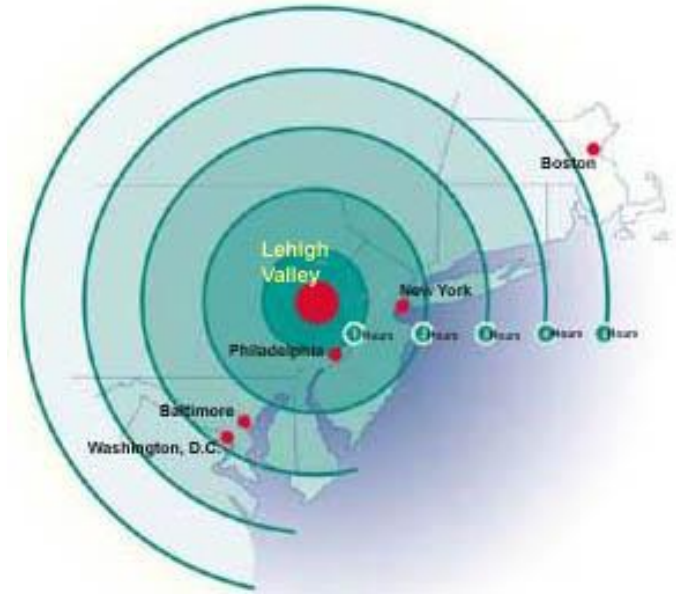
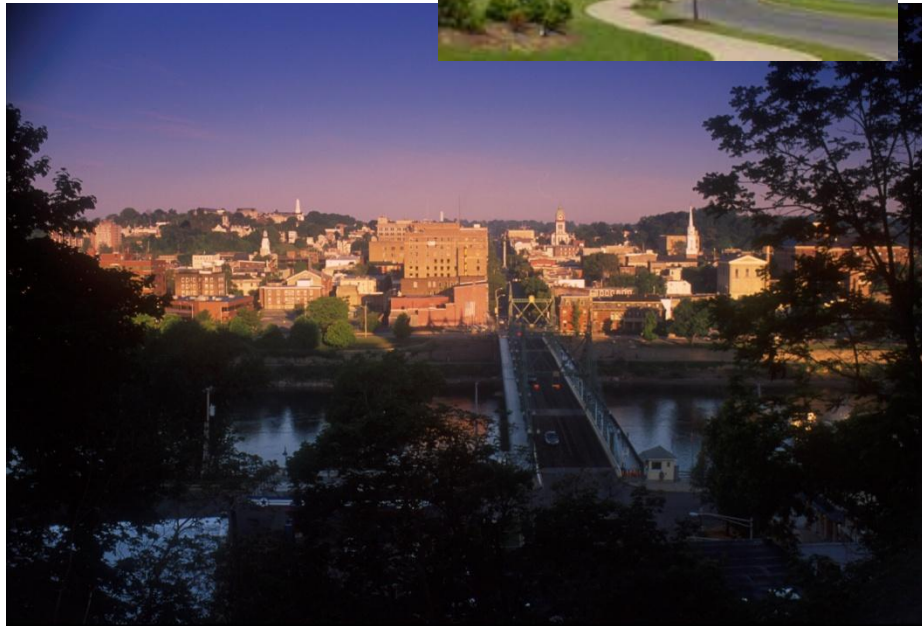


Palmer Town Center

Former Bethlehem Corporation Buildings



Palmer Township



Palmer Township is a community of approximately 20,000 people located near Easton, on the eastern end of the greater Lehigh Valley. Palmer prides itself in being a planned community for the last 55 years, and as a result, we have a mixture of home types, industrial centers and shopping facilities that meet most of the needs of our residents.

The Big and Bad

Steel and metal
fabrication facility



Property Details:

- **“Parcel A”**
- 29.12 acres
- Building size – 228,969 square feet

- **“Parcel B”**
- 4.32 acres
- Building size - Approximately 103,893 square feet

Contamination on Site

- Significant amount of asbestos containing material (ACM) on site
- Soil contamination near two underground storage tanks (UST)
- Former cesspool
- Several drainage outfalls.
- Potential contamination from several machine pits and sumps
- Between 150-200 drums remaining on site
- Above ground storage tank (AST).

Dollars

- Total costs for this development project was \$45 Million



Key Players

- Northampton County
- Lehigh Valley EDC
- Township
- PA DCED
- PA DEP



pennsylvania

DEPARTMENT OF ENVIRONMENTAL PROTECTION



*A Project of the Lehigh Valley
Economic Development Corporation*

Public Funds: \$5.5 million

- PA Industrial Site Reuse Program Loan: \$867,000
- Tax Increment Financing: \$2,400,000
- County redevelopment funding (bond issue) : \$1,000,000
- PA Infrastructure Development Program Grant: \$1,250,000

Industrial Site Reuse Program Loan

- \$867,000



300,000 sq ft of
new retail