lease year at the PPL Center. Although the rent for the event would be free, the event organizer would be responsible for paying any arena operating expenses.

S. Bamford explained the Authority has previously designated four recurring Community Events for (1) William Allen High School; (2) Louis Dieruff High School; (3) Building 21; and (4) Lehigh Carbon Community College annual commencements.

Recently, Lehigh Career & Technical Institute (“LCTI”) submitted a letter to ANIZDA requesting a Community Event designation for its Senior Recognition Night to be held in May 2025. The ANIZDA Board approved their annual event in 2018, 2019, 2022, 2023 and 2024. Resolution R2024-321 would approve the event for 2025.

LCTI Public Relations Coordinator Precious Petty was in attendance to answer any questions the Board and/or public may have had. P. Petty shared there are approximately 750 Students from William Allen High School and Louis Dieruff High School (combined) attending LCTI, which is approximately thirty-one percent (31%) of total LCTI students and the largest share of the LCTI graduating class.

Solicitor J. Frank clarified that Resolution R2024-321 would: (1) approve LCTI as the fifth designated rent-free community event for the lease year commencing September 1, 2024; and (2) modify Resolution R-2023-293 (modified and replaced Resolution R-2016-112), to remove the requirement to solicit requests from interested parties.

A motion to approve Resolution R2024-321 was made by P. Torres and seconded by E. Aguilera. The public was given the opportunity to comment. No public comment was received. Resolution R2024-321 was approved by a vote of 5-0.

b. Completion of Public Improvement Projects – Resolution R2024-322.

S. Bamford explained this Resolution would modify the Guidelines for Public Improvement Investments to provide for projects to be completed within 24-months of execution of a Development Agreement, rather than within 12-months of the approval date of the ANIZDA Board. Since the Guidelines were initially adopted, ANIZDA found construction could often take longer than anticipated to complete.

A motion to approve Resolution R2024-322 was made by S. Breininger and seconded by P. Torres. The public was given the opportunity to comment. No public comment was received. Resolution R2024-322 was approved by a vote of 5-0.

c. Authorization of Solicitor Communication – Resolution R2024-323. Solicitor J. Frank discussed this Resolution. ANIZDA has been incorrectly accused of violating the

law. This Resolution approves and authorizes the ANIZDA Solicitor, at the discretion of the Chairman with input from the Board whether or not to send the letter discussed during an Executive Session disputing the alleged violation of law.

A motion to approve Resolution R2024-323 was made by P. Torres and seconded by E. Aguilera. The public was given the opportunity to comment. No public comment was received. Resolution R2024-323 was approved by a vote of 5-0.

7. **Executive Director’s Report.** S. Bamford provided the following updates:

a. **Grand Opening of The Hamilton at Grand Plaza.** On October 30, 2024, DLP Capital (“DLP”) held its ribbon cutting ceremony for The Hamilton at Grand Plaza. Although this is not a Neighborhood Improvement Zone (NIZ) funded project, it is located within the NIZ

The project is located at 835 Hamilton Street, Allentown. The former PPL Plaza office building has been converted to a mixed-use project consisting of 118 residential units, DLP offices on the 8th floor, and commercial space on the first floor. The studio, 1 and 2-bedroom units are being marketed as condominiums.

b. **Neuweiler Lofts.** Steel has been erected along Front Street 6-7 stories high. Additional site and foundation work has also been completed.

8. **Adjournment.** The meeting was adjourned at 5:48 p.m.

Next scheduled ANIZDA Board Meeting: Wednesday, December 04, 2024, at 5:00 p.m.

Respectfully Submitted,



Pedro Torres, Jr., Secretary

