

ANIZDA Project Review Committee
Meeting Minutes
August 30, 2017
America On Wheels
1st Floor Conference Room
5 North Front Street, Allentown, PA

Attendees: Gregory Dudkin, Seymour Traub, Esq., Nelson Diaz, David Mickenberg

Board Staff: Jerome B. Frank (Solicitor), Steve Bamford (Executive Director), and Michelle Reid (Executive Assistant)

Presenters: Robert Dilorenzo and Jane Heft, City Center Investment Corp.

1. Call to Order

The meeting was called to order by G. Dudkin, Chairperson, at 5:00 p.m. The meeting had been dutifully advertised in advance.

2. Approval of December 20, 2016 Meeting Minutes

A motion to approve the December 20, 2016 minutes was made, seconded and unanimously approved.

3. Use Approval Request by City Center Investment Corporation (CCIC) for 520 Hamilton Flats and Morning Call building renovation

Jane Heft and Robert Dilorenzo of CCIC presented the projects as follows:

- a. 520 Hamilton Flats is a proposed development consisting of 69 residential units with office and retail space to be built on the site of the former Crocodile Rock night club. CCIC has received approval from Allentown Planning Commission and Allentown Zoning Board. In addition, the Allentown Parking Authority has reviewed the bridge connection from the Community Deck to the development. The office space will be co-working spaces similar to Velocity for which CCIC indicates there is additional demand. The submission was reviewed by Goody Clancy. CCIC explained the two recommendations that Goody Clancy made and the changes CCIC has incorporated.
- b. The Morning Call Building renovation project includes updated mechanical, HVAC and plumbing and fit out of the building for occupancy by multiple tenants. This space allows CCIC to deliver downtown office space at a lower price point relative to new construction.

Goody Clancy reviewed the submission and made two recommendations which CCIC is incorporating.

A motion was made by S. Traub and seconded by D. Mickenberg to provide an initial confirmation of interest and recommend the projects proceed for presentation to the full board at the next ANIZDA board meeting. No public comment ensued. The committee voted unanimously to approve.

Respectfully Submitted

Gregory Dudkin