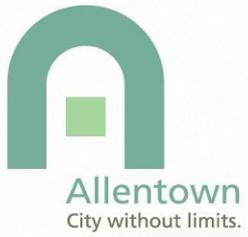


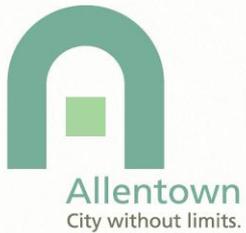
Allentown  
City without limits.

## NEIGHBORHOOD IMPROVEMENT ZONE



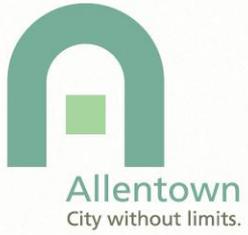
# Arena Project



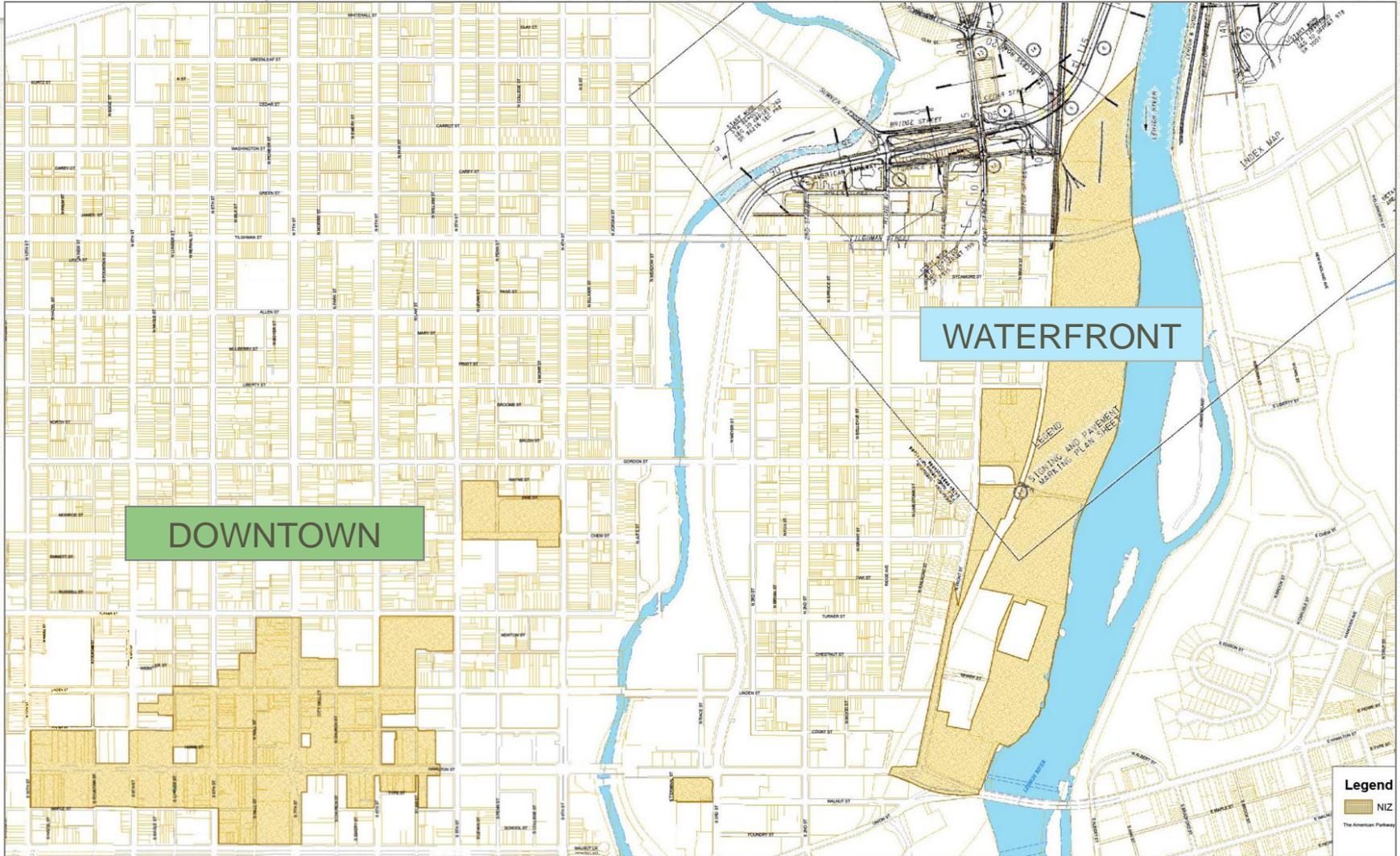


## Public Arena (the first project)

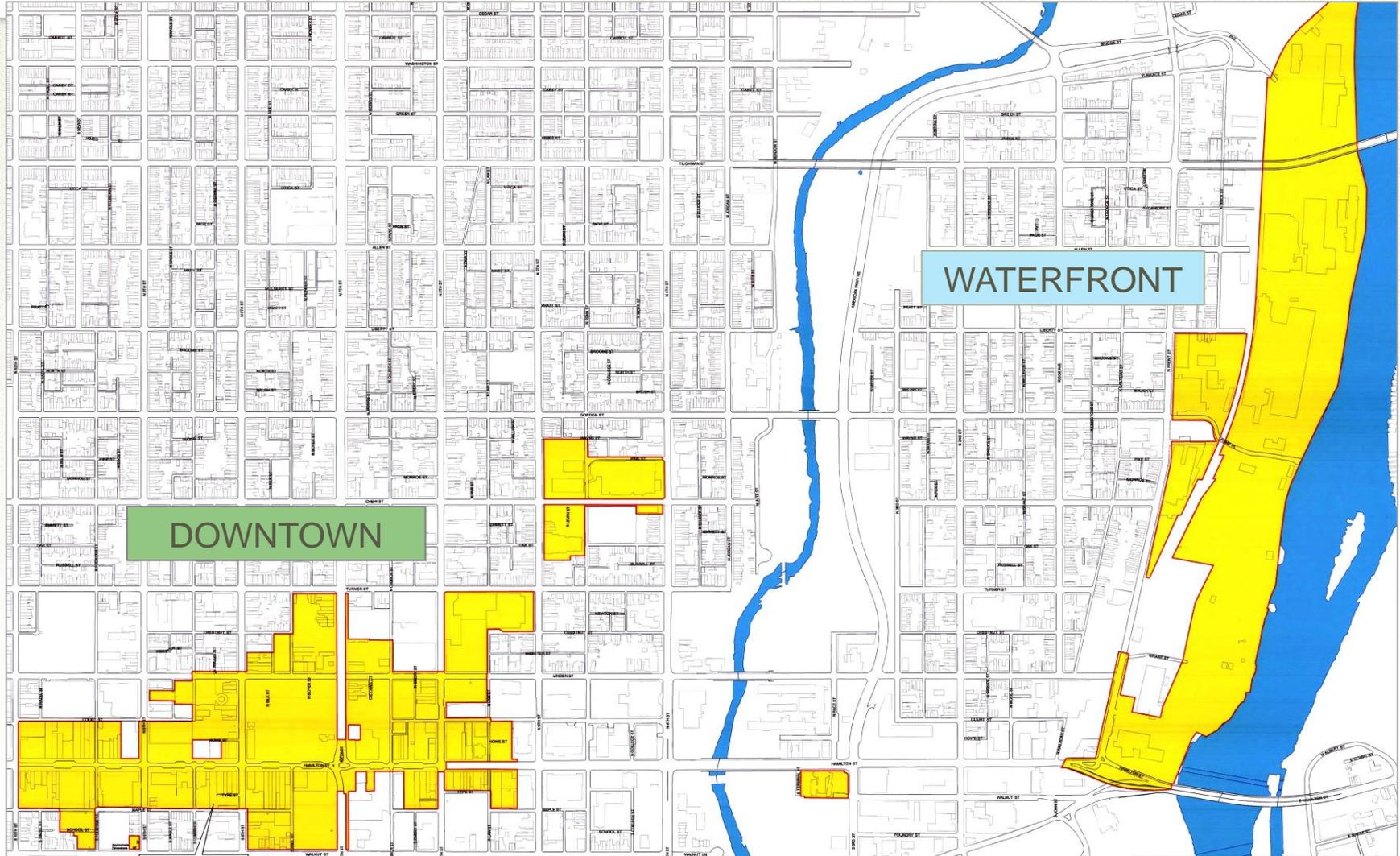
- 8,500 seat (fixed) / 10,000 (concert seating)  
Multi-Purpose Arena and Parking Facility
- Community Events Center / Mixed-Use Anchor Attraction
- The initial bonds for pre-construction costs of the arena were issued in 2011 ushering in the official state of the NIZ as of July 1, 2011.
- The NIZ will therefore not expire until 2041.
- Site prep and construction continue on schedule for a Fall 2014 opening season for the Phantoms.

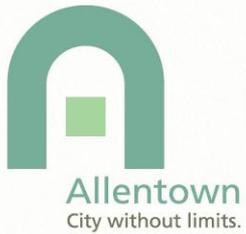


# Original NIZ Boundaries



# New NIZ Boundaries





# New Developers



ALVIN H. BUTZ, INC.

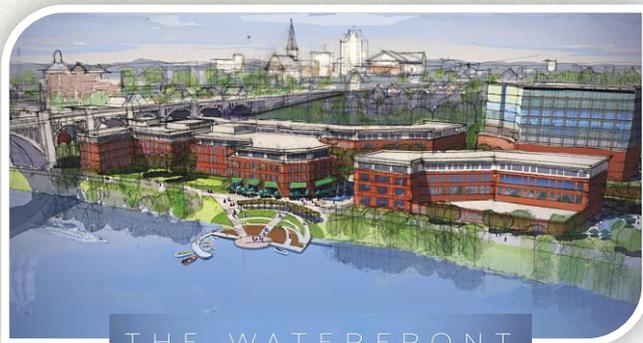


50,000 sf, 6-story Class A office expansion



**CITYCENTER**  
LEHIGH VALLEY

650,000+ sf Class A  
Office Complex,  
Residential, Retail



THE WATERFRONT

JAINDL / DUNN TWIGGAR

26-acre Mixed-use Campus  
along Northern Lehigh River



**Schoen Building  
Renovation**

CHARLES STREET  
CAPITAL

Office, Retail,  
Art Studio/Gallery

# Projects Around the NIZ

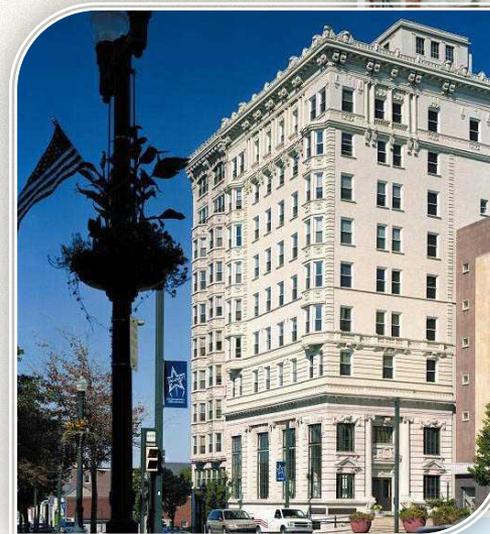
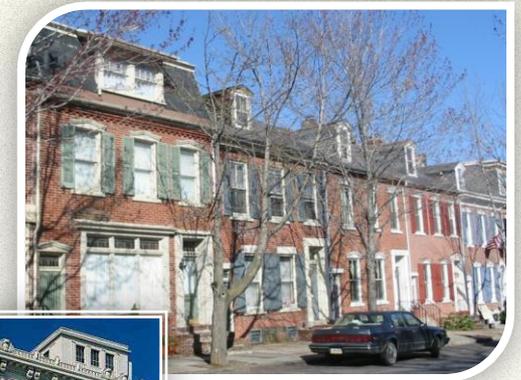
Pennrose

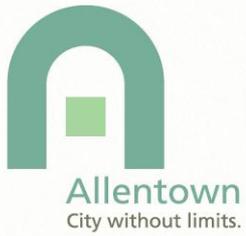
8<sup>th</sup> Street Lofts

Old Allentown Project

Livingston

Hotel Traylor





# Project Timelines

Butz Expansion

Arena

One City Center – Arena Office

Arena Hotel

Two City Center – Center Square Office

Three City Center – S. 7<sup>th</sup> St Office

City Center Residences

The Waterfront

Schoen Renovation

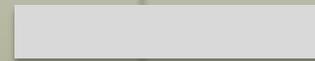
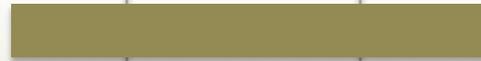
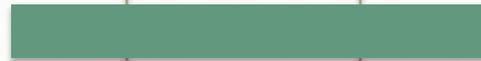
2012

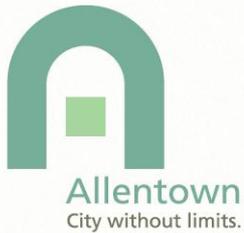
2013

2014

2015

2016





## ANIZDA

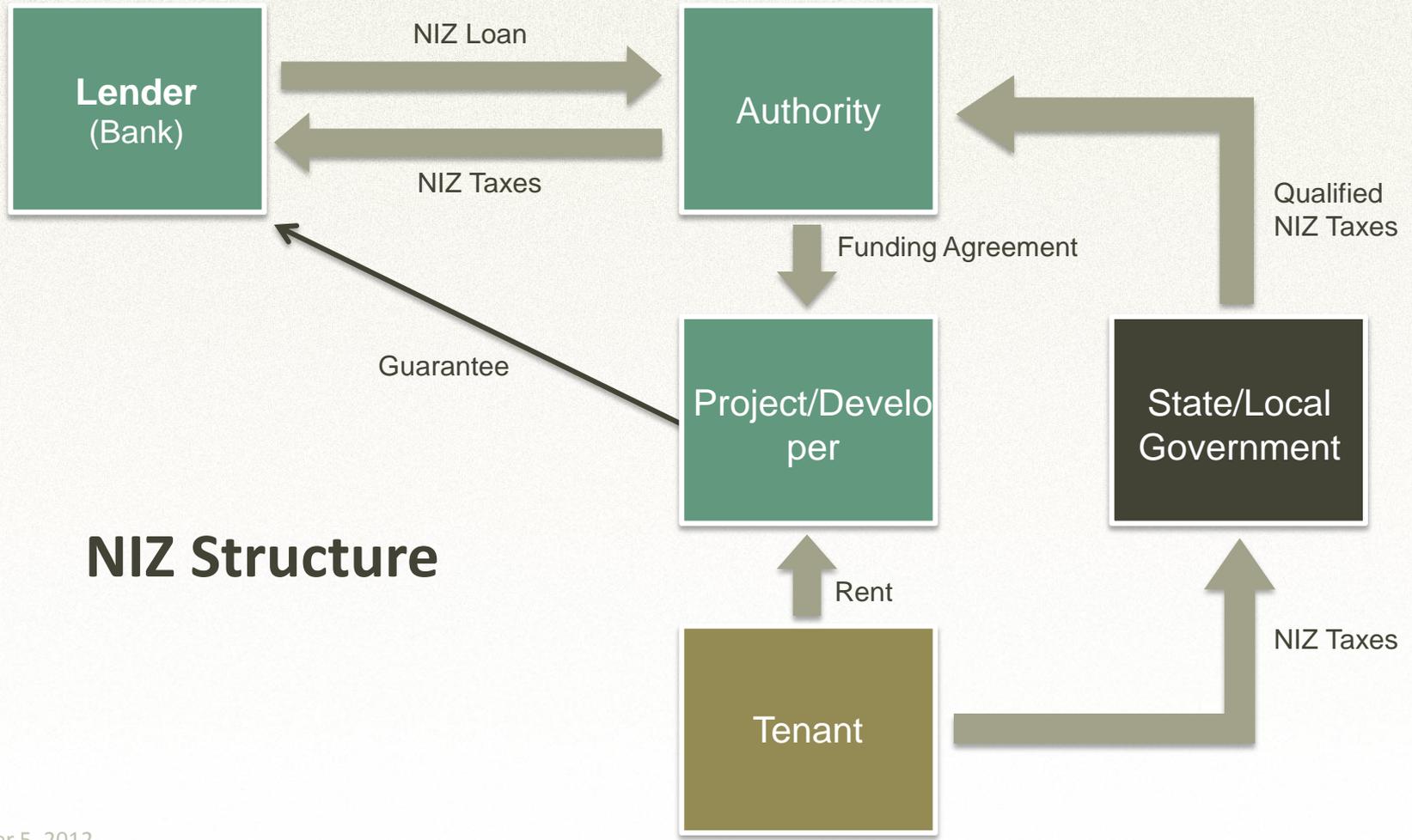
# How does the Financing work?

- A new or existing business makes an initial **determination of the future incremental increase in tax revenue** they will generate in the NIZ (i.e. New tax revenue not currently generated in the zone).
- Determine the **level of financing that can be leveraged** using this future tax revenue as collateral.
- **Apply to the NIZ Authority (ANIZDA)** for qualification of your proposed project.
- Upon project approval, **finalize terms with a financing institution** and the NIZ Authority.
- **Build your project.**
- *Once in operation, the payment of your taxes can then be used to pay down the debt on your financing.*

Financing through the NIZ provides funding for a physical or a capital project through payment of your taxes.



# ANIZDA



## NIZ Structure

## 3-Stage Approval Process

- **Qualification Stage**
  - An initial, non-binding confirmation of interest by the Authority to the Applicant
- **Application Stage**
  - A formal application for NIZ financing is prepared and submitted by the Applicant
- **Closing and Funding Stage**
  - Funds transfer from the Authority to the Applicant for qualified project costs

## Eligible Applicants

For Profit  
Non-Profit  
Individuals  
Joint Ventures

Compliance with City Zoning  
Compliance with City's Current &  
Future NIZ Development Plan  
Approved by City's Planning  
Director

## Eligible Projects

# Thank you.

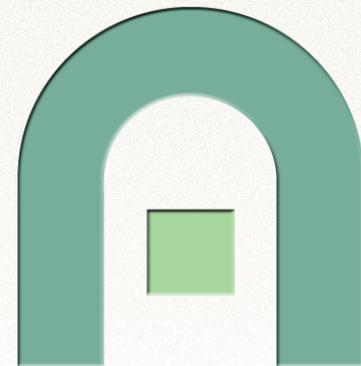
For more information contact:

Todd Collins

Business Development Manager

[todd.collins@allentownpa.gov](mailto:todd.collins@allentownpa.gov)

610.437.7534



Allentown  
City without limits.