

**Allentown Neighborhood Improvement Zone Development Authority
PROJECT REVIEW COMMITTEE**

MEETING MINUTES

June 18, 2025

America On Wheels
1st Floor, Orientation Theatre
5 North Front Street, Allentown, PA

Attendance:

Committee Members: Pedro Torres (Chairperson), and Seymour Traub, Esquire, attended in person. Dr. Ann Bieber attended via Zoom video conference. Tiffany Polek was absent.

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

Presenters: Josh Taykowski, Robert DiLorenzo and Jane Heft, all representing City Center Investment Corp.

Members of the Public. The media was present. No members of the public were present.

1. **Call to Order.** The Project Review Committee (“PRC”) meeting was called to order by Chairperson Pedro Torres at 11:02 a.m. The meeting had been dutifully advertised in advance.
2. **Approval of May 29, 2024 Meeting Minutes.** A motion to approve the May 29, 2024 meeting minutes, as written, was made by S. Traub 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 3-0.
3. **Public Comment on all Matters to be Acted Upon.** Members of the public were present, but comments were deferred until matters were to be acted upon.
4. **Old Business.** None.
5. **New Business.**
 - a. **One Center Square/702 Hamilton Street – City Center Group.** S. Bamford noted both projects on the agenda under New Business 5.a and 5.b had been previously approved by the ANIZDA Board. Today the developer is requesting a modification and update to both projects, along with a request to fund a portion of the costs through issuance of Tax Revenue Bonds in an amount not to exceed \$60,000,000 secured by pledged City Center NIZ revenues.

ANIZDA's design consultant, Goody Clancy, reviewed the One Center Square update and Jennifer Gomez, the City of Allentown's Director of Planning and Zoning, provided a letter.

J. Taykowski, of City Center Investment Corp., introduced the One Center Square project. He explained the original submission was approved on December 06, 2017, an updated submission was approved on December 04, 2019, the second updated submission was approved on November 01, 2023, and a third updated submission is before the committee today. He stated the plan for this building is to provide high-quality Class A office space. This 87,000 square foot submission would be similar to the approved footprint in 2023, with an additional fourth floor and seven executive parking spaces. The updated project would include five entrances/exits to the building, along Hamilton Street and 7th Street. The ground floor of the building would have a restaurant space, and either commercial or retail tenants. Parking for the tenants and their employees would be available at various nearby public parking decks/garages.

J. Heft, of City Center Investment Corp., discussed the exterior design components. The façade material palette would include white limestone, black polished granite base, glass curtain walls and champagne steel cornice, fins and awnings.

J. Taykowski provided a total cost estimate of \$35,110,303 to develop this project. \$10 million of the project cost would be funded from the proceeds of the proposed bond issue. The development schedule included planning approval in July 2025, selective demolition in July/August 2025, construction to begin in October 2025 and building occupancy is projected for January 2027.

S. Traub made a motion to recommend the One Center Square/702 Hamilton Street project advance to the ANIZDA Board for consideration, P. Torres seconded the motion. The public was given the opportunity to comment. No comment(s) were received. The motion was approved by a vote of 3-0.

b. One City Center and Two City Center – City Center Group. J. Taykowski discussed the One City Center and Two City Center projects. One City Center was originally approved on November 05, 2012 with construction completed in June 2014. Two City Center was originally approved on November 05, 2012 with construction completed in March 2014. Today the Developer is seeking a modification to the prior approvals to provide for capital improvements to select tenant spaces in One City Center and Two City Center for tenant retention, expansion, and lease extensions. \$10 million of the project cost would be funded from the proceeds of the proposed bond issue. The improvements would be to the interior of the buildings, not the exterior. The total cost estimate to complete this project is \$11,111,111.

S. Traub made a motion to recommend the One City Center and Two City Center projects advance to the ANIZDA Board for consideration, P. Torres seconded the motion. The

public was given the opportunity to comment. No comment(s) were received. The motion was approved by a vote of 3-0.

6. **Adjournment**. The meeting was adjourned at 11:37 a.m.

Respectfully Submitted,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Pedro Torres, Jr., Chairperson