

ANIZDA Project Review Committee Meeting Minutes

January 16, 2020 at 5:00 PM

America On Wheels Theater/Conference Room

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: Ian Ross, Managing Principal, Somera Road Inc.

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. Executive Session for legal issues

3. Approval of October 31, 2018 Meeting Minutes- D. Mickenberg moved to approve the minutes, N. Diaz seconded, and the motion passed unanimously.

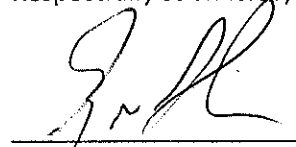
4. Grand Plaza Redevelopment—Somera Road Inc.

- a. S. Bamford introduced the request from Somera Road Inc. for NIZ financing to fund the redevelopment of the Grand Plaza, formerly known as PPL Plaza, to renovate and reposition the building for multi-tenant occupancy and prepare it for new tenancy. The Qualification Stage submission includes a term sheet from ESSA Bank & Trust for a loan of up to \$17.5 million.
- b. I. Ross presented plans to convert the 258,000 square foot office building to multi-tenant use, fit out a food hall, redesign the lobby, and improve the public plaza to include grass lawns, new trees, seating, and bike racks.
- c. G. Dudkin referred to design review comments contained in the letter from Goody Clancy and asked that the applicant address those recommendations in design development. S. Bamford indicated that Goody Clancy commented on shading, movable furniture, planting details, tree canopy, green space, programming, outdoor dining, lighting and signage features in the letter dated December 19, 2019. He said the meeting minutes would reflect the committee's desire that these recommendations be addressed in the final design and also reference the review letter provided by the City's Director of Planning.

d. After an opportunity for public comment, a motion to refer the request to the ANIZDA board of directors for consideration was made by N. Diaz, seconded by D. Mickenberg, and was unanimously approved.

5. The Meeting adjourned at 5:39 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'G. Dudkin', written over a horizontal line.

Gregory Dudkin