

**ANIZDA Public Improvement Committee  
MEETING MINUTES**

**April 29, 2025**

America On Wheels  
Orientation Theater, 1<sup>st</sup> Floor  
5 North Front Street, Allentown, PA

**Attendance**

Committee Attendees: Pedro Torres, Jr. (Chairperson), Jennifer Gomez, Jane Heft and Seymour Traub, Esquire.

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

Presenters: Mark Hartney, Deputy Director of Community & Economic Development, City of Allentown and Robert DiLorenzo, Director of Planning and Construction, City Center Group.

1. **Call to Order.** The meeting was called to order by Chairperson Pedro Torres at 5:02 p.m. The meeting had been dutifully advertised in advance. A quorum was met.
2. **Approval of January 15, 2025 Meeting Minutes.** A motion to approve the January 15, 2025 meeting minutes, as written, was made by S. Traub and seconded by J. Heft. The public was given the opportunity to comment. No comment was received. The minutes were unanimously approved by a vote of 4-0.
3. **Public Comment on all matters to be acted upon.** Comments were deferred until the matters were to be acted upon.
4. **Old Business.** None.
5. **New Business.**
  - a. **N. 6th & W. Linden/N. 6th & W. Turner Streetscape Improvements – City of Allentown and City Center Investment Corporation.** S. Bamford provided a brief introduction to the project. In accordance with the Process Guidelines for Public Improvement Investment adopted by the board, the City of Allentown, designated as the Public Property Owner, and City Center Investment Corp., designated as Project Sponsor, have made application for funding not to exceed \$1,800,000 to develop streetscape improvements.

Mark Hartney, Deputy Director of Community & Economic Development, City of Allentown and Robert DiLorenzo, Director of Planning and Construction, City Center Group presented the project.

M. Hartney described the poor and deteriorating existing sidewalks and curbs on the east side of North 6th Street between Linden and Turner Streets; the north side of West Linden Street from 6<sup>th</sup> Street to Law Street, including a portion of Law Street; and the south side of West Turner Street between 5<sup>th</sup> and 6<sup>th</sup> Streets. The current conditions included missing trees and/or tree grates, inadequate pedestrian lighting, poor sidewalk drainage, uneven and broken sidewalks, distressed curbs, weathered vault lids and outdated streetlights. The proposed improvements would include new street trees, sidewalks and curbs, lighting, a bike rack and trash/recycling receptacles, which would be consistent with the design of completed streetscapes within the surrounding Neighborhood Improvement Zone (NIZ). Construction is proposed to commence in March 2026, with completion expected in June 2026. M. Hartney reiterated the request is for funding not to exceed \$1,800,000.

M. Hartney noted that the former Morning Call Newspaper site is being prepared for construction of a 247-unit apartment building, which would be completed in conjunction with the proposed streetscape improvements.

S. Traub asked why the developer of the apartment building is not responsible for the cost of the proposed streetscapes. M. Hartney explained the apartment development has been modified to provide more attainable units consistent with the City's housing strategy. As a result, a subsidy is needed to help make the project work economically. S. Bamford stated construction of the apartments are not being funded through the NIZ.

A motion to recommend the N. 6th & W. Linden/N. 6th & W. Turner Streetscape Improvements project proceed to the ANIZDA Board for consideration was made by S. Traub and seconded by J. Heft. The public was given the opportunity to comment. No comment(s) were received.

The motion was then approved by a vote of 4-0.

6. **Adjournment.** The meeting was adjourned at 5:19 p.m.

Respectfully submitted,



Pedro Torres, Chairperson