

**ANIZDA Board**  
**MEETING MINUTES**  
**February 04, 2026**  
America on Wheels Museum  
5 North Front Street, Allentown, PA

**Attendance:**

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

Board Staff: Steve Bamford (Executive Director), Selma Ritter (Manager, Finance and Administration) and Paul S. Frank, Esquire (Solicitor), attended in person.

Members of the public and media were not 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 December 03, 2025, Meeting Minutes.** A motion to approve the December 03, 2025 meeting minutes, as written, was made by S. Breininger 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 6-0.
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. **Noncompliance with Conditions for Parcel Transfer in accordance with Resolution R2021-251.** S. Bamford stated this matter is on the agenda this evening for informational purposes. No new resolution is planned to be introduced this evening associated with this agenda item. S. Bamford proceeded to update the board on the conditions set forth in Resolution R2021-251 passed in September 2021. That resolution provided for the conditional approval of the transfer of 3.859 acres within Bucky Boyle Park out of the NIZ, while simultaneously transferring 3.859 acres on N. Front Street into the NIZ for a project of developer Charles Street Capital LLC to be located at Front and Wharf Streets. The following conditions of approval set forth in Resolution R2021-251, as well as in ANIZDA's Guidelines and Procedures for Transfer and Replacement of Parcels, were not met:

- Within six (6) months of the approval of Resolution R2021-251, the Applicant was to apply to the Authority for financing a Project defined therein pursuant to the Authority's Guidelines for Financing for Projects and upon approval by Authority Resolution subsequently secure the approval of Pennsylvania Department of Community and Economic Development and a waiver from Moody's Service, Inc.
- Within one (1) year of the approval of this Resolution R2021-251, the Applicant was to secure the necessary permits and complete the loan documentation, enter into a Funding Agreement with the Authority and provide an executed construction contract together with a stated start date for commencement of improvements and development of the parcels transferred into the NIZ in accordance with the Charles Street Project, approved under the Authority Resolution required above.

S. Bamford stated that neither of these conditions were satisfied. Therefore, the parcels are not in the NIZ. No action is required of the board.

A member of the public present, Jeff Fegley, asked a question and it was answered.

**b. Reappointment of Goody Clancy for design review services – Resolution R2026-354.** S. Bamford stated Good Clancy, the design and planning firm responsible for developing the City of Allentown's Downtown Development and Urban Design Plan, provides design review services to ANIZDA as needed. ANIZDA is billed on an hourly basis by Goody Clancy and then ANIZDA passes the cost onto the developers of proposed projects. If approved by this resolution, the firm would continue to be available to provide professional services to ANIZDA during 2026. Their 2026 proposal with rates is attached to the resolution. The hourly rates proposed for 2026 are the same rates as the 2025 rates.

The public was given the opportunity to comment. A member of the public present, Jeff Fegley, asked a question and it was answered.

A motion to approve Resolution R2026-354 was made by P. Torres and seconded by S. Breininger. Resolution R2026-354 was then approved by a vote of 6-0.

**c. Fourth Quarter Statement of Operational Revenue and Expenses.** The Q4 2025 financial report was prepared on a cash basis for the unrestricted operating accounts.

S. Bamford reported revenue for the year ending December 31, 2025, totaled \$1,213,399. This is \$106,540 more than budgeted for the year because ANIZDA received a fee at closing on the Series 2025 Tax Revenue Bonds issued for City Center projects which was not budgeted.

Expenses for the year ending, December 31, 2025, totaled \$628,748. This is \$389,699 less than budgeted. Eighty-Two percent (82%) of that favorable variance can be attributed to

arena condominium expenses. ANIZDA paid 12 months of condo expenses during the year while collecting 14-months of expense reimbursements from arena operator BDH Development, and 13-months from City Center Group, owner of the One City Center office building and Renaissance Hotel. The only expense line items that were materially over budget at year end were legal fees and compliance officer fees. Legal was \$35,612 over budget because ANIZDA did not receive reimbursement from developers City Center Investment Corp (CCIC) and Urban Residential Properties (URP) until after year end. Compliance Officer fees were \$9,666 over budget because ANIZDA paid the January 2026 invoice in December 2025.

The operating surplus for 2025 is \$584,651 on a cash basis.

ANIZDA's independent auditors, Barbacane Thornton & Company, have begun planning the 2025 audit. The auditors are tentatively scheduled to be in the ANIZDA office during the week of April 13<sup>th</sup>. The final audit will be presented to the Board in June 2026.

**6. Executive Director's Report.** S. Bamford reported:

a. We are now beyond the January 31, 2026 due date for Qualified Businesses within the Neighborhood Improvement Zone ("NIZ") to file their 2025 state and local NIZ reports. The Pennsylvania Department of Revenue (DOR) certification letters are expected to be posted to the DOR website in March and the Accountant's Final Allocation Report issued in April.

b. An article regarding the Da Vinci Science Center was published in The Morning Call over the weekend stating \$20 million in NIZ bonds were issued to assist in financing the project. That is not the case. In 2022, ANIZDA entered into a loan agreement with Fulton Bank in the amount of \$5.5 million for the purpose of assisting with the financing needs of the Da Vinci Science Center. ANIZDA has no liability for this loan other than the allocation of the Developer Dedicated NIZ Revenue generated from the project for paying down the loan. S. Bamford brought this to the attention of the reporter and the online version of the story had been corrected.

S. Traub requested an update on The Waterfront project. S. Bamford reported that The Waterfront recently adopted a new Master Plan. The apartment building currently under construction at 30 E. Allen Street is scheduled to be completed before the end of 2026.

A member of the public present, Jeff Fegley, asked a question about the allocation process and it was answered.

7. **Adjournment.** The meeting was adjourned at 5:27 p.m.

**Next scheduled ANIZDA Board Meeting:** Wednesday, March 04, 2026, at 5:00 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Pedro Torres, Jr.', written over a horizontal line.

Pedro Torres, Jr., Secretary