

ALLENTOWN NEIGHBORHOOD IMPROVEMENT ZONE
DEVELOPMENT AUTHORITY

RESOLUTION R-2026-354

WHEREAS, the Allentown Neighborhood Improvement Zone Development Authority (the "Authority") Guidelines for Obtaining Financing for Projects ("Guidelines") sets forth that a design review report is required for each Project to come before the Authority, and

WHEREAS, the Guidelines call for the City Planning Director to review each Project, and

WHEREAS, to assist the Authority and the City in their respective reviews, the Authority has engaged a third-party consultant to do a design review,

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

1. The Authority hereby approves re-appointment of the architectural, planning and preservation firm of Goody Clancy, creators of the "Downtown Allentown Development and Urban Design Plan", to provide, on an as needed basis, a pre-application review and the design review of Projects proposed for approval by the Authority and to issue a report to the Authority under the Guidelines in accordance with the proposal provided to the Executive Director dated January 26, 2026, attached hereto, effective for calendar year 2026.

2. The cost of the review and issuance of the report shall be absorbed by the Project developer and be a cost paid from the initial deposit by the developer and if no deposit is available the cost shall be billed to and paid by the developer as a reimbursement cost under the Reimbursement Agreement or Funding Agreement for the Project.

3. The Authority hereby ratifies any action taken heretofore and authorizes any action taken hereafter on behalf of the Authority to fulfill the Authority's obligations and rights hereunder with regard to the above.

4. Each of the Chairperson or Executive Director is hereby authorized and directed to execute where deemed necessary any agreement and/or documents to complete this transaction and to take any and all such actions necessary in their opinion

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-2026-354 of the Board of Directors of the Authority passed at a duly convened meeting of said Board on the 4th day of February, 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	Absent		
Dr. Ann Bieber	✓		
Stephen Breininger	✓		
Tiffany Polek	✓		
John D. Stanley, Esq.	✓		
Pedro L. Torres, Jr.	✓		
Vacant	N/A		
Vacant	N/A		

IN WITNESS WHEREOF, I hereunto set my hand and seal on this 4th day of February, 2026.


Secretary

January 26, 2026

Steve Bamford, Executive Director
Allentown Neighborhood Improvement Zone Development Authority (ANIZDA)
5 North Front Street
Allentown, PA 18102
sbamford@allentownniz.com

Re: ANIZDA Design Review Services for 2026

Dear Steve,

Goody Clancy is pleased to submit this proposal for continued on-call design review services for Downtown Allentown and Riverfront areas. We have appreciated the opportunity to assist ANIZDA over the past ten years by providing design review services for nearly 25 major project proposals, including private development and public improvement projects. These proposals have each presented the possibility for significant and near-term changes in Allentown's Downtown and Riverfront areas, and we have aimed to ensure that these changes are overwhelmingly positive, in line with the vision and policies articulated in the Downtown Development and Urban Design Plan and other relevant plans and policies. We look forward to continuing these design review services for another year, and in doing so helping ANIZDA achieve its economic and community development goals.

This proposal is similar to previous versions we have submitted annually since 2016. We propose that our continued services will be covered by the same terms and conditions used previously, consistent with those outlined in the Design Review Agreement between Goody Clancy and ANIZDA dated October 22, 2015.

The majority of our design review services for ANIZDA have consisted of proposal review with a memorandum documenting our assessment and recommendations, completed as part of an application for board approval of NIZ funding. We also completed pre-application reviews at applicant request. A table of design reviews completed from 2016-2025 is included at the end of this proposal to demonstrate typical level of effort.

Schedule of Hourly Rates for 2026

Staff Name and Position	Staff Expertise/Role	Hourly Rate
<i>Goody Clancy staff</i>		
Ben Carlson, Principal	Task leadership, urban design review, sustainability review, urban design	\$370
Jannet Arevalo, Senior Urban Designer	Urban design, design review, illustration	\$170
<i>Expenses</i>		
Car travel		\$0.725 / mile
Other expenses		Direct cost with receipt