

The City committee's evaluation of the Polk developers thought to be "laughable and wrong"

The Bethlehem Gadfly Parking, Serious Issues September 6, 2019

(116th in a series of posts on parking)

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Gadfly:

As someone who follows development in Bethlehem, I find the committee's determination of "Nova Development has a stronger track record of project completion in the City of Bethlehem and a more desirable building design" to be laughable and wrong. Nova Development, to the best of my knowledge, has not completed 1 project in the City of Bethlehem, or anywhere. Scarcia and Allied Construction are the people behind Nova and are not developers but, rather, a construction company hired by developers like Ashley Development to build projects. They should not get credit for being hired by a developer to build a building. If that were the case, Boyle Construction and Butz Construction would be the best developers in the area.

Second, Peron and Petrucci each have a very strong track record in the City and Lehigh Valley. For the committee to allow personal animosities to cloud their judgment is ridiculous. CW Van Wirt should never have been on this committee since she has come out against the garage in the

past. Heller and Karner have a dislike for former Mayor Callahan, whose company is involved.

Third, this is for Kizman, CRIZ uses state taxes not city taxes. So the City loses nothing, and will gain from an increased assessment on the property for taxes, as well as EIT and BPT taxes.

Fourth, Peron and Petrucci each control their own CRIZ land for other projects. They could easily transfer some of their acreage to the parcel. Nova would have included CRIZ, but they control none — because of that whole lack of developing anything from above.

Fifth, the committee's dismissal of 20% of the CRIZ was short-sighted. 100% of the state taxes for that parcel will be CRIZ increment. 20% of that could mean significant income to the BPA.

Finally, from a BPA perspective, you make more \$\$\$ from daily parking than monthly parking. While 75 spots vs 32 is a big difference. The hourly rate for this 43 spots should be included in your analysis. Even at \$5 per day for 300 days per year, would \$64,500 per year.

John