

ANIZDA Board
MEETING MINUTES
October 08, 2025

America on Wheels Museum
5 North Front Street, Allentown, PA

Attendance:

Board Members: Seymour Traub, Esquire, Tiffany Polek and Pedro Torres, Jr., attended in person. Dr. Ann Bieber attended via Zoom video conference. Eileen Aguilera, Stephen Breininger and John Stanley, Esquire, were absent.

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 Seymour Traub at 5:00 p.m. A quorum was met.
2. **Approval of September 03, 2025 Meeting Minutes.** A motion to approve the September 03, 2025 meeting minutes, as written, was made by P. Torres and seconded by T. Polek. 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 4-0.
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. **Credit Facility Modification Request from City Center Investment Corp. – Resolution R2025-344.** S. Bamford asked Solicitor Frank to summarize the resolution and noted Josh Taykowski and Gene Marino of City Center Investment Corp. were in attendance to address any questions the Board or public may have for the developer.

Solicitor Frank summarized Resolution R2025-344. ANIZDA is a party to a Construction Loan Agreement dated February 13, 2013, modified twenty-two times, among ANIZDA, City Center Investment Corp. (CCIC), and M&T Bank (M&T) to fund projects developed by CCIC in the Neighborhood Improvement Zone. CCIC and M&T on behalf of itself and the Co-Lenders have requested ANIZDA accept and approve an assignment to and assumption by Peoples Security Bank and Trust Company (Peoples) as the successor bank under the Construction Loan Agreement. This resolution authorizes acceptance and

approval of the assignment to and assumption by Peoples as replacement to M&T and the execution of documents.

A motion to approve Resolution R2025-344 was made by P. Torres and seconded by T. Polek. The public was given the opportunity to comment. No public comment was received. Resolution R2025-344 was approved by a vote of 4-0.

6. Executive Director's Report.

S. Bamford reported:

a. On September 09, 2025 ANIZDA closed on the Senior Tax Revenue Bonds, Series 2025 to fund City Center projects. The par amount of the Bonds is \$53,270,000. The overall arbitrage yield is 5.53%. A portion of the bond proceeds will be used to fund construction of One Center Square and a portion to fund capital improvements to select tenant spaces in One City Center and Two City Center.

b. The Pennsylvania Society of Professional Engineers held its annual conference at the Renaissance Hotel on September 18 and 19, 2025. S. Bamford was invited to present on development in the Neighborhood Improvement Zone (NIZ) in one of the breakout sessions. It was a very interactive session with a lot of good questions and positive feedback.

c. Okatshe, the new restaurant by Iron Chef Jose Garcia, featuring Japanese cuisine, celebrated its grand opening last Thursday. Okatshe is located at 947 W. Hamilton Street adjacent to the Moxy Hotel.

d. Tomorrow evening PA Secretary of Revenue Pat Browne will host the unveiling of the Eros and Psyche Sculpture in the 900 block of Hamilton Street. The ANIZDA Board is invited to attend. The sculpture is located at the site of the former Riatto Theatre. It was funded through ANIZDA's Public Improvement Investment Program as part of the streetscape project.

7. Adjournment. The meeting was adjourned at 5:14 p.m.

Next scheduled ANIZDA Board Meeting: Wednesday, November 05, 2025, at 5:00 p.m.

Respectfully Submitted,



Pedro Torres, Jr., Secretary