

ANIZDA Board Meeting Agenda
April 8, 2026
5:00 pm
America on Wheels
5 North Front Street, Allentown, PA

1. Call to Order – Chairperson
2. Approval of February 4, 2026 meeting minutes
3. Public Comment on all matters to be acted upon
4. Old Business
5. New Business
 - A. Transfer of Preliminary Excess NIZ Revenue for 2025 to Commonwealth – Resolution R2026-355
 - B. Appointment to Allentown Arena Condominium Unit Owners Association Board - Resolution R2026-356
 - C. Downtown Allentown Alliance update – Lisa Finkelstein, Executive Director
 - D. PPL Center update – Brian Krajewski, General Manager
 - E. Fiscal Impact Report – Josh Taykowski, City Center Group
6. Executive Directors Report

Adjournment

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY

RESOLUTION NO. R-2026-355

WHEREAS the Allentown Neighborhood Improvement Zone Development Authority (the "Authority") duly adopted Resolution No. R-2016-89 on February 3, 2016 authorizing entry into an "Agreement" with the Commonwealth of Pennsylvania acting through its Department of Revenue ("DOR") and through its Office of the Budget providing for distribution of the excess funds to DOR among other things; and

WHEREAS the Agreement was executed by all parties and is effective as of January 31, 2016; and

WHEREAS the Authority by this Resolution desires to take action in accordance with the terms of said Agreement,

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

1. That the WHEREAS clauses set forth above are hereby incorporated herein.
2. That the Authority, in accordance with the terms of the Agreement with DOR, has determined that there will be excess funds for 2025 held by the Bank of New York Mellon Trust Company, N.A. ("Master Trustee") in the Surplus Fund under the Amended and Restated Master Trust Indenture, initially dated as of September 15, 2012, amended and restated as of August 1, 2021 between the Authority and Master Trustee, part of which excess funds are deemed to be Preliminary Annual Excess NIZ Revenue under the Agreement.
3. Upon issuance of the Final Accountant Allocation Report for 2025, the Authority hereby authorizes transfer from the Surplus Fund to the Excess NIZ Revenue Account of Twenty Two Million and 00/100 (\$22,000,000.00) Dollars which is in excess of the sum required to pay debt service for the year 2026 on the Master Indenture Obligations and, the deposit, if any, to the Surplus Fund required to close the amount then held in the Surplus Fund to equal the Surplus Fund Reserve Requirement.
4. Upon transfer of the excess noted above to the Excess NIZ Revenue Account, in accordance with the terms of the Agreement, the Authority hereby authorizes and directs payment of the Initial Annual Excess NIZ Revenue Payment, which is Twenty Two Million and 00/100 (\$22,000,000.00) Dollars, the excess set forth in Section 3

above, from the Excess NIZ Revenue Account in accordance with Section 5.5(f) of the Amended and Restated Master Trust Indenture, to the Commonwealth of Pennsylvania, in accordance with the terms of the Agreement.

5. The Chairperson or Vice Chairperson of the Authority is hereby authorized to execute an Officer's Certificate and Transfer Request and to deliver said Certificate to the Master Trustee with a copy to DOR.

6. 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 the date of 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-2026-355 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 8th day of April, 2026. 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 | | | |
| Dr. Ann Bieber | | | |
| Stephen Breininger | | | |
| Tiffany Polek | | | |
| John D. Stanley, Esq. | | | |
| Pedro L. Torres, Jr. | | | |
| Vacant | | | |
| Vacant | | | |

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 8th day of April 2026.

Secretary

**ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY**

**RESOLUTION NO. R-2026-356
AMENDING RESOLUTION R2019-182**

WHEREAS, the Allentown Neighborhood Improvement Zone District Authority (the "Authority"), as Owner of Units 1, 4, 5, 7 and 8 in the Allentown Arena Condominium, a Condominium, (the "Arena Condominium"), is a Member in the Allentown Arena Condominium Unit Owners Association, Inc. (the "Association"); and

WHEREAS, the Authority previously passed Resolution R2014-48, Resolution R2016-87, Resolution R2017-116, and Resolution R2019-182 designating agents to represent the Authority at the Association meetings as the Owner's designees; and

WHEREAS, the Authority desires to amend the contents of Resolution R2019-182 and restate them herein,

NOW, THEREFORE, be it resolved by the Authority as follows that:

1. The Authority hereby amends Resolution R2019-182 and by this restatement designates the following natural persons to act as Agents for the Authority to cast votes on behalf of the Authority as Unit Owner:

Steven Bamford for Unit 1;

Pedro L. Torres, Jr. for Units 4 and 5;

Seymour Traub, Esq. for Units 7 and 8;

As Authority agents they shall vote together as if one unified vote on all matters requiring Unit Owners to vote;

2. As Authority agents they shall vote to elect as Executive Directors to the Association Board the following:

Steven Bamford

Pedro L. Torres, Jr.

Seymour Traub, Esq.

with the condition that as such Association Executive Directors they shall vote together as if one unified vote representing the combined Authority Unit interests in the Association.

3. As an agent for the Authority and as an Association Executive Director, to reach a unified vote, as between them, the majority vote of them as persons shall control as the unified vote. Each agent or Association Executive Director shall be bound by the majority vote. In the absence of an agent or Association Executive Director, the agent or agents or Association Executive Director present at the Association Meeting shall exercise the vote on behalf of the Authority.

4. The Authority Secretary or Authority Executive Director shall deliver to the Association, on behalf of the Authority, a copy of this Resolution as a Certificate of Appointment designating the agents designated above.

5. In the event that any agent designated herein is unable to act or perform their duties, the Chairperson of the Authority shall designate a substitute natural person who shall be bound by the terms of this Resolution to serve until the Authority can act by Resolution to appoint another natural person as agent.

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

7. All actions previously taken in furtherance of the purposes of this Resolution are hereby ratified.

8. Resolution R2019-182 and all other 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-2026-356 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 8th day of April, 2026. Authority members present and voting were as follows:

| <u>Vote</u> | <u>Yes</u> | <u>No</u> | <u>Abstain</u> |
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| Vacant | | | |
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IN WITNESS WHEREOF, I hereunto set my hand and seal on this 8th day of April, 2026.

Secretary