



Ed Pawlowski, Mayor
City of Allentown
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Allentown, PA 18101-1699
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TO: Michael Hanlon
City Clerk

FROM: Ed Pawlowski *E.P.*
Mayor

DATE: March 16, 2017

SUBJECT: Authorities, Boards, Commissions Appointments

Mayor Pawlowski has approved the following reappointment for City Council's consideration.

<u>Name</u>	<u>Authority/Board/Commission</u>	<u>Term to Expire</u>
R. Scott Unger	Zoning Hearing Board	05/06/2020

Mr. Unger is currently a member of the Zoning Hearing Board. I have attached his resume for your review.

EP/kal

Attachments

DATE March 16, 2017

NAME: R. Scott Unger

HOME ADDRESS: 412 N. 8th Street Allentown, PA 18102-2816

ADDRESS: 905 Harrison Street Allentown, PA 18103

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

EMAIL: sunger@allentowncdc.com

PRESENTLY EMPLOYED BY: Allentown Economic Development Corporation (AEDC)

TITLE: Executive Director

EMPLOYMENT (Prior): Spotts, Stevens and McCoy, Inc.

HIGH SCHOOL GRADUATE: X YES NO
COLLEGE OR UNIVERSITY GRADUATE X YES NO
DEGREE/FIELD OF STUDY _____

B.S. Landscape Architecture

see attached resume

PAST ORGANIZATIONAL MEMBERSHIP AND OFFICES
HELD: _____

see attached resume

DO YOU LIVE IN THE CITY OF ALLENTOWN: X YES NO

HAVE YOU EVER BEEN ARRESTED?

No

IF SO, WHY?

n/a

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

AEDC and ACIDA have significant real estate holdings that are primarily industrial properties.

My wife and I, with two other investors own 3 single family homes as investment properties.

ARE YOU A REGISTERED VOTER: X 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 Center City Allentown since 1998 and have an ongoing interest in helping

to support the growth and revitalization of the City. My entire professional career has been

devoted to land development and land use planning.

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

IF YES, EXPLAIN: Periodically cases before the ZHB involve projects or properties relating to
AEDC; in these instances I have recused myself and had an alternate member serve in my place

IF YOU ARE BEING CONSIDERED FOR REAPPOINTMENT, PLEASE INDICATE HOW
MANY TERMS YOU HAVE SERVED 5 AND THE YEAR YOU WERE
FIRST APPOINTED 2002.

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

3.16.17

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

412 N. 8th Street Allentown, PA 18102-2816

scott.unger@verizon.net

CREDENTIALS

West Virginia University, B.S., Landscape Architecture, 1993
Registered Landscape Architect in Pennsylvania (LA001449L), 1997
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.
Completed all required IEDC Courses to qualify to take Certified Economic Developer exam

EMPLOYMENT HISTORY

Allentown Economic Development Corporation 905 Harrison Street Allentown, PA 18103 Executive Director	June 2008-Present
Allentown Commercial and Industrial Development Authority 435 Hamilton Street Allentown, PA 18101 Executive Director	June 2008-Present
Spotts, Stevens and McCoy, Inc. 2005 City Line Road, Suite 300 Bethlehem, PA 18017 Manager, Land Development Services	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

RECENT PROJECTS

Bridgeworks Enterprise Center: Directed the ongoing operation of a 45,000 SF business incubator with 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.

Bridgeworks Industrial Center: 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 project 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 proposed to renovate the building into a mixed-use development with an anchor restaurant and retail space 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. Performed a \$533,000 clean up and environmental remediation project 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.

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. Secured a \$2,000,000 loan through the Commonwealth of PA Business in our Sites Program to support the rehabilitation of the first of three manufacturing buildings and applied to Commonwealth of Pa for RACP funding.

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.

Montex: Acquired thirteen separate parcels formerly associated with a textile manufacturing company totaling 5.3-acres and entered into an agreement of sale with a developer to create a 60-unit cottage style housing development. Closing was completed in 2016.