

# Allentown

## All Inspiring

Ray O'Connell, Mayor  
City of Allentown  
435 Hamilton St, 5th Floor.  
Allentown, PA 18101-1699  
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**TO:** Michael Hanlon  
City Clerk

**FROM:** Ray O'Connell *ROC*  
Mayor

**DATE:** September 27, 2021

**SUBJECT:** Authorities, Boards, Commissions Appointments

Mayor O'Connell has approved the following appointments for City Council's consideration.

<u>Name</u>	<u>Authority/Board/Commission</u>	<u>Term to Expire</u>
Peter Kleckner, Au.D	Noise Control Hearing Board	01/01/2022
R. Scott Unger	Noise Control Hearing Board	01/02/2026

Peter Kleckner is replacing John Page. Mr. Kleckner is replacing the audiologist on this board. He is an audiologist. R. Scott Unger is replacing Elwood Elliot on this board. Mr. Unger would fill the slot of an industrial representative.

ROC/kal  
Attachments



**RECEIVED**

AUG 26 2021

**REQUEST FOR APPOINTMENT** **MAYOR'S OFFICE** **DATE** 8/26/2021

**AUTHORITY, BOARD OR COMMISSION YOU ARE REQUESTING APPOINTMENT TO:** Noise Control Hearing Board

**NAME:** R. Scott Unger

**HOME ADDRESS:** 115 S. 22<sup>nd</sup> St. Allentown. PA 18104-6400

**BUSINESS**

**ADDRESS:** 905 Harrison St. Allentown. PA 18103

**TELEPHONE NO. (RESIDENCE)** (610) 820-7031 **BUSINESS** (610) 435-8890

**EMAIL:** sunger@allentownedc.com

**PRESENTLY EMPLOYED BY:** Allentown Economic Development Corporation

**JOB**

**TITLE:** Executive Director

**EMPLOYMENT (Prior):** Spotts, Stevens and McCoy, Manager Land Development Svcs.

**EDUCATION:**

**HIGH SCHOOL GRADUATE:**   X   YES        NO  
**COLLEGE OR UNIVERSITY GRADUATE**   X   YES        NO  
**DEGREE/FIELD OF STUDY** B.S. Landscape Architecture

**CURRENT MEMBERSHIP IN ORGANIZATIONS AND OFFICES:**

See attached resume

**PAST ORGANIZATIONAL MEMBERSHIP AND OFFICES HELD:**

See attached resume

DO YOU LIVE IN THE CITY OF ALLENTOWN:  YES  NO

DO YOU HAVE A SIGNIFICANT "BUSINESS" OR "PROPERTY" INTEREST IN ALLENTOWN? PLEASE EXPLAIN:

AEDC has significant real estate holdings in the City that are primarily industrial properties in addition to our personal residence my wife and I are part owners of two other single family homes as investment properties.

ARE YOU A REGISTERED VOTER:  YES  NO

WHY ARE YOU INTERESTED IN THIS APPOINTMENT? BE SURE TO INCLUDE WHAT VALUE YOU WILL BRING TO THE BOARD:

I have lived in the City since 1998 and have continuously been involved in various efforts and groups to support the City. My professional career has been entirely devoted to real estate development, property management and land use planning.

DO YOU ANTICIPATE A CONFLICT OF INTEREST BY SERVING AS A MEMBER OF AN AUTHORITY, BOARD OR COMMISSION:  YES  NO

IF YES, EXPLAIN: Agenda items may arise that are in close proximity to either AEDC properties or one of my personal properties. If this occurs I will recuse myself from that particular agenda item.

IF YOU ARE BEING CONSIDERED FOR REAPPOINTMENT, PLEASE INDICATE HOW MANY TERMS YOU HAVE SERVED n/a AND THE YEAR YOU WERE FIRST APPOINTED n/a.

NOTE: This information will be used for making appointments to authorities, boards and commission and in the event you are appointed/reappointed, it may be used as a news release to identify you to the community.

  
Signature

August 26, 2021  
Date

Please forward this request for appointment, along with a resume to:

Mayor's Office  
City Hall  
435 Hamilton Street  
Allentown, PA 18101

## R. Scott Unger

610-462-0756

115 S. 22<sup>nd</sup> St. Allentown, PA 18104-6400

rsu74bno@gmail.com

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### CREENTIALS

West Virginia University, B.S., Landscape Architecture, 1993  
Registered Landscape Architect in Pennsylvania (LA001449L), 1997 (inactive status)  
Certified Landscape Architect in New Jersey (#0881), 2002 (inactive status)  
Certified Playground Safety Inspector, National Playground Safety Institute 1997-2010  
Leadership Lehigh Valley Class of 1999  
Provided testimony regarding urban revitalization and renewal before the Local Government/Urban Affairs & Housing; Joint Committee of the Pennsylvania State Senate, 2000  
Old Allentown Preservation Association, President 1998-2002 Board Member 1997-2004  
Alliance for Building Communities, Board Member 2001-2007 Chairman 2007, Secretary 2006  
Wildlands Conservancy, Property and Facilities Committee Member 1996-1999  
City of Allentown Zoning Hearing Board: Member 2002-Present, interim Chairman as needed  
Lehigh Valley Land Recycling Initiative: Vice Chairman 2008-2011, Chairman 2013 to present  
Panelist / Presenter: Urban Manufacturing, 2015 IEDC Conference Madison, WI

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### EMPLOYMENT HISTORY

Allentown Economic Development Corporation 905 Harrison Street Allentown, PA 18103 Executive Director	June 2008-Present
Allentown Commercial and Industrial Development Authority 905 Harrison Street Allentown, PA 18103 Executive Director	June 2008-Present
Spotts, Stevens and McCoy, Inc. 2005 City Line Road, Suite 300 Bethlehem, PA 18017 Manager, Land Development	November 1997-June 2008
RKR Hess Associates 112 N Courtland St. East Stroudsburg, PA 18301 Landscape Architect	April 1997-November 1997
Urban Research & Development Corp. 28 W Broad Street Bethlehem, PA 18018 Designer	May 1992- April 1997

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### RECENT KEY PROJECTS

Bridgeworks Enterprise Center: Directed the ongoing operation of a 45,000 SF business incubator with a focus on small and specialty start-up manufacturing companies. Advanced capital projects to improve energy efficiency including, re-lamping of the entire building (completed in 2011) and re-glazing of saw tooth roofing panels utilizing a \$500,000 grant from the Economic Development Administration and a \$500,000 grant from the State of Pennsylvania. Total project cost \$1,389,000 and was completed in 2015 resulting in an 82% reduction in natural gas use.

AEDC Plant No. 1: Developed and implemented phased improvements to a 263,000 SF multi-tenant industrial building from 2009 to 2011. The improvement projects to the building resulted in an increase in occupancy from 45% to 100% as of the third quarter 2011. The total cost of the various phases of improvements was \$496,000. The property remains fully occupied as was refinanced in 2015 resulting in an annual cost savings of \$105,000

Bridgeworks by the Creek: Completed the sale of units 300 and 400 of a new 87,500 SF industrial condominium developed by AEDC in 2007. The building was developed on brownfield site with unit 100 being sold upon completion. Successfully petitioned the City, County and School District to extend the Keystone Opportunity Zone (KOZ) benefits relative to the remaining unit 200. Unit 200 sold in 2015 resulting in a total of 130 jobs on a previously vacant brownfield.

Barber's Quarry Branch: Engaged a transportation engineering company to perform a feasibility study to re-establish freight rail service along a 1.6-mile Right-of-Way. Successfully secured a \$1.4 Million Dollar grant from the State of Pennsylvania to construct the extension and engaged a local engineering firm to develop construction drawings.

PPL Center: Acquired and consolidated 33 separate parcels into a 5.154-acre site to accommodate the development of a mixed use facility including an 8,500-seat hockey arena, seven-story office building, a 180-key hotel as well as street level retail units and restaurant/conference space. Assisted in all aspects of the project including lease negotiations with the anchor tenant, the Lehigh Valley Phantoms who are the AHL affiliate of the Philadelphia Flyers. Managed the initial \$42 Million (includes site acquisition) of the project construction prior to engagement of a construction management firm including, environmental characterization, demolition of all structures on the site, utility relocation and bulk earthwork. Total core and shell development costs of \$234 Million completed in September of 2014.

Schoen's Building: Positioned a vacant six-story building for reuse and negotiated an agreement of sale with a developer who renovated the building into a mixed use development with an anchor restaurant on the first floor with offices above. The site redevelopment was completed in 2015 with a project cost of \$12,000,000.

Neuweiler Brewery: Acquired two adjacent parcels that make up a 4.6-acre site that formerly housed a brewery. Administered an environmental remediation project, totaling \$565,000 to prepare the site for reuse using EPA revolving loan fund program through the City of Allentown. Conducted an RFP process to select a developer and sold the property in 2014 with a projected development cost: \$20,000,000.

CALO Building: Subdivided a 1.483-acre tract from a larger parcel to create a development site on a former pet food manufacturing building. Performed an environmental remediation and complete demolition to prepare the site for reuse. Successfully extended the KOZ designation of the site for an additional ten years. Total project cost: \$498,000. Negotiated an agreement of sale to a developer for reuse of the site for a mixed use industrial and tourism project with closing anticipated in Q4 2020.

Allentown Metal Works: Negotiated with a private equity firm to acquire a recently closed manufacturing facility totaling more than 300,000 square feet on 18 acres. Conducted an initial phase of publically bid environmental remediation for a total project cost of \$404,667. The work was funded in part through an EPA grant, was completed in spring of 2016 and resulted in a PA DEP Act II compliant site. Secured EPA funding in the form of a loan for an additional \$400,000 to perform lead and asbestos remediation. Worked in partnership with the City of Allentown on a reuse plan for the site. Completed selective demolition of functionally obsolete buildings and secured more than \$2.5 MM towards the renovation of the initial 50,000 square foot manufacturing building.

Former Allentown State Hospital: Subdivided and acquired a 30-acre parcel formerly part of the State Hospital. Coordinated preparation of a grant application and was awarded an EPA Targeted Brownfields Assessment to characterize and delineate existing environmental conditions on the site. Participated with LVEDC and City staff on a site reuse study performed by Michael Baker International. Final report anticipated Fall of 2020.

Montex: Acquired thirteen separate parcels formerly associated with a textile manufacturing company totaling 5.3-acres and sold the property to a developer to create a 60-unit cottage style housing development.