

WILSON BOROUGH
NORTHAMPTON COUNTY
PENNSYLVANIA
OCTOBER 23, 2006

A Public Hearing was conducted as required by the provisions of Act 113 of 1990, the Tax Increment Financing Act. The purpose of the public hearing was to review the Wilson Park Tax Increment District. The public hearing was advertised on September 21, 2006. The meeting was held on October 23, 2006 at 6:30 p.m. The meeting was called to order by President Len Feinberg.

PRESENT:

| | |
|------------------|------------------------|
| Leonard Feinberg | James Klass |
| Joan A. Lilly | Daneen McGinley (Late) |
| James McGowan | Louis Starniri |

ABSENT:

Ronald Nixon, Bob Reiss, David Schug

Also present were: Mayor David Perruso, Solicitor Louis S. Minotti, Jr., Code Enforcement Officer Paul R. Corriere

Mr. Feinberg opened the meeting by reading a prepared statement.

The boundaries of the Wilson Park Tax Increment District includes approximately 8.601 acres and is known as the Dixie Plant located near 24th and Butler Streets, Wilson, PA. The TIF project includes the tax parcel MAP L9 Block 40, Lot 1A.

Tax Increment Financing was legislated in 1990. TIF is a way to “increase commerce, and remedy conditions found to exist in the State as declares in the Urban Redevelopment Law.” It was enacted to “provide new employment opportunities, to prevent, arrest and alleviate substandard areas in municipalities, to increase the tax base and improve the general economy of Pennsylvania.”

The present assessed value of the tax parcel in the TIF Project is \$1,274,800. Approximately \$84,135.00 per year in real estate taxes are generated from this Project to the Borough, County, and School District. This amount is known as the Tax Increment Base. All three taxing districts will continue to receive these taxes based on the current assessment. This tax increment project will utilize the increased taxes, known in the Act as the Tax Increment, to finance \$5,910,000.00 in notes or bonds issued by the Northampton County Industrial Development Authority. The TIF Plan projects that the Project will generate at maximum development \$1,374,114.00 of increase annual real estate taxes, this is, excluding the estimated \$84,135.00 that is not part of the project, but is the base amount. The new taxes will be collected from the residential owners of the Project, but 53.75% of these additional real estate taxes will be transferred to the Northampton County Industrial Development Authority. The annual amount transferred to the Authority at full development is estimated at \$738,586.00. The balance of the increase real estate taxes, projected at \$635,528.00 will be distributed to the three taxing bodies. It is also noted that other taxes, such as the earned income tax, transfer tax on the sale of the property, etc. are not affected by this Tax Increment District.

The Authority’s tax increment loan of \$5,910,000.00 is proposed for the following:

- *Constructing a water line loop at 24th Street to assure adequate service and for fire protection.
- *Provide a new access to 25th Street from the TIF Area, as well as a bike path, sidewalks, landscaping and a PennDot camera.
- *Construction of a bike path, grading and landscaping at the Railway and southern edge of the TIF District.
- *Relocation of electric power lines at the site.
- *Provide for partial funding for environmental remediation activities.
- *Provide funding to rehabilitate the former boiler building on the site for use as the community building for residents of the development.
- *\$649,000.00 is allocated to a TIF debt reserve fund and for Authority costs in administering the TIF District.

The Northampton County Tax Increment loan of \$5,910,000.00 will have a term not to exceed twenty years.

The Authority’s TIF loan of \$5,910,000 is not an obligation of the County of Northampton, the Borough of Wilson, nor the Wilson Area School District.

The TIF Project is planned to begin on January 2, 2007 and is scheduled to terminate or be completed by January 1, 2027.

In accordance with the requirements of the Act, the Wilson Area School District has agreed to participate in the Tax Increment Project and did so at their special meeting of September 11, 2006. The County of Northampton also approved participating in this TIF project at their meeting of October 5, 2006.

The Borough of Wilson is the governing body that will create TIF. As required by the Act, the Borough must wait at least three weeks from the date of this hearing to create this TIF District. It is anticipated that the Borough Council of Wilson will consider this Tax Increment District and the Wilson Park Tax Increment Financing Plan on November 27, 2006 or later, and such date shall be three weeks or more from the date of this hearing.

Comments and questions on the Wilson Park Tax Increment District were directed to John Kingsley, Director or the Northampton County Industrial Development Authority, Steve Guy, a representative of Ashley Development, and Joseph Hogan, Mullin and Lonergan Associates.

Mr. McGowan inquired as to when the southern portion of the bike path was added to the project. Several persons responded that the path had been on drawings for some time. Mr. McGowan questioned the right-of-way between the Dixie project and the shopping center known as Dixie Avenue. Mr. Minotti responded that the street was vacated years ago. The Borough will continue to have an easement for the sewer line. It has been noted on the plans.

Mr. Minotti questioned as to whether interim assessments would take place. Mr. Kingsley responded that normally it did, but he would check with the assessor. Mr. Kingsley added that if all the units are not sold in 30 months, the full assessment would be done.

Ms. Lilly inquired if any problems existed because the Borough had condemned a piece of property providing access to S. 25th Street. Mr. Minotti responded that it didn't and he has been talking about providing an access easement.

Ms. Lilly questioned about the environmental remediation. The previous owner did not have to remediate the property as it is zoned industrial. The Dixie Loft project is an adaptive residential reuse and Ashley must therefore be responsible for the removal of the asbestos and lead based paint. Funds can be moved around within the budget.

Ms. Lilly inquired about recreational fees. She was requested to table her inquiry until the Council meeting. Mr. Guy indicated that Ashley Development did not have a problem with recreational fees.

Mr. McGowan questioned about the underground railroad cars buried on the property. Mr. Guy stated that as far as they could determine only four of the seven cars remained. Based on the location and maps from decades ago, they expected the cars to contain solvents and paraffin.

With no further comments, Mr. Feinberg adjourned the Public Hearing at 6:53 p.m.

Transcribed from a tape.

Karen A. Lohrman, Borough Manager/Secretary