

# **ANIZDA Project Review Committee Meeting Minutes**

**December 6, 2017 at 5:00 PM**

**America On Wheels Hubcap Cafe**

**5 North Front Street, Allentown, PA**

**Attendees:** Gregory Dudkin, Nelson Diaz, David Mickenberg, Sy Traub

**Board Staff:** Paul Frank, Esq. (Solicitor), Steve Bamford (Executive Director) and Michelle Reid (Executive Assistant)

**Presenters:** Zachary Jandl, The Waterfront Development Company, JB Reilly and Jane Heft of City Center Investment Corp.

**Members of the public and press were present.**

## **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 October 17, 2017 Meeting Minutes-** S. Traub moved to approve the minutes, N. Diaz seconded, and the motion passed unanimously.

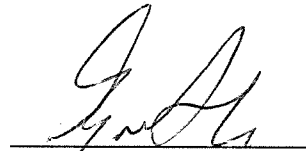
## **3. Request by The Waterfront Development Company for approval of Phase II Projects and Plan of Finance**

- a. Zachary Jandl presented Phase II of The Waterfront Development Plan for approval. Phase I was approved by the ANIZDA board previously. Phase II of The Waterfront consists of: Three (3) class A office buildings totaling approximately 340,000 square feet to include first floor restaurant and/or retail space totaling approximately 45,000 square feet located at 715, 745 and 815 Waterfront Drive; two residential apartment buildings containing a total of approximately 260 market rate units with first floor restaurant/retail of approximately 30,400 square feet to be located at 760 and 830 Waterfront Drive; one parking structure for approximately 650 vehicles located at and attached to 710 Waterfront Drive; and public area infrastructure including underground utilities, continuation of the river walk and Waterfront Drive and on-street parking. The developer requested approval of a Plan of Finance to fund both Phase I and II that includes a Main NIZ Credit Facility for a sum not to exceed \$214 million.
- b. After an opportunity for public comment, a motion to refer the request to the ANIZDA board of directors for consideration was passed unanimously.

**4. Request by City Center Investment Corp. for 702 Hamilton Tower and 900 Hamilton Master Development Plan use approvals and increased credit facility**

- a. JB Reilly and Jane Heft of City Center Investment Corporation presented 702 Hamilton Tower and the 900 Hamilton Master Development Plan for consideration. The proposed 702 Hamilton Tower consists of approximately 350,000 square feet of office space and may include one or more accessory structures totaling an additional 100,000 square feet. The project is to be located at 702 Hamilton Street with the possibility of extending to S. Hall Street.
- b. The proposed 902 Hamilton Tower development plan consists of approximately 260,000 square feet of office space, a 100 room select service hotel and a 30,000 square foot conference and expo center to be located at 902 Hamilton Street.
- c. The proposed 932 Hamilton Apartments development plan consists of a 6-story facility with approximately 95 residential apartments and approximately 4,000 square foot retail on the first floor located at 932 Hamilton Street.
- d. Public comment ensued. A motion to refer the request to the ANIZDA board of directors for consideration was made by N. Diaz, seconded by S. Traub, and passed unanimously

Respectfully submitted,



Gregory Dudkin