

Minutes of the Council of the City of Easton, Pa.

August 23, 2023

Easton, Pa
Wednesday
August 23, 2023
6:00 p.m.

City Council met in stated session at the above date and time, in Council Chambers, located on the Third Floor of City Hall, 123 S. Third Street, to consider any business that may lawfully be brought before the body.

The invocation was given by Mayor Panto, followed by the Pledge of Allegiance,

ROLL CALL

Present: Brown, Edinger, Melan, O'Connell, Ruggles, Sultana, Panto (7)

Absent: None (0)

Also participating in the meeting were Rita M. Messa, City Clerk, Luis Campos, City Administrator, Mark Lysynecky, Finance Director, Chief Carl Scalzo, Captain Brian Herncane, Captain Sal Crisafulli, David Hopkins, Director of Public Works and Joel Scheer, City Solicitor. At the beginning of the meeting there were twenty-five (25) other participants present as well as some firefighters.

APPROVAL OF AGENDA

A motion was made by Mayor Panto seconded by Dr. Ruggles to amend the agenda by removing the Public Hearing for the Transfer of Liquor License and item (g) under New Business which was a Resolution approving the Transfer of Liquor License.

The motion to amend the agenda was approved by the following vote:

Yeas: Brown, Panto, Sultana, Ruggles, O'Connell, Melan, Edinger (7)

Nays: None (0)

The amended agenda was then approved on motion of Mr. Brown seconded by Mr. O'Connell by the following vote:

Yeas: Edinger, Melan, O'Connell, Ruggles, Sultana, Panto, Brown (7)

Nays: None (0)

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ACTION ON THE MINUTES

A motion was made by Mr. O'Connell seconded by Mr. Edinger to approve the August 9, 2023 meeting minutes. The minutes were approved by the following vote.

Yeas: Melan, O'Connell, Ruggles, Sultana, Panto, Brown, Edinger (7)

Nays: None (0)

COMMENDATIONS

First Responders

At this time Mayor Panto thanked and presented Commendations to Police Officers Colin Hannis and Tyquan Nimmons, Firefighters Joseph Adamski, Scott Walters, Alex Patetta and Tim Reilly, EMT's Justin Abbott and Brian Stocker and Civilians Ginger Constantin and Andrew Brandon for their help/assistance in a medical emergency involving City Administrator Luis Campos.

Police Captain Brian Herncane also gave Unit Citations to Officers Hannis and Nimmons for their help/assistance with Mr. Campos.

Mr. Campos thanked everyone who assisted him during his medical emergency including the staff at St. Luke's Hospital – he stated that without the help of all involved he would not be here today. Mr. Campos encouraged everyone not to be afraid to seek help if they are not feeling well.

Mr. Campos also thanked everyone who reached out to him during this difficult time.

Mayor Panto also presented a Commendation to Mr. David Rose for his thirty (30) years of operating his hot dog cart in Centre Square.

Mr. Rose thanked Mayor Panto for the Commendation as well as all of his customers.

Mr. Brown also thanked Mr. Rose and commented on the two of them being lifelong friends.

PROMOTIONS IN POLICE DEPARTMENT

At this time Chief Scalzo began by thanking council and the Administration for all of their support of the Easton Police Department.

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Chief Scalzo then stated that Aaron Kinnel would be given the oath of office for being promoted to the rank of Sergeant. Chief Scalzo also spoke about Sergeant Kinnel's time and accomplishments during his career with the Easton Police Department. Mayor Panto then administered the oath of office to Sergeant Kinnel.

Chief Scalzo then stated that Kevin Krische would be given the oath of office for being promoted to the rank of Lieutenant. Chief Scalzo spoke about Lieutenant Krische's time and accomplishments throughout his career with the Easton Police Department. Mayor Panto then administered the oath of office to Lieutenant Krische.

All of Council thanked both Lieutenant Krische and Sergeant Kinnel for their work in making Easton safer. They also thanked their families and wished everyone well in their new positions.

PUBLIC HEARING

Local Economic Revitalization Tax Assistance (LERTA)

At this time, Mr. Kingsley stated that this topic was discussed at the Committee Meeting held on Tuesday, August 22, 2023, however, Mr. Kingsley again gave a brief overview of the LERTA Program and its benefits (copy attached hereto).

Mayor Panto stated that the LERTA Program is a tool to use that allows property owners to fix their properties while still paying the base amount of taxes with increases over a 10-year period.

Mr. Art Ravitz asked about the taxes for the first year of the new development known as the Confluence. Mayor Panto answered Mr. Ravitz's question.

There was a brief discussion regarding this matter, however, there were no further comments from the public on this matter and the public hearing was then closed.

PRESENTATION

Update Pollutant Reduction Plan - MS4 Program

Mr. Hopkins gave Council an update on the Pollutant Reduction Plan (MS4 Program) (copy attached hereto).

Mr. Hopkins stated that the City's MS4 Permit started in 2019 and will end in 2024. His presentation showed the current listing of Best Management Practices (BMP's). Mr. Hopkins also stated that while the City is ahead of the time allotted – we may not be completed by 2024.

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Dr. Ruggles noted that the City's Street Sweeping Program is considered BMP.

Mr. Art Ravitz, 144 Church Street asked what the cost is for BMP units. Mr. Hopkins stated that the BMP's that are located in Centre Square are about \$200,000.

A brief discussion on this matter continued.

Mr. Hopkins stated that trash/recycling collections were sent out for bids, however, at this time, hauling of the same has not been sent for bid yet.

Mr. Hopkins stated that the City should expect "sticker shock" regarding the costs for these services.

There was a lengthy discussion on this matter with Mr. Hopkins advising Council that he will keep them updated on this matter.

PUBLIC COMMENT – AGENDA ITEMS ONLY

There was no public comment at this time.

CONSENT AGENDA

The following items on the Consent Agenda were approved on motion of Mr. O'Connell seconded by Mrs. Sultana by the following vote:

Resolution 110-2023 – Resolution approving a COA for 10-12 Centre Square

Resolution 111-2023 – Resolution approving a COA for 32 S. 6th Street

Resolution 112-2023 – Resolution approving a COA for 518 Ferry Street

Resolution 113-2023 – Resolution approving a COA for 50-54 S. 2nd Street

Resolution 114-2023 – Resolution approving a COA for 428-30 Northampton Street

Resolution 115-2023 – Resolution approving a COA for 54-45 N. Sitgreaves Street

Resolution 116-2023 – Resolution authorizing application for Penna. Monroe County Local Share Grant (\$325,000)

Resolution 117-2023 – Resolution auth. application for DCED Public Safety Grant Program Grant (\$20,000)

Resolution 118-2023 – Resolution authorizing application for Penna. Dept. of Agriculture Urban Infrastructure Grant (\$50,000)

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Yeas: Brown, Edinger, Melan, O'Connell, Ruggles, Sultana, Panto (7)

Nays: None (0)

REPORTS RECEIVED BY COUNCIL

No reports were received by Council

REPORTS OF COMMITTEES

Mr. Brown, Chairperson of the Finance Committee spoke about the Legislation that he would have later in the meeting.

Mr. Brown also stated that a Press Conference was held earlier in the day regarding the Nesquehoning Street Cemetery (Pocket Park). Mr. Brown stated that a website is up and running now for anyone who is interested.

Mr. O'Connell, Chairperson of the Economic Development Committee stated the LERTA Program was also discussed at the Committee Meeting.

Mrs. Sultana, Chairperson of the Planning and Code Committee had no report.

Dr. Ruggles, Chairperson of the Public Safety Committee stated that the last of the monies collected was distributed to the victims of the Ferry Street fire.

Dr. Ruggles also stated that Rev. Susan Ruggles will be holding her final service at St. John's Lutheran Church at 4th & Ferry Street, at 9:30 a.m. on Sunday, August 27th if anyone is interested in attending.

Mr. Edinger, Chairperson of the Public Works Committee had no report.

Mr. Melan, Chairperson of the Administration Committee had no report.

Mr. Scheer, City Solicitor stated that Council met in Executive Session prior to tonight's meeting to discuss personnel matters.

Mayor Panto stated that the Police have done a very good job with the visitors who have been picnicking on the Karl Stirner Arts Trail.

Mayor Panto stated that the City's is not limiting the trail to just residents, however, picnics, speakers, coolers, etc. are not allowed. Mayor Panto stated that some people are placing all of these items in dark garbage bags to get them on the trail.

Mayor Panto also stated that City also does not want to close the trail but there is a liability for the City when people are jumping off of the bridge into the creek.

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Mayor Panto stated that the most recent Cruise Night was very successful and that a new traffic pattern was implemented in order not to hurt local businesses.

Mayor Panto stated that this coming weekend will be very busy with Veg Fest and Clam Jam.

Mayor Panto stated that Senior Fest had a very nice turnout and music was played by Lucky-7.

Mayor Panto also stated that a lot of information about parking will be coming in the next couple of months.

Mayor Panto stated that as of now he is not sure of what the 2024 budget will be but noted that parking at the meters is cheaper than parking in the garages. Parking issues will be part of the budget presentation.

Mayor Panto also commented on a fence that was put up without an Encroachment Agreement. He stated that the City has been aware of this matter for about two (2) months but was trying to minimize the impact of all the businesses around it. He stated that an Encroachment Agreement is needed.

Mayor Panto stated that the City had its first fatality, in several years, due to a fire.

Mayor Panto stated that Representatives from PMRS were at City Hall last week which allowed all employees who are in this pension plan to learn about their pension plan.

Mayor Panto stated that the Pennsylvania Municipal League will be holding a Municipal Leadership Summit in Bethlehem from October 5 – 7.

Mayor Panto stated that the 2024 Budget Presentation will be held on Monday, October 2nd at 12:00 noon in Council Chambers.

Mayor Panto also stated that he has received a very nice letter from Ms. AnnMarie Panella regarding the Boys and Girls Club of Easton.

There was a brief discussion on the matter of the Boys and Girls Club/Housing Authority with Mayor Panto stating that the elevator at the Walter House is still not working.

Mayor Panto also advised Council that Valor Insurance is vacating their offices from the City Hall Building at the end of September.

Mr. Campos, City Administrator stated that the budget is being worked on and will be presented to the Mayor when complete.

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Mr. Campos also stated that the City of Easton is offering CPR training as well as AED training to any City employee who wants it without any cost to the employee. He advised anyone who is interested to contact the Human Resource Office.

CORRESPONDENCE

There was no correspondence received by Council.

UNFINISHED BUSINESS

There was no unfinished business at this time.

NEW BUSINESS

Bill No. 25 – An Ordinance amending Sections in Chapter 285 – Fees of the Code of the City of Easton was introduced by Mr. Melan and ordered processed for adoption.

Bill No. 26 – An Ordinance approving appointment of Solicitor, Interest Assessment and Attorney Fees and Collection Fees added to the amount collected as part of Unpaid Real Estate Taxes and Municipal Claims for Delinquent Accounts was introduced by Mr. Melan and ordered processed for adoption.

Bill No. 27 – An Ordinance amending the 2023 General Fund Budget was introduced by Mr. Brown and ordered processed for adoption.

Bil No. 28 – An Ordinance amending the 2023 Workers' Compensation Fund Budget was introduced by Mr. Brown and ordered processed for adoption.

The next item on the agenda was a Resolution approving an agreement with Lafayette College

The following Resolution was introduced by Mr. Edinger

119-2023

The above Resolution was approved on motion of Mr. Edinger seconded by Mr. O'Connell by the following vote:

Yeas: Melan, O'Connell, Ruggles, Sultana, Panto, Brown, Edinger (7)

Nays: None (0)

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The next item on the agenda was a Resolution authorizing the Director of Public Works to sign the PennDOT Reimbursement Agreement No. R23050008 and all the associated documents associated with the Phase III TASA Grant.

The following Resolution was introduced by Mr. Edinger

120-2023

The above Resolution was approved on motion of Mr. Edinger seconded by Dr. Ruggles by the following vote:

Yeas: O'Connell, Ruggles, Sultana, Panto, Brown, Edinger, Melan (7)

Nays: None (0)

The next item on the agenda was a Resolution approving the proposed additions of certain properties to the already existing LERTA District (copy attached hereto).

The following Resolution was introduced by Mr. O'Connell

121-2023

The above Resolution was approved on motion of Mr. O'Connell seconded by Dr. Ruggles by the following vote:

Yeas: Sultana, Panto, Brown, Edinger, Melan, O'Connell, Ruggles (7)

Nays: None (0)

The next item on the agenda was a Resolution approving an Agreement with Portnoff Law Associates.

The following Resolution was introduced by Mr. Melan

122-2023

The above Resolution was approved on motion of Mr. Melan seconded by Mr. Brown by the following vote:

Yeas: Panto, Brown, Edinger, Melan, O'Connell, Ruggles, Sultana (7)

Nays: None (0)

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The next item on the agenda was a Resolution approving an amended agreement with Williams Township regarding the MS4 Program.

The following Resolution was introduced by Mr. Edinger

123-2023

The above Resolution was approved on motion of Mr. Edinger seconded by Mr. O'Connell by the following vote:

Yeas: Brown, Edinger, Melan, O'Connell, Ruggles, Sultana, Panto (7)

Nays: None (0)

The next item on the agenda was a Resolution approving an Agreement with Keycodes Inspection Agency.

The following Resolution was introduced by Mrs. Sultana

124-2023

The above Resolution was approved on motion of Mrs. Sultana seconded by Mr. O'Connell by the following vote:

Yeas: Edinger, Melan, O'Connell, Ruggles, Sultana, Panto, Brown (7)

Nays: None (0)

PUBLIC COMMENT

On any item)

Mr. Art Ravitz, 144 Church Street asked what was going on with the Bushkill Creek.

Dr. Ruggles addressed Mr. Ravitz's questions stating that there are some problems near the quarry's and that there are many sinkholes.

There was a brief discussion on this topic.

Mr. Russell Sutton, 2123 Saucon Ave., Bethlehem advised Council of his background and stating that he is a member of the Citizens for Responsible Development. He spoke about the potential expansion of the Bethlehem Landfill. He stated that expanding the landfill will be an

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Environmental Disaster and members of this “group” are trying to prevent this project from going any further. He stated that there are already 3000 trucks a month going to this landfill. Everyone is entitled to clean air, water and land.

Mr. Sutton asked for the City’s support in saving the mountain. He also stated that the City has a gem with Hugh Moore Park and that the City needs to do everything they can to protect it.

Ms. Victoria Ophtho-Cordaro, 1682 Woodfield Dr., Bethlehem, who is also a member of the Citizens for Responsible Development wanted to thank everyone for being a participant in their coalition.

Ms. Ophtho-Cordaro stated that Saucon Valley Township is introducing a new ordinance, in spite of overwhelming opposition, to make the sight of expansion a permitted right – not a special exception. If this is done, it will remove everyone’s right to participate.

Ms. Ophtho-Cordaro invited everyone to a hearing that is scheduled for Wednesday, August 30, 2023 at 9:00 a.m. at Se-Wy-Co, 3621 Old Philadelphia Pike, Bethlehem, PA

There was some discussion on this topic.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:29 p.m. on motion of Dr. Ruggles and Mr. Edinger by the following vote:

Yeas: O’Connell, Ruggles, Sultana, Panto, Brown Edinger, Melan (7)

Nays: None (0)



Rita M. Messa
City Clerk

CITY COUNCIL
AGENDA

Stated Session
Wednesday
August 23, 2023
6:00 p.m.

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. APPROVAL OF AGENDA
6. ACTION ON MINUTES – Approving minutes of August 9, 2023 meeting
7. COMMENDATIONS – First Responders
8. PROMOTIONS FOR POLICE DEPARTMENT
 - Kevin Krische promoted to Lieutenant
 - Aaron Kinnel promoted to Sergeant
9. PUBLIC HEARING – Transfer of Liquor License
10. PUBLIC HEARING – Local Economic Revitalization Tax Assistance (LERTA)
11. PRESENTATION – Pollutant Reduction Plan (MS4 Program)
12. PUBLIC COMMENT – Agenda Items Only
13. CONSENT AGENDA
 - (a) Resolution approving a COA for 10-12 Centre Square
 - (b) Resolution approving a COA for 32 S. 6th Street
 - (c) Resolution approving a COA for 518 Ferry Street
 - (d) Resolution approving a COA for 50-54 S. 2nd Street
 - (e) Resolution approving a COA for 428-30 Northampton Street
 - (f) Resolution approving a COA for 43-45 N. Sitgreaves Street
 - (g) Resolution authorizing application for Penna. Monroe County Local Share Grant (\$325,000)
 - (h) Resolution authorizing application for DCED Public Safety Grant Program (\$20,000)
 - (i) Resolution authorizing application for Pennsylvania Dept. of Agriculture Urban Infrastructure Grant (\$50,000)

14. REPORTS RECEIVED BY COUNCIL

15. REPORTS OF COMMITTEES

- | | | |
|-----|------------------------------|--------------------------|
| (a) | Finance | (Kenneth Brown) |
| (b) | Economic Development | (David O'Connell) |
| (c) | Planning and Code | (Taiba Sultana) |
| (d) | Public Safety | (Roger Ruggles) |
| (e) | Public Works | (James Edinger) |
| (f) | Administration | (Peter Melan) |
| (g) | Report of City Solicitor | (Attorney Joel Scheer) |
| (h) | Report of Mayor | (Salvatore J. Panto Jr.) |
| (i) | Report of City Administrator | (Luis Campos) |

16. CORRESPONDENCE

17. UNFINISHED BUSINESS

18. NEW BUSINESS

- (a) Bill No. 26 – Amending Sections in Chapter 285 – Fees of the Code of the City of Easton
- (b) Bill No. 27 – An Ordinance approving appointment of Solicitor for collection of Unpaid Real Estate Taxes and Municipal Claims for Delinquent Accounts
- (c) Bill No. 28 – Amending the 2023 General Fund Budget
- (d) Bill No. 29 – Amending the 2023 Workers' Compensation Fund Budget
- (e) Resolution approving an Agreement with Lafayette College
- (f) Resolution authorizing signature for documents for PennDOT Reimbursement Agreement for TASA Grant monies
- (g) Resolution approving a Transfer of Liquor License
- (h) Resolution approving properties for LERTA
- (i) Resolution approving Agreement with Portnoff
- (j) Resolution approving Agreement with Williams Township
- (k) Resolution approving Agreement with Keycodes Inspection Agency

19. PUBLIC COMMENT – On Any Matter

20. ADJOURNMENT



CITY OF EASTON

PENNSYLVANIA

City Clerk's Office

August 18, 2023

COUNCIL MEETING NOTICE

A meeting of City Council has been scheduled for Wednesday, August 23, 2023 beginning at 6:00 p.m. for the transaction of Regular Business.

The meeting will be held in Council Chambers located on the 3rd floor of City Hall, 123 S. 3rd Street, Easton, Pa.

All meetings of City Council are open to the Public and are accessible to persons with disabilities.

The City of Easton Council Meeting will also be live streamed starting at 6:00 p.m.

Live Stream video: <http://bit.ly/EastonLiveStream>

MASKS ARE OPTIONAL

Rita M. Messa
City Clerk



City of Easton LERTA Amendment: Addition of 9 Properties

*Presented on 8/22/2023
John Kingsley, Director
Department of Community &
Economic Development*



Easton LERTA Overview

➤ Program Overview:

- 10-Year, sliding scale (introduced 10% / year), tax abatement on property tax increases resulting from substantial rehabilitation / redevelopment.

➤ Program Background:

- Easton's LERTA District was established in 2012 by City Council Resolution #66-2012. This is the second time the city designated a LERTA program. The prior program was established in the 1970s.
- The Easton Area School District Board and Northampton County Council passed similar ordinances allowing for the reestablishment of the LERTA program in Easton.
- The program was reauthorized in 2018 to allow it to continue through 2027.
- There are currently 82 properties in the program, most recent additions approved by City Council in May 2021.

The City is seeking to add nine (9) additional properties:

- Two (2) properties in the Southeast Quadrant of Centre Square:
 - 1-6 Centre Square - To support redevelopment leading to the Great Square Hotel; and,
 - 8 Centre Square - To support redevelopment leading to restaurant and residential end uses.
- 508 West Canal Street - To support a new affordable housing community developed by PIHRL (developer of the Mill at Easton) in partnership with Greater Shiloh Church (GSH).
- Philips & Charles Streets (4 properties) – To support in-fill affordable housing to be developed by GSH.
- 653 & 671 Bushkill Street – To support redevelopment for maker / incubator space.

LERTA Property Additions – 1-6 Centre Square



1-6 Centre Square (.18 Acres) – District: DD

Perhaps the highest profile property in the Southeast Quadrant of Centre Square, this building is proposed to be redeveloped for a new 7-story, 41 key hotel and conference facility. The property will also host two restaurants. The City has been trying to attract an additional full-service hotel in the downtown to support growing demand. This property is well-suited to this use. Total project cost is projected to be approximately \$25 million and the investment is expected to create 30 FTE jobs. Current Assessment = \$200,000.

LERTA Property Additions – 1-6 Centre Square

1-6 Centre Square (.18 Acres) – District: DD - Continued

☐ 7-Story Hotel, Restaurants and Amenities (Total Gross SF = 50,741):

- **Basement** (7,417 SF) – Utilities, Storage & Meeting Room
- **1st Floor** (7,459 SF) – Hotel Entrance, 2 Restaurants, Delivery Area
- **2nd Floor** (6,711 SF) – Commercial Kitchen, Meeting Room, Banquet Hall
- **3rd Floor** (4,986 SF) – 3 Guest Rooms, Pre-function Space, Terrace
- **4th – 6th Floors** (6,000 SF to 6,400 SF) – 10 Guest Rooms / Floor
- **7th Floor** (5,390 SF) – 8 Guest Rooms

☐ Project Schedule:

- Design & Approvals: **January 2024**
- Demolition / Dismantling: **April 2024**
- Construction Timeline: **May 2024 – December 2025**
- Structural and architectural plans are complete
- Approvals Previously Granted: Zoning Variance, Planning, HDC, Land Development

LERTA Property Additions – 8 Centre Square



8 Centre Square (.067 Acres) – District: DD

Located in the heart of the City's central business district, this building is in need of renovation to allow it to be redeveloped for restaurant uses on the ground floor and rooftop. This property has been vacant for more than 5 years and was acquired by Feiner Investments in June of 2021. The developer's proposed use would be complementary to the southeast quadrant. Total project cost is projected to be approximately \$3.4 Million. Current assessment of the property is \$98,100.

LERTA Property Additions – 8 Centre Square

8 Centre Square (.067 Acres) – District: DD - Continued

❑ 5-Story, Mixed-use Development (Total Rentable Space = 11,338 SF):

- Seven (7) **apartments** totaling 7,680 SF
- Two (2) **commercial spaces**, 2,408 SF on the ground floor and 1,250 SF on the 5th floor, totaling 3,658 SF
- The rooftop commercial space will be accessible via an elevator and will feature two outdoor decks, one overlooking Centre Square and the other overlooking the confluence of the Lehigh and Delaware Rivers
- Restaurant uses are anticipated to create 15 new jobs

❑ Project Status:

- Building's interior has been demolished - façade will be preserved
- Structural and architectural plans are complete
- COA from HDC – December 2022
- Project construction timeline – **can be completed in 14 months**
- Due to increases in construction and borrowing costs, LERTA designation is needed to allow the project to proceed

LERTA Property Additions – 508 West Canal Street



508 West Canal Street (1.08 Acres) – District: Southside

The site of the former Paradise Club was acquired by Greater Shiloh Church in August of 2021. They have since partnered with PIHRL, the developer of the Mill at Easton, to develop a sister project (to the Mill) known as **Shiloh Commons**. This \$18,000,000 project is expected to bring an additional 48 units of affordable housing. Current Assessment is \$76,500.

LERTA Property Additions – 508 West Canal Street

508 West Canal Street (1.08 Acres) – District: Southside - Continued

☐ Two (2) 3-Story, Residential Buildings w/ Amenities (Total Space = 50,937 SF):

- Eleven (11) **one-bedroom apartments** averaging 836 SF
- Twenty-three (23) **two-bedroom apartments** averaging 1,033 SF
- Eleven (11) **three-bedroom apartments** averaging 1,368 SF
- Each unit will include a private balcony or patio, a pantry, EnergyStar appliances and in-unit washer and dryer
- Amenity space will include a community room, children's playroom and management/maintenance offices
- Eligible tenants will need to be between 20% and 80% of area median income

☐ Project Status:

- The project is compliant with zoning
- Building plans are expected to be submitted next year, following receipt of LIHTC allocation
- Project construction timeline is **approximately 18 months**; construction is expected to begin in 2025
- The site being included in the City's LERTA program will not only reduce ongoing operating cost and help to ensure affordability, the receipt of this designation demonstrates City support for the project. This in turn enhances PIHRL's application for a Low Income Housing Tax Credit award. The award of these tax credits is critical to the financing of the project.

LERTA Property Additions – Philips & Charles Streets



130 – 134 Philips Street & Charles/Philips Street – District: Southside

These properties are in the process of being acquired by Greater Shiloh Church. The properties are being assembled to allow for 8 new owner-occupied affordable housing units. The County intends to provide \$100,000 in HOME funding to support Shiloh as a CHODO to undertake the project. Current Assessment for all 4 properties totals \$81,300. Total project cost is expected to approach \$2,500,000.

LERTA Property Additions – Philips & Charles Streets

130 – 134 Philips Street & Charles/Philips Street – District: Southside – Continued

Eight (8) 2-Story, Semi-attached Homes

- Each Home will be ~ 1,500 SF
 - Will contain **3 bedrooms** and 1.5 or 2 bathrooms
- Eligible tenants will need to be of low-to-moderate income - ~ 80% AMI

Project Status:

- Properties are under agreement with owners and will require subdivision
- The project is compliant with zoning
- Paper street (Charles Street) would need to be allocated to allow for more than 8 units
- Project construction timeline is **approximately 8 – 10 months**; construction is expected to begin in 2024
- The site being included in the City's LERTA program will reduce ongoing costs of ownership and help to ensure affordability

LERTA Property Additions – 653-671 Bushkill Street



653-671 Bushkill Street (.54 Acres) – District: West Ward

These properties are proposed to be redeveloped to provide office and manufacturing / industrial space for microenterprises. Designated as the Easton Innovates Center, the property owners are seeking to provide an incubator/accelerator environment for small manufacturers providing streamlined access to state-of-the-art manufacturing and engineering technology. The first of its kind in Easton, this \$1,500,000 project is expected to bring an additional 22,000+ SF of industrial and supportive space to the City. The available space will be paired with in-house technical support and cutting-edge equipment to allow the business tenants to develop & grow. Current Assessment = \$115,000.

LERTA Property Additions – 653 & 671 Bushkill Street

Project Layout:

- **2nd Floor Office and Conference** – 5,000 SF
- **Ground Floor: Creator Space** – 17,000 SF
 - 3-D Printing
 - Metal and Model shop
 - Laser Cutting
 - Warehouse
 - Truck Loading Docks
- **Dedicated Parking Lot for up to 20 Cars**

Project Timeline:

- Permits and Approvals: Spring 2024**
- Construction Commencement: Summer/Fall 2024**
- Construction Completion: Spring/Summer 2025**
- Occupancy: Fall 2025**

LERTA Property Additions – Tax Impact

Property	Private Investment	Projected Assessed	Millage	Current City Tax	Post LERTA	Multiple
1-6 Centre Square	\$ 25,000,000.00	\$ 3,071,448.86	0.02495	\$ 4,990.00	\$ 76,632.65	15.36
8 Centre Square	\$ 3,400,000.00	\$ 417,717.05	0.02495	\$ 2,447.60	\$ 10,422.04	4.26
508 W. Canal Street	\$ 18,000,000.00	\$ 1,700,000.00	0.02495	\$ 1,908.68	\$ 42,415.00	22.22
Philips Street	\$ 2,500,000.00	\$ 241,527.78	0.02495	\$ 2,028.44	\$ 6,026.12	2.97
653 - 671 Bushkill	\$ 1,500,000.00	\$ 184,286.93	0.02495	\$ 2,869.25	\$ 4,597.96	1.60
Total	\$ 50,400,000.00	\$ 5,614,980.62	0.02495	\$ 14,243.96	\$ 140,093.77	9.84

LERTA Property Additions – Tax Impact

Incremental / Base Taxes



Next Steps

☐ Easton Area School District

- Meet with Superintendent/Administrative Team to review proposal: **Early September**
- Present proposed additions to Board: **September or October**

☐ Northampton County

- Meet with County Executive/Team to review proposal: **September**
- Present proposed changes to Economic Development Subcommittee of County Council: **October/November**
- County Council Consideration of Ordinance Addressing Revisions: **November**



EST. 1752

EASTON

PENNSYLVANIA



Independent at Heart.

NUMBER	TAX PARCEL	LOCATION	OWNERS_NAM
RECOMMENDED LERTA ADDITIONS			
83	L9SE2B 5 1 0310	1-6 CENTRE SQ	TWO SQUARE PROPERTIES LLC
84	L9SE2B 5 3 0310	8 CENTRE SQ	FEINER INVESTMENTS LLC
85	L9SE4B 8 3 0310E	508 WEST CANAL ST	SHILOH BAPTIST CHURCH OF EASTON PA
86	M9NE2B 16 9 0310	130 PHILIPS ST	JONES ALFRED DEAN & BETTY J
87	M9NE2B 16 8 0310	132 PHILIPS ST	JONES ALFRED DEAN & BETTY J
88	M9NE2B 16 7 0310	134 PHILIPS ST	HOUSTON WILLIAM & ELIZABETH
89	M9NE2B 17 3 0310	CHARLES ST	HOUSTON WILLIAM D & ELIZ
90	L9NE4C 11 2 0310	653 BUSHKILL ST	BLACK CANYON LLC
91	L9NE4C 11 3 0310	671 BUSHKILL ST	BLACK CANYON LLC
PREVIOUSLY APPROVED LERTA PROPERTIES			
1	M9NE2B 10 2	E GRANT ST	THOMPSON DALE E
2	M10 2 10	301 GRANT ST	WITTE HOMES INC
3	L9SE2C 9 11C	S DELAWARE DR	REDEVELOPMENT AUTHORITY
4	L9SE2C 9 11	S DELAWARE DR	BARNDT MICHAEL A JR
5	L9SE2D 8 2	185 S 3RD ST	SARAL INC
6	L9SE2B 13 2	132 S 3RD ST	HERITAGE RIVERVIEW LP
7	L9SE2C 1 2	136 -42 S 3RD ST	HERITAGE RIVERVIEW LP
8	L9SE1B 31 16	623 PINE ST	JABBOUR MICHAEL M & ANTHONY M
9	L9SE1B 31 13	617 PINE ST	BRIGGS TERRY B & MARYALICE
10	L9SE1B 31 1	626 -28 WALNUT AVE	REDEVELOPMENT AUTHORITY OF EASTON
11	L9SE1B 31 3	622 WALNUT ST	HUTLER CHARLES J III
12	L9SE1B 31 14	619 PINE ST	HUTLER CHARLES J III
13	L9SE1B 31 15	621 PINE ST	HUTLER CHARLES
14	L9SE1B 31 2	624 WALNUT ST	HUTLER CHARLES J III
15	L9SE1B 24 5A	675 PINE ST	BALANI HINDRAJ L
16	L9SE2B 10 7A-1	S 3RD ST	EASTON CITY
17	L9SE2A 24 3	27 S 3RD ST	EASTON PARKING AUTHORITY
18	L9SE1B 30 7	627 -29 WALNUT AVE	KONDOUZ MEHMEDALI & TOPOVA AMINA
19	L9SE1B 30 6	623 -25 WALNUT AVE	KONDOUZ MEHMEDALI & TOPOVA AMINA
20	L9SE1B 24 2	684 -96 NORTHAMPTON ST	JOSEPH ELLIOTT M
21	L9SE2A 15 11	418 -26 NORTHAMPTON ST	POMFRET CLUB
22	L9SE1B 16 15	811 NORTHAMPTON ST	EASTON SCHOOL DEVELOPMENT L P
23	L9SE2B 6 3	222 NORTHAMPTON ST	DESAI JAGDISH
24	L9SE2B 6 4	218 -20 NORTHAMPTON ST	EASTON CITY
25	L9SE2B 6 5	212 -16 NORTHAMPTON ST	EASTON CITY
26	L9SE2B 6 6	208 -10 NORTHAMPTON ST	BASSIL YOUSFIEH SJA & ANTOINE ELIAS
27	L9SE2A 8 6	Vacant Land Northampton St	
28	L9SE2A 8 5	509 -11 NORTHAMPTON ST	JABBOUR MICHAEL M & ANTHONY M
29	L9SE2A 8 8	525 NORTHAMPTON ST	COUGHLIN JERRY A & LINDA R
30	L9SE2A 8 4	505 -07 NORTHAMPTON ST	MEN'S COMMUNITY HOUSE LLC
31	L9SE2A 8 7	Vacant Land Northampton St	
32	L9SE2A 9 6	407 NORTHAMPTON ST	RADOGNA JOSEPH R
33	L9SE2A 11 5	301 -303 NORTHAMPTON ST	VP SUBURBAN PA EMERALD LLC
34	L9NE4D 29 14	1129 SPRING GARDEN ST	ROBOFUSION LLC
35	L9NE3D 17 10	56 N 3RD ST	EASTON CITY
36	L9NW3C 10 6	331 -333 N 13TH ST	AMERICAN RADIO WORKS LLC
37	L9NW3C 10 4	1234 WOOD AVE	AMERICAN RADIO WORKS LLC
38	L9NW3C 10 1	1240 WOOD AVE	AMERICAN RADIO WORKS LLC
39	L9NW3C 10 2	1238 WOOD AVE	AMERICAN RADIO WORKS LLC
40	L9NW3C 10 3	1236 WOOD AVE	AMERICAN RADIO WORKS LLC
41	L9NW3C 10 5	1232 WOOD AVE	GULA NICOLE M
42	L9NE3C 4 1A	SPRING GARDEN ST	MITMAN CLAY R &
43	L9NE3C 1 7A	N RIVERSIDE DR	METROPOLITAN EDISON COMPANY
44	L9 23 1	WOOD AVE	EXCALIBUR REALTY COMPANY
45	L9 14 4	HACKETT AVE	EXCALIBUR REALTY COMPANY
46	L9 15 1	N 13TH ST	EXCALIBUR REALTY COMPANY
47	L9NE3D 11 20	59 N 5TH ST	VIVIAN GHALEB
48	L9NE1 23 4	1000 BUSHKILL DR	DEITER FAMILY LIMITED
49	L9NE1 23 3	BUSHKILL DR	STEIN JACOB REVOCABLE LIVING TR AGMT
50	L9NE1 17 10	1111 -13 BUSHKILL DR	STEIN JACOB REVOCABLE LIVING TR AGMT
51	L9SE2B 8 4	108 -16 NORTHAMPTON ST	KAPLAN SIDNEY A & HELENE F

52	L9SE1B 18 6	687 NORTHAMPTON ST	KOORIE PETER G & ODIL
53	L9SE2A 7 1	601 A NORTHAMPTON ST	601 NORTHAMPTON LLC
54	L9NE3C 6 18A	45 LARRY HOLMES DR	RIVERBANK DEVELOPMENT GROUP LP
55	L9SE2A 10 7	353 -59 NORTHAMPTON ST	JABBOUR MICHAEL M & ANTHONY M
56	L9SE1D 11 1	1298 SPRUCE ST	EALER REALTY CORP
57	L9SE2A 10 6	349 -51 NORTHAMPTON ST	CROFTS IAN & ABIGAIL DIAZ
58	L9SE2A 15 3	460 -62 NORTHAMPTON ST	HAMPTON HOTEL INC
59	M9NE1B 11 1	COAL ST	BLACK DIAMOND ENTERPRISES LTD
60	M9NE1B 7 2	457 W LINCOLN ST	SOUTHERN CROSS MANAGEMENT INC
61	L9SE2A 9 7	411-419 NORTHAMPTON ST	411 NORTHAMPTON LLC
62	L9SE2A 20 20	28-30 S 6TH ST	ARTHUR T SCHMIDT
63	L9SE2A 20 17	36 S 6TH ST	JOHN TRUSZ
64	L9SE2A 20 16	40 S 6TH ST	BLUE SD INVESTMENTS LP
65	L9SE1B 25 15	616 NORTHAMPTON ST	LOUIS SCHWARTZ
66	L9SE1B 25 14	618-20 NORTHAMPTON ST	LOUIS SCHWARTZ
67	L9SE1B 25 13	622-24 NORTHAMPTON ST	LOUIS SCHWARTZ
68	L9SE1B 25 12	626 NORTHAMPTON ST	LOUIS SCHWARTZ
69	L9SE1B 25 11	628 NORTHAMPTON ST	LOUIS SCHWARTZ
70	L9SE1B 25 10	630 NORTHAMPTON ST	LOUIS SCHWARTZ
71	L9SE1B 25 25	627 PINE ST	LOUIS SCHWARTZ
72	L9SE2B 14 3	201 LARRY HOLMES DR	MJP GRAT INVESTORS LP
73	L9SE2A 12 2	58 CENTRE SQ	GILBERT & MARTINE NIELSON
74	L9SE2A 22 1	37-39 S WEST ST	GREG SCHUTLER
75	L9SE2B 3 7	121 -27 NORTHAMPTON ST	BRIOAD RED LLC
76	M9NE1B 9 8	601 REYNOLDS ST	601 REYNOLDS ST LLC
77	L9SE4C 23 1	717-719 W BERWICK ST	STEPHEN GROTENHUIS
78	M9 11 31 0810	250 LINE ST	250 LINE STREET LLC
79	L9SE2A 14 16	16-18 S 6TH ST	PINE STREET PLAZA LLC
80	L9SE1B 9 13	697 PROSPECT AVE	REDEVELOPMENT AUTHORITY
81	L9SE2B 2 10	157-163 NORTHAMPTON ST	57 FUSION LLC
82	L9SE2B 3 14	233 NORTHAMPTON ST	233 NORTHAMPTON LLC

City of Easton Pollutant Reduction Plan (PRP) Update

August 2023

MS4 Program Overview

- Ind. MS4 Permit Term – June 2019 to June 2024
- Requires the annual removal of 68,133 lbs of sediment from storm water that is discharged to the Lehigh River
- Lehigh River has been identified by PADEP as *Impaired* for sediment
- Sediment is removed through the construction of BMP's that serve as biofilters, rain gardens, and other such infrastructure
- Because Easton is built out with few large open areas within the Lehigh River Drainage basin, BMP's are expensive and difficult to build



WILMINGTON

ROSELAND

ROSELAND

Map labels include street names such as Church St, Pine St, Lehigh St, and various numbered streets. The map also shows landmarks like 'Lehigh River' and 'Lehigh Valley'. The orientation is North at the top.

ID	Location	BMP Type	BMP Sediment Removal Effectiveness	Project Area Size (acres)	% of Project Area used for BMP	BMP Size (acres)	Drainage Area to BMP (acres)	Est. Sediment Load from Drainage Area (lb/yr)	Est. Sediment Load Reduction (lb/yr)	Est. Sediment Load Reduction (tons/yr)
1	4th Street ROW	Bioretention/Raingarden/Filtering Practices	0.8	1.1	25%	0.3	2.2	2,210	1,768	0.9
2	4th and Church Parking Garage	Green Roof	0.8	0.4	50%	0.4	0.4	352	515	0.3
3	Centre Square	Bioretention/Raingarden/Filtering Practices	0.8	1.9	25%	0.5	3.8	3,818	3,054	1.5
4	3rd Street ROW	Bioretention/Raingarden/Filtering Practices	0.8	0.1	75%	0.1	0.6	603	482	0.2
5	DaVinci Center	Bioretention/Raingarden/Filtering Practices	0.8	0.9	50%	0.5	3.6	3,617	2,894	1.4
6	S. 3rd Street Triangle	Bioretention/Raingarden/Filtering Practices	0.8	0.1	75%	0.1	0.6	603	482	0.2
7	County Parking Lot	Bioretention/Raingarden/Filtering Practices	0.8	0.9	50%	0.5	3.6	3,617	2,894	1.4
8	Lehigh Drive Waterfront	Bioretention/Raingarden/Filtering Practices	0.8	0.5	75%	0.4	3.0	3,014	2,411	1.2
9	Train Station	Bioretention/Raingarden/Filtering Practices	0.8	0.2	75%	0.2	1.2	1,206	965	0.5
10	St. John's Street	Bioretention/Raingarden/Filtering Practices	0.8	0.2	75%	0.2	1.2	1,206	965	0.5
11	St. Joseph Street Park	Bioretention/Raingarden/Filtering Practices	0.8	2.1	50%	1.1	8.4	8,440	6,752	3.4
12	Mauch Chunk Park	Bioretention/Raingarden/Filtering Practices	0.8	0.7	50%	0.4	2.8	2,813	2,251	1.1
13	Easton Yards	Bioretention/Raingarden/Filtering Practices	0.8	2.7	50%	1.4	10.8	10,851	8,681	4.3
14	Cheston Pioneer Park	Bioretention/Raingarden/Filtering Practices	0.8	0.7	50%	0.4	2.8	2,813	2,251	1.1
15	Cheston Elementary School Field	Bioretention/Raingarden/Filtering Practices	0.8	2.8	50%	1.4	11.2	11,253	9,003	4.5
16	Cheston Elementary School Parking	Bioretention/Raingarden/Filtering Practices	0.8	2.3	75%	1.7	13.8	13,866	11,093	5.5
17	Dutchtown/Walnut Street Park	Bioretention/Raingarden/Filtering Practices	0.8	0.2	50%	0.1	0.4	402	322	0.2
18	County Juvenile Probation Ctr	Bioretention/Raingarden/Filtering Practices	0.8	1.2	50%	0.3	2.4	4,823	3,858	1.9
19	County Criminal Admin Bldg	Bioretention/Raingarden/Filtering Practices	0.8	0.5	25%	0.1	1.0	1,005	804	0.4
20	Water Quality Inlets (17)	Filtering Practices	0.8	NA	NA	NA	8.5	8,540	6,832	3.4
21	Canal Wastegate Channel	Storm Restoration	44.88 lb/LF	440 LF	NA	NA	NA	NA	19,747	9.9
22	Canal Middle Lock	Bioretention/Raingarden/Filtering Practices	0.6	0.2	90%	0.2	4.3	4,320	2,160	1.1
23	Hilton Street Basin	Dry Extended Detention Basin	0.5*	1.6	90%	1.5	30 (72)**	72,343	15,071	7.5
								Total	104,982	52.4

21

Canal Wastegate Channel

Streambank Restoration

19,747 (4.9)

Stabilize the banks of the channel that serves the canal wastegate above the Hugh Moore Park maintenance building. Restore the floodplain to reduce the potential for erosion of flows within the channel that could discharge sediment to the Lehigh River.



ID	Project	BMP Type(s)	Est. Sediment Load Reduction lb/yr (tons/yr)
22	Canal Middle Lock	Bioretention/Raingarden/Filtering Practices	2,160 (1.1)
<p>Disconnect existing storm sewer before it enters the canal above the existing Middle Lock. Reroute discharge as it flows under the railroad right of way and into Hugh Moore Park so that it flows into a vegetated swale where sediment can settle out. Reconfigure the discharge point back into the canal for runoff that does not infiltrate within the new feature.</p>			
			

ID	Project	BMP Type(s)	Est. Sediment Load Reduction lb/yr (tons./yr)
23	Hilton Street Basin	Dry Extended Detention Basin	15,071 (7.5)
<p>The current stormwater basin along Hilton Street is owned by PennDOT. A joint project between Williams Township, PennDOT, and the City will expand the size of the basin and reconfigure the outlet structures to increase the basin's ability to treat runoff. The basin will be converted from a one-acre Dry Detention Basin to a two-acre Dry Extended Detention Basin. Although the total drainage area to the basin is 72 acres, the loading ratio of 20:1 constrains the basin's ability to achieve the maximum sediment removal effectiveness. Therefore, 30 acres was used in the calculation.</p>			

