

River Pointe Logistics Park

Upper Mount Bethel Township

1. Site Overview

- 725 acres
- I-2 Zoning (General Industrial)
- Superior location: 1.5 miles to I-80 o Route from site to I-80 does not
- pass a single residence
- **\$85,250** in real estate transfer tax generated at time of purchase – split between UMBT and BASD
- Project encompasses only 2% of Township's total land area

2. Development Team

- Louis Pektor, RPL Development representative
- Lisa Pektor, RPL Project Manager
- David Harte, Lead In-House Civil Engineer for RPL

3. Planning & Research Currently Underway

- Water & Sewer Availability
- Stormwater Management
- Traffic Impact
- Utility Capacity (Electric, Gas)
- Environmental Conditions of Property

4. Compliance Requirements

Any development on the River Pointe Logistics Park will have to comply with the following:

- Upper Mount Bethel Zoning Ordinance
- Upper Mount Bethel Subdivision and Land Development Ordinance
- Upper Mount Bethel Stormwater Management Ordinance and the Act 167 Stormwater Management Plan
- The PA Department of Environmental Protection and the Northampton County Soil Conservation District NPDES Regulations, Soil Erosion and Sedimentation Control Regulations and Post Construction Storm- water Management Regulations
- DEP and Army Corps of Engineers Wetlands Regulations
- Floodplain Regulations
- PA Sewage Facilities Act
- Delaware River Joint Bridge Commission

5. Proposed Plan

- 13 buildings
- Range in size from 115,000 square feet to 1,000,000 square feet

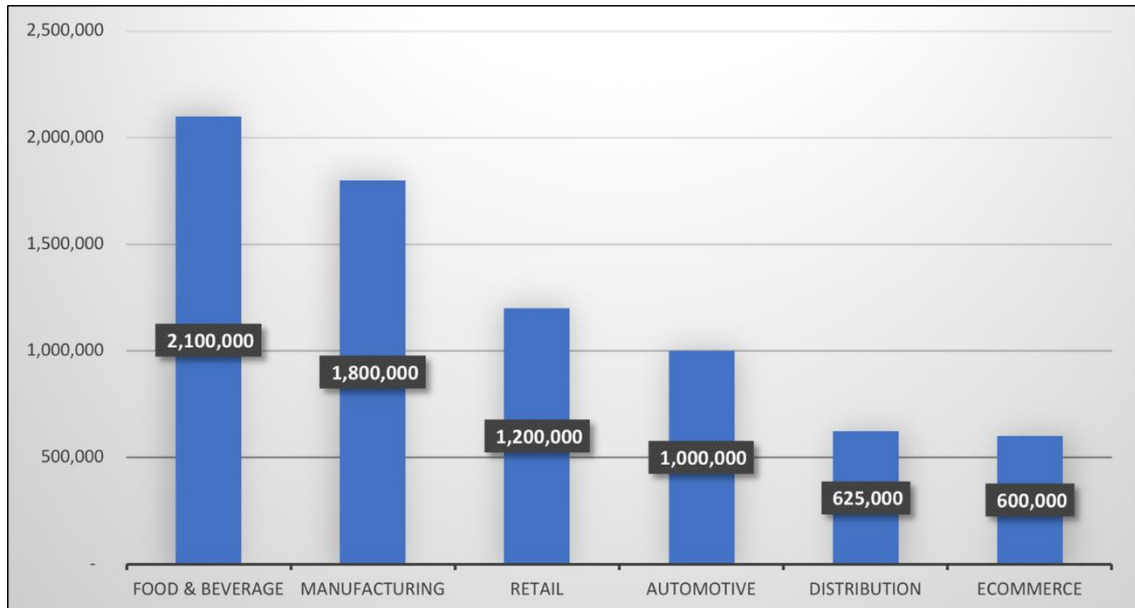
6. Benefits of Proposed Plan

- The proposed plan will attract a broader range of businesses and target manufacturing and specialty process users.
- Manufacturing operations that may locate in the Park often require much larger facilities to achieve regional or national economies of scale.
- Allows for a variety of building configuration and sizes and will change based on specifications of end-users.
- Manufacturing jobs tend to pay higher wages.
- Manufacturing facilities often invest more in the real estate they occupy.
- High-quality manufacturing tenants seek buildings in excess of 300,000 SF.
- Manufacturing facilities have the potential to create twice as much revenue for the Township as the same size warehouse facilities.

7. 2019 Occupier Space in Core Lehigh Valley (78/22 Corridor)

- Wholesalers: 2,428,947 square feet
- Food/Beverage: 2,331,680 sf
- Retail: 975,761 sf
- Ecommerce: 821,647 sf
- Automotive: 615,600 sf
- Manufacturing: 395,000 sf
- Apparel: 258,232 sf

8. Occupier Interest in River Pointe



9. Workforce Availability

- 10 Minutes: 5,000 people
- 20 Minutes: 35,000 people
- 30 Minutes: 125,000 people

10. Economic Impact Study: Jobs

- Pennsylvania: 350 direct and 671 spin off = 1,021
- Northampton County: 350 direct and 255 spin off = 605
- Bangor Area School District: 350 direct and 188 spin off = 538
- Upper Mt. Bethel Township: 350 direct and 66 spin off = 416

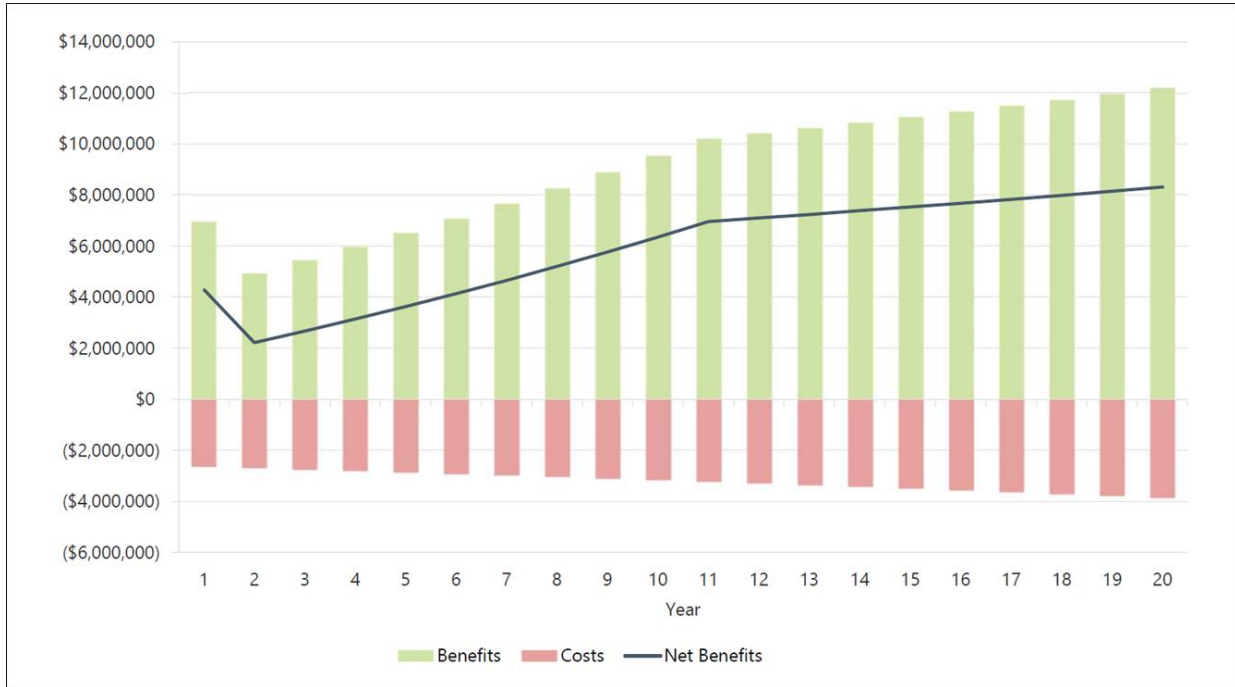
11. Economic Impact Study: Net Benefits

The following charts are a summary of the Net Fiscal Benefits to Upper Mt. Bethel Township and the Bangor Area School District at full build out of the project. The green bar is the total benefits (in dollars) the township would receive through the collection of Earned Income Taxes, Real Property taxes, local services taxes, real estate transfer taxes, and other revenues. The red bar is the cost of government services such as municipal services and utility services. The solid line represents the Net Fiscal benefits. This spike in year 1 is due to the benefits of construction activity and assuming a transfer of ownership at completion thus resulting in transfer taxes. Since not every building would be constructed and occupied all at one time, the benefits represented in year 1 would be spread out over time as buildings are built and occupied. The effects of the LERTA district (Local Economic Revitalization Tax Assistance) are shown in years 2 through 11. The LERTA district does not permit the current real estate taxes to be abated, only the additional real estate taxes created by a building would be abated over a 10 -year period where the abatement percentage declines from year 1 to year 10.

Annual Fiscal Net Benefits for Upper Mt. Bethel Township



Annual Fiscal Net Benefits for Bangor Area School District



12. Net Benefit at Full Build Out

The business park has the potential to generate fiscal net benefits to the Township of **\$1.1–\$2.2 million per year**, representing a 30%-60% increase over current revenue.

Manufacturing 1M SF

- Investment \$114.4 million
- Direct Jobs: 1,000
- Annual Payroll: \$52.0 million
- **Average Annual Net Benefit:**
 - Township: \$448,000
 - School: \$1,456,000
 - County: \$172,000

Manufacturing 300k SF

- Investment \$65.0 million
- Direct Jobs: 350
- Annual Payroll: \$16.0 million
- **Average Annual Net Benefit:**
 - Township: \$134,000
 - School: \$428,700
 - County: \$45,900

Warehouse 1M SF

- Investment \$135.4 million
- Direct Jobs: 600
- Annual Payroll: \$22.5 million
- **Average Annual Net Benefit:**
 - Township: \$226,800
 - School: \$916,100
 - County: \$132,600

Manufacturing Warehouse 300k SF

- Investment \$34.0 million
- Direct Jobs: 150
- Annual Payroll: \$6.2 million
- **Average Annual Net Benefit:**
 - Township: \$67,900
 - School: \$273,100
 - County: \$41,400