

**ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE  
DEVELOPMENT AUTHORITY**

**RESOLUTION NO. R-2025-345**

WHEREAS, the Allentown Neighborhood Improvement Zone Development Authority (the "Authority") is a public instrumentality of the Commonwealth of Pennsylvania and a body politic and corporate, and is authorized and empowered by the provisions of the Economic Development Financing Law of the Commonwealth of Pennsylvania, 73 P.S. 371 *et seq.*, as amended (the "Act") as an industrial development authority to acquire, hold, construct, improve, maintain, own, finance and lease projects and, among other things, to make loans to project applicants or project users and to provide alternative types of financing, including, but not limited to, standby loan commitments, guarantees, letters of credit and grants; and

WHEREAS, Article XIX-B of Pennsylvania's Fiscal Code, 72 P.S. Section 8901-B *et seq.* (the "NIZ Act") authorizes a contracting authority such as the Authority to create a Neighborhood Improvement Zone (defined below); and

WHEREAS, the City of Allentown, Lehigh County, Pennsylvania (the "City") qualifies as a "city" under the NIZ Act; and

WHEREAS, pursuant to a resolution adopted by the Authority on August 30, 2012, the Authority designated a neighborhood improvement zone within the City (the "NIZ"); and

WHEREAS, pursuant to the NIZ Act, 72 P.S. Section 8904-3-B, parcels in a zone may be transferred out of the zone and replaced with parcels not exceeding the acreage transferred out, and

WHEREAS, the Authority, based upon facts presented, has found that the development of the aforesaid NIZ acting as a master development plan will promote the public purposes of both the Act and the NIZ Act and be in the best interest of the people of the City ; and

WHEREAS, the Authority takes notice that, within the NIZ, the City created development plans known as the Downtown Allentown Development and Urban Design Plan in December 2014, and the Lehigh Riverfront Master Plan in August 2012, and has created design standards as enumerated in the City's Vision 2030 Plan and therefore has incorporated conformance within these plans and standards as a requirement, as applicable, for a NIZ Project and its financing; and

WHEREAS, the Authority received an application from the City as the Public Property Owner and City Center Investment Corp. as the Sponsor (together the

“Applicant”) to transfer 0.41 acres out of the NIZ and simultaneously transfer 0.41 acres into the NIZ; and

WHEREAS, the Board desires to authorize all action by the Authority necessary to affect the issuance, execution and delivery of the transfer and replacement.

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

1. The Whereas clauses set forth above are all incorporated herein as part of this Resolution. and

2. Subject to the conditions set forth below, the Authority hereby approves the Neighborhood Improvement Zone Transfer and Replacement of Parcels Application presented by the Applicant, previously reviewed and recommended by the Project Review Committee, as follows:

- A. Transfer out of the NIZ the 0.41 acre parcel owned by the City identified as such and shown on Exhibit A attached hereto and made a part hereof; and
- B. Transfer into the NIZ the following 0.41 acre right of way parcel owned by the City identified as such and shown on Exhibit B attached hereto and made a part hereof.

3. The conditions of the approval set forth above are as follows:

- A. Receipt of a current Certification by the City indicating that no activity is taking place on the parcel to be transferred into the NIZ that generates tax receipts or other revenue to the City, except real estate taxes to the City, the Allentown School District or Lehigh County, and
- B. Receipt of approval from the Commonwealth of Pennsylvania, Department of Revenue, of NIZ parcel decertification and NIZ parcel designation, and
- C. Approval by the Authority of proposed Resolution R2025-346, pending action, approving the Public Improvement Project and financing defined therein, and
- D. Within two (2) years of the approval of this Resolution, the Applicant shall complete development of the parcel transferred into the NIZ in accordance with the Authority Resolution R2025-346 required above.

4. Upon compliance by the Applicant of the conditions set forth above, the Authority hereby authorizes the Executive Director of the Authority to act on behalf of the Authority to amend the NIZ map to reflect the transfer out and the transfer in approved herein, forward notice thereof to the Commonwealth of Pennsylvania and the City and replace existing maps with the revised map wherever the Authority has such.

5. The Authority hereby authorizes the Executive Director to take any and all such actions necessary in the opinion of the Executive Director, with advice of counsel, to implement fulfillment of this Resolution and consummate the transactions contemplated herein, including negotiating and signing documents.

6. The Chairperson or Vice Chairperson, Executive Director and the Secretary or any Assistant Secretary of the Authority are hereby authorized and directed to execute and attest, where deemed necessary, respectively, any related agreement and documents, and other documents to amend or correct any documents, and to take any and all such actions necessary, in the opinion of the Executive Director with the advice of counsel, to implement fulfillment of the purposes of this Resolution, and to consummate the transactions contemplated herein.

7. The liability of the Authority under any and all of the documents relating to and executed to implement fulfillment of the purposes of this Resolution shall not constitute the general obligation of the Authority, and where appropriate, the documents, shall provide for other parties, to indemnify and hold harmless the Authority, and each member, officer, and employee of the Authority, from and against any and all claims, losses, damages or liabilities, joint and several, to which the Authority or any member, officer or employee of the Authority may become subject, insofar as such loss, claim, damage, or liability, or action in respect thereof, arises out of implementation of the purposes of this Resolution, or is based upon any other alleged act or omission in connection with any document related thereto.

8. All actions previously taken in furtherance of the purposes of this Resolution are hereby ratified. The officers of the Authority are hereby authorized to take such further actions to carry out the purposes of this Resolution.

9. 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.

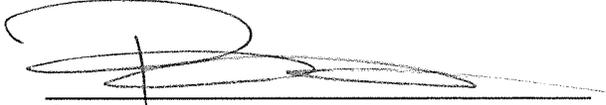
**END OF RESOLUTION**

**CERTIFICATION**

I, Pedro L Torres, Jr., Secretary of the Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2025-345 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 5th day of November, 2025. 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	Absent		
Dr. Ann Bieber	Absent		
Stephen Breininger	✓		
John D. Stanley, Esq.	✓		
Pedro L. Torres, Jr.	✓		
Tiffany Polek	✓		
Vacant	N/A		
Vacant	N/A		

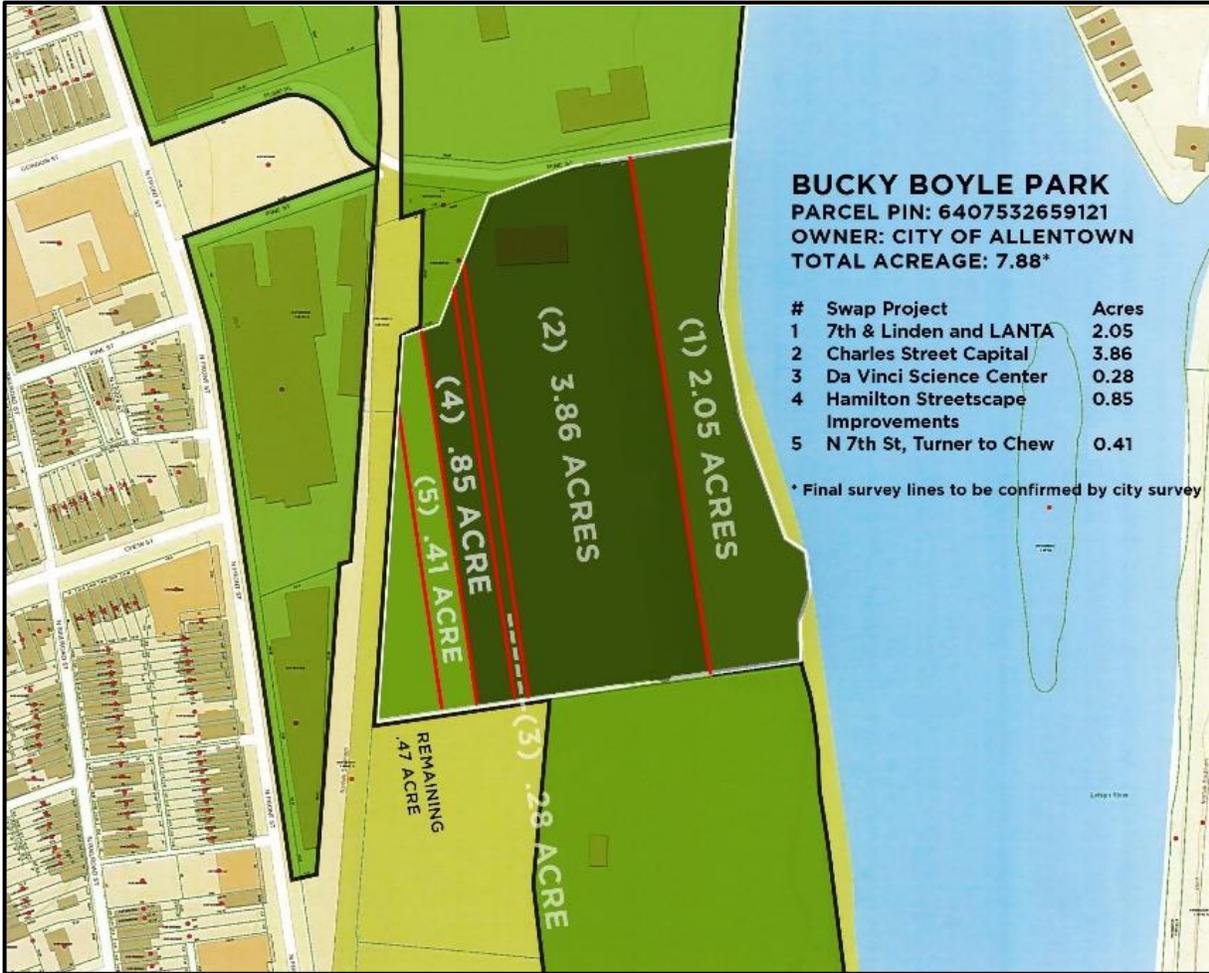
IN WITNESS WHEREOF, I hereunto set my hand and seal on this 5th day of November, 2025.

  
Secretary

## C. Parcel(s) Information

### Parcels to be swapped out of the NIZ

An area within Bucky Boyle Park for a total of 0.41 acres,  
owned by the City of Allentown.



**Total: 0.41 acres of Bucky Boyle Park**



**ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE  
DEVELOPMENT AUTHORITY**

**RESOLUTION NO. R-2025-346**

WHEREAS, the Allentown Neighborhood Improvement Zone Development Authority (the "Authority") is a public instrumentality of the Commonwealth of Pennsylvania and a body politic and corporate, and is authorized and empowered by the provisions of the Economic Development Financing Law of the Commonwealth of Pennsylvania, 73 P.S. 371 *et seq.*, as amended (the "Act") as an industrial development authority to acquire, hold, construct, improve, maintain, own, finance and lease projects and, among other things, to make loans to project applicants or project users and to provide alternative types of financing, including, but not limited to, standby loan commitments, guarantees, letters of credit and grants; and

WHEREAS, Article XIX-B of Pennsylvania's Fiscal Code, 72 P.S. Section 8901-B *et seq.* (the "NIZ Act") authorizes a contracting authority such as the Authority to create a Neighborhood Improvement Zone (defined below); and

WHEREAS, the City of Allentown, Lehigh County, Pennsylvania (the "City") qualifies as a "city" under the NIZ Act; and

WHEREAS, pursuant to a resolution adopted by the Authority on August 30, 2012, the Authority designated a Neighborhood Improvement Zone within the City (the "NIZ"); and

WHEREAS, the Authority has found that the development of the aforesaid NIZ promotes the public purposes of both the Act and the NIZ Act and is in the best interest of the people of the City; and

WHEREAS, the Authority has the power to finance projects for development and improvement within the NIZ in accordance with the Act and the NIZ Act; and

WHEREAS, historically, NIZ Tax Revenues have been generated from within the NIZ in excess of the amount required for debt service on the 2021/2022 Arena Bonds and the amount contractually committed to the Commonwealth of Pennsylvania; and

WHEREAS the Authority desires to utilize a portion of the excess NIZ Tax Revenues after payment of debt service for public improvements within the NIZ, and

WHEREAS the Authority, by Resolution R2017-130, Resolution R2018-175, Resolution R2020-225, Resolution R2023-292 and Resolution R2024-320, has entered into, extended and modified a Credit Facility with Peoples Security Bank and Trust to finance Authority approved public improvement projects in the NIZ, and

WHEREAS the Authority, by Resolution R2018-160 and Resolution R 2024-322, adopted and modified Process Guidelines for Public Improvement Investments in the City's NIZ (the "Process Guidelines") (replacing the initially approved Project Plan for Public Improvement Investments) to fulfill the purposes of the Act and the NIZ Act, and

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

- A. Based upon an application submitted to the Authority on October 17, 2025 for Streetscape Improvements for N. 7<sup>th</sup> on the western side from Linden St to Turner St and N. 7<sup>th</sup> on both sides from Turner to Chew Streets, having received non-binding confirmation of interest as a Public Improvement Project proposed under and meeting the Qualification Stage criteria of the Process Guidelines, from the Public Improvement Committee at its public meeting on October 22, 2025, designating the City as the Public Property Owner, City Center Investment Corporation ("CCIC) as Sponsor, and the Authority as Funder, and after a full review of the Application Stage materials,

the Authority hereby approves and agrees to provide financing for the following Public Improvement Project:

CCIC shall design, plan and construct sidewalks a) along the west side of the 100 block of N. 7<sup>th</sup> Street from Linden Street to Turner Street; and b) along the eastern and western side of the 200 block of N. 7<sup>th</sup> Street from Turner Street to Chew Street; and add uniform street trees, parking kiosks, bike racks, enhanced crosswalks and trash/recycling receptacles, all consistent with current City design standards, thus providing pedestrians with an enhanced experience and safer environment, improved downtown connectivity and an enhanced gateway from the north to the downtown within the NIZ("the Project"), at a total cost including installation estimated to not exceed \$2,200,000.00, subject to review, approval and entry into of a Tri Party Development Agreement between CCIC, the Authority and the City and, as required, with all stakeholders such as the Commonwealth of Pennsylvania and the County of Lehigh, as necessary;

on condition that construction will be completed within two (2) years from the date of the Tri Party Development Agreement between, the City, CCIC and the Authority.

- B. The Whereas clauses above are incorporated as part of this Resolution and the Project.

- C. The Chairperson or Vice Chairperson, Executive Director and the Secretary or any Assistant Secretary of the Authority are hereby authorized and directed to execute and attest, where deemed necessary, respectively, any related agreement and documents, and other documents to amend or correct any documents, and to take any and all such actions necessary, in the opinion of the Executive Director with the advice of counsel, to implement fulfillment of the purposes of this Resolution and to consummate the transactions contemplated herein.
- D. The liability of the Authority under any and all of the documents relating to and executed to implement fulfillment of the purposes of this Resolution shall not constitute the general obligation of the Authority other than through financing from specifically designated funds, and where appropriate, the documents, shall provide for other parties, to indemnify and hold harmless the Authority, and each member, officer, and employee of the Authority, from and against any and all claims, losses, damages or liabilities, joint and several, to which the Authority or any member, officer or employee of the Authority may become subject, insofar as such loss, claim, damage, or liability, or action in respect thereof, arises out of implementation of the purposes of this Resolution, or is based upon any other alleged act or omission in connection with any document related thereto.
- E. All actions previously taken in furtherance of the purposes of this Resolution are hereby ratified. The officers of the Authority are hereby authorized to take such further actions to carry out the purposes of this Resolution.
- F. 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 Allentown Neighborhood Improvement Zone Development Authority, do hereby certify that the foregoing is a true and correct copy of the Resolution R-2025-346 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 5<sup>th</sup> day of November 2025. 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	Absent		
Dr. Ann Bieber	Absent		
Stephen Breininger	✓		
Tiffany Polek	✓		
John D. Stanley, Esq.	✓		
Pedro L. Torres, Jr.	✓		
Vacant	N/A		
Vacant	N/A		

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 5th day of November 2025.

  
Secretary