

ANIZDA Board
MEETING MINUTES
August 05, 2026

America on Wheels Museum
5 North Front Street, Allentown, PA

Attendance:

Board Members: Seymour Traub, Esquire, Paul Anthony, Carmen Dancsecs, Holly Edinger, and Pedro Torres, Jr. attended in person. Dr. Ann Bieber, Stephen Breininger, Tiffany Polek and John Stanley were absent.

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

Presenter(s): Mark Hartney, Deputy Director, Department of Community and Economic Development for the City of Allentown.

Members of the public and media were present.

1. **Call to Order.** The meeting was called to order by Chairperson Seymour Traub at 5:00 p.m. A quorum was met.

S. Traub explained that since the last Board meeting, ANIZDA's solicitor reviewed legal issues that were raised regarding new appointments to the Board and concluded that the Pennsylvania Economic Development Financing Law and the City Home Rule Charter authorize the Mayor to appoint the members of the Authority's Board, and City Council to approve such appointments, and that state law and the Home Rule Charter supersede any provisions to the contrary in ANIZDA's Bylaws.

S. Traub then welcomed new Board members Paul Anthony, Carmen Dancsecs and Holly Edinger.

2. **Approval of the June 03, 2026 and July 01, 2026 Meeting Minutes.**

A motion to approve the June 03, 2026 and July 01, 2026 meeting minutes, as written, was made by P. Torres and seconded by C. Dancsecs. 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 5-0.

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**.

S. Bamford introduced the New Business items on the Agenda. Mark Hartney, Deputy Director, Department of Community and Economic Development for the City of Allentown, was in attendance to present four (4) applications previously reviewed in public meetings of the Project Review Committee (“PRC”) and the Public Improvement Committee (“PIC”).

In accordance with ANIZDA’s Guidelines and Procedures for Transfer and Replacement of Parcels, the PRC held a public meeting on June 29, 2026 to consider:

- 1) the transfer of 0.676 acres into the NIZ to facilitate the proposed Master Improvements West Streetscape Project; and
- 2) the transfer of 0.075 acres into the NIZ to facilitate the proposed 500 block of Hamilton Streetscape Project.

In both cases, an equal amount of acreage in Bucky Boyle Park was proposed to be transferred out of the NIZ. At that meeting the PRC voted to recommend both transfer applications proceed to the ANIZDA Board for consideration.

Then, in accordance with ANIZDA’s Process Guidelines for Public Improvement Investments, the PIC held a public meeting also on June 29, 2026 to review:

- 1) The City of Allentown (the “City”) and City Center Group’s request for funding not to exceed \$5.3 million through ANIZDA’s Public Improvement Investment Program for the proposed Master Improvements West Streetscape Project; and
- 2) The City’s request for funding not to exceed \$350,000 through ANIZDA’s Public Improvement Investment Program for the proposed 500 Block of Hamilton Streetscape Project.

At that meeting the PIC voted to recommend both project applications proceed to the ANIZDA Board for consideration.

S. Bamford noted that the Public Improvement Investment Program is funded through a \$10 million line of credit secured by excess Neighborhood Improvement Zone (“NIZ”) revenue to the extent it is available. At the time of the Board meeting, the outstanding balance on the Line Of Credit (“LOC”) was approximately \$5,200. The LOC matures August 15, 2028 with a provision for a 3-year extension. There was also \$7,411,854 in cash currently available to fund public improvement projects in the Project Fund account.

S. Bamford explained that there were four (4) separate resolutions for the Board to consider after M. Hartney’s presentation and discussion. Two (2) of the resolutions authorize the proposed parcel transfers and two (2) resolutions authorize the proposed streetscape projects and funding thereof.

a. Transfer and Replacement of Parcels for Master Improvements West Streetscape – City of Allentown and City Center Group – Resolution R2026-359. M. Hartney began the presentation by summarizing previous public improvement projects funded through ANIZDA.

M. Hartney then discussed the existing conditions and proposed improvements included in the Master Improvements West Streetscape Project consisting of four (4) components: (1) Fountain Street Improvements – Hamilton Street to Court Street to include new lighting, sidewalks, an ADA-accessible ramp, a painted crosswalk, two murals (on the parking garage and 923 Hamilton Street), and wayfinding and garage signage. M. Hartney stated there will be a license agreement between the City of Allentown (the “City”) and the property owner at 923 Hamilton Street providing for the City to own and maintain the mural; (2) 8th Street Improvements – Maple Street to Union Street to include new lighting, sidewalks, street trees, two crosswalks, parking kiosks, and a gateway arch at 8th Street; (3) North 9th Street Improvements – Hamilton Street to Linden Street to include new lighting, sidewalks, street trees, crosswalks and trash cans; and (4) South 9th Street Improvements – Hamilton Street to Walnut Street to include new lighting, sidewalks, street trees, crosswalks and trash cans.

M. Hartney then discussed the proposed property transfer that would be required to facilitate the Master Improvements West Project. 0.676 acres of Bucky Boyle Park would be removed from the NIZ so that a total of 0.676 acres on Fountain Street, 8th Street, N. 9th Street, and S. 9th Street could be added to the NIZ. The precise areas to be transferred were marked on maps within the PowerPoint presentation.

The total budget for the Master Improvements West Streetscape Project is not to exceed \$5,300,000. The project is expected to be completed by July 2028.

A motion to approve Resolution R2026-359 was made by H. Edinger, and seconded by C. Dancsecs. The public was given the opportunity to comment. No comment(s) were received. Resolution R2026-359 was then approved by a vote of 5-0.

b. Transfer and Replacement of Parcels for 500 Block of Hamilton Streetscape– City of Allentown – Resolution R2026-360

M. Hartney discussed the existing conditions, proposed improvements, project budget and construction schedule of the 500 Block Hamilton Streetscape Improvements. The streetscape improvements would consist of new lighting, sidewalks and curbs, street trees with tree grates, trash and recycling receptacles, bike racks, 6-foot benches, and planters with new trees and plantings. The overall budget cost for the 500 Block of Hamilton Streetscape Project is \$669,979.06. However, the total budget request from ANIZDA is not to exceed \$350,000. M. Hartney noted the City had also secured a grant to pay the remainder of the project cost. The project is expected to be completed in January 2027.

M. Hartney then discussed the proposed property transfer. The 500 Block of Hamilton Streetscape Project would require 0.075 acres of Bucky Boyle Park to be removed from

the NIZ and 0.075 acres in the 500 block of Hamilton Street to be added to the NIZ. The precise area to be transferred was marked on a map within the PowerPoint presentation

A motion to approve Resolution R2026-360 was made by P. Torres, and seconded by H. Edinger. The public was given the opportunity to comment. No comment(s) were received. Resolution R2026-360 was then approved by a vote of 5-0.

c. Master Improvements West Streetscape Project Application – Resolution R2026-361.

This resolution approves the Master Improvements West Streetscape Project and authorizes financing thereof.

A motion to approve Resolution R2026-361 was made by H. Edinger, and seconded by P. Anthony. The public was given the opportunity to comment. No comment(s) were received. Resolution R2026-361 was then approved by a vote of 5-0.

d. 500 Block of Hamilton Streetscape Improvements Project Application – Resolution R2026-362.

This resolution approves the 500 Block of Hamilton Streetscape Improvements Project and authorizes financing thereof.

A motion to approve Resolution R2026-362 was made by P. Torres and seconded by H. Edinger. The public was given the opportunity to comment. No comment(s) were received. Resolution R2026-362 was then approved by a vote of 5-0.

6. Executive Director’s Report - S. Bamford reported:

a. Thomas Jefferson University is establishing a regional medical college campus in downtown Allentown.

The four-year regional campus of Sidney Kimmel Medical College is coming to One Center Square. The campus will include more than 54,000 square feet of newly constructed medical education space. The inaugural class of students will begin in July 2029. Medical students will complete the same curriculum offered at the Philadelphia campus including identical learning objectives, assessment standards and graduation requirements. Clinical training will be conducted at Jefferson Health – Lehigh Valley Region hospitals and outpatient locations.

One Center Square, a development of City Center Group, is located at 702 Hamilton Street. The real estate development is funded in part through a portion of the proceeds from Tax Revenue Bonds issued by ANIZDA in 2024 and 2025.

b. River House Apartments, the 201-unit project at The Waterfront consisting of studio, one, and two-bedroom apartments located at 30 E. Allen Street on the Lehigh River is celebrating a soft opening this week. Staged occupancy will begin this month. The

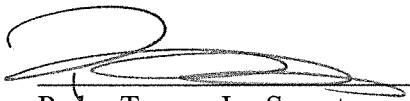
project was funded in part through approximately \$62 million in tax revenue bonds issued by ANIZDA in 2024.

c. The Downtown Allentown Alliance (DAA) has launched its new website www.downtownallentown.com. The website includes customized itineraries highlighting local retail businesses, cultural spots, sports, educational organizations, bars, restaurants, a calendar of events, and parking information. ANIZDA assisted in the development of the website by providing financial support through the allocation of marketing funds included in its operating budget.

7. **Adjournment.** The meeting was adjourned at 5:37 p.m.

Next scheduled ANIZDA Board Meeting: Wednesday, September 02, 2026, at 5:00 p.m.

Respectfully Submitted,



Pedro Torres, Jr., Secretary