

Allentown Neighborhood Improvement Zone Development Authority
PROJECT REVIEW COMMITTEE
MEETING MINUTES

June 29, 2026

America On Wheels
5 North Front Street, Allentown, PA

Attendance:

Project Review 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), Selma Ritter (Manager, Finance and Administration) and Paul S. Frank (Solicitor).

Presenters: Mark Hartney (City of Allentown); and Robert Dilorenzo (City Center Group).

Members of the Public. The media and members of the public were present.

1. **Call to Order.** The Project Review Committee meeting was called to order by Chairperson Pedro Torres at 5:00 p.m. The meeting had been dutifully advertised in advance.
2. **Approval of October 22, 2025 Meeting Minutes.** A motion to approve the October 22, 2025 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.** S. Bamford provided an introduction and explanation of the meeting format. This meeting of the Project Review Committee (“PRC”) was to consider two (2) applications for parcel transfers: (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 is proposed to be transferred out of the NIZ. Members of the Public Improvement Committee (“PIC”) were also in attendance. Should the PRC recommend the parcel transfer, the PIC would immediately convene after the PRC meeting to consider the project applications for funding of both proposed streetscape projects. If recommended, both of the projects would proceed to the ANIZDA Board for consideration.

S. Bamford introduced Mark Hartney from the City of Allentown to deliver a PowerPoint presentation covering both the transfer and project applications.

a. Application for Parcel Transfer into NIZ for Master Improvements West Streetscape – City of Allentown and City Center Group. M. Hartney discussed the existing conditions and proposed improvements included in the Master Improvements West Project in 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), 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 improvements is not to exceed \$5,300,000. The project is expected to be completed by July 2028.

S. Traub made a motion to recommend the application for the Parcel Transfer into NIZ for Master Improvements West Streetscape Project advance to the ANIZDA Board for consideration. A. Bieber 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. Application for Parcel Transfer into NIZ for 500 Block of Hamilton Streetscape – City of Allentown. 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 this 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 be removed from the NIZ so that 0.075 acres in the 500 block of Hamilton Street could be added to the NIZ. The precise area to be transferred was marked on a map within the PowerPoint presentation.

A. Bieber made a motion to recommend the application for Parcel Transfer into NIZ for the 500 Block of Hamilton Streetscape – City of Allentown project advance to the ANIZDA Board for consideration. S. Traub 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 PRC meeting was adjourned at 5:26 p.m.

Respectfully Submitted,

A handwritten signature in dark ink, consisting of a large, stylized 'P' followed by a horizontal line and a small flourish.

Pedro Torres, Jr., Chairperson