

January 15, 2015

EMMAUS BOROUGH COUNCIL
Emmaus Borough Council
Special Meeting
Agenda
Thursday, January 15, 2015 at 6:00 p.m.

1. Call to Order
 2. New Business
 - a. Discussion and vote on possible purchase of 10 E. Minor Street, 33 E. Minor Street, and 151 E. Minor Street, within the Borough of Emmaus.
 3. Personal Appeals
 4. Adjournment
-

The Emmaus Borough Council met in special session on January 15, 2015 in Borough Council Chambers, 28 S. 4th Street, Emmaus, PA 18049.

CALL TO ORDER

Mrs. Gilbert called the meeting to order at 6:00 p.m.

Lee Ann Gilbert, President	Present
Brian Holtzhafer, Vice President	Present
Roy Anders	Present
Wesley Barrett	Present
Nathan Brown	Present
Brent Labenberg	Present
Jeffrey Shubzda	Present
Winfield Iobst, Mayor	Present
Tom Dimmich, Solicitor	Present
Shane Pepe, Borough Manager	Present

Also in attendance: Police Chief, David Faust; Ray Geiger; Russ Pacala, AIA and Erin McGuiness, Spillman Farmer Architects.

SPECIAL PRESENTATIONS

Mr. Pepe, Ray Geiger, Russ Pacala, and Erin McGuiness conducted a presentation of the possible purchase of 33 E. Minor Street (owned by Rodale, Inc.) in the amount of \$2.95 million. Included in the purchase would be the parking lot across the street located at 10 E. Minor Street, and the building/house next door located at 151 E. Minor Street. (See attached presentation).

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PERSONAL APPEALS

A. Mark Heimbach, 315 W. Berger Street – thanked Mr. Pepe for the presentation and thanked Council for performing its due diligence. He asked what the tax base is for 33 E. Minor Street and if there will be a loss or a gain. Solicitor Dimmich stated that the tax is almost \$1 million dollars and the school is paying 20% of the tax. Mr. Geiger stated that the current millage for the Borough is 5.075, which generates a tax bill of \$20,785.17. The school tax is 16.6649 mills which generates a tax bill of \$68,252.76 and the county tax is 3.79 mills, which generates a tax bill of \$15,522.32, which is a total of \$104,560.25. Solicitor Dimmich responded that he was incorrect on his figure. Mr. Heimbach voiced concern about railroad access. He also voiced concern about the Borough becoming a landlord and encouraged Council to keep Town Hall downtown.

B. Kent Fitzgerald, 611 Iroquois Street – thanked Mr. Pepe and Council for the presentation. He asked Mr. Pepe if this is part of a Master Plan and if other vacant sites were considered. He stated that he is concerned about the 30 day deadline on the offer. He questioned how long the property has been vacant. Mr. Pepe responded that he believes the property was placed on the market in August. Mr. Fitzgerald stated that he does not believe 10 days was adequate time for the public to receive notice about the Special Council Meeting.

He voiced concern about the estimated cost of construction. He questioned how much of the Grant money would be applicable to the existing building.

Motion by Mr. Labenberg, seconded by Mr. Barrett to extend Mr. Fitzgerald's Personal Appeal time by 5 minutes. There were 7 ayes. Motion carried.

Mr. Fitzgerald stated that he is a volunteer for the Emmaus Fire Department and voiced concerns about relocating Central Station. He stated that Central Station is in a great location and voiced concern about the increase in response time to Harrison Street and State Avenue. He stated that the new Borough location would be centralized unto itself, but not centralized to the Borough.

C. Tony Groller, 1302 S. 10th Street – stated that he is not opposed or in favor of the possible purchase of the Rodale building. He questioned the cost to move and upgrade all of the buildings. Mr. Pepe responded that it would cost approximately 6 million dollars to move and upgrade the buildings. Mr. Groller voiced concerns about the large equipment navigating the turn at Minor Street.

D. Mike Waddell, 976 N. 7th Street Circle – thanked Mr. Pepe for the presentation. He stated that he believes many years ago there was a discussion about building onto Central Station. He asked if Council recently held a discussion about building onto Central Station and expanding into the ball field located next to the station. He stated that he did not see the individual appraised values of Town Hall, the Police Station and Central Station. He stated that the Borough would be giving up the Tax Revenue by moving into the Rodale building and asked what the estimated Tax Revenue would be by selling Town Hall, the Police Station, and Central Station. Mr. Pepe responded that during his tenure Council has not held a discussion concerning building onto Central Station. Mr. Geiger responded to Mr. Waddell's question about tax revenue. Mr. Waddell thanked Council for always looking into the future.

E. John Donches, 559 Minor Street – thanked Mr. Pepe and Council for the presentation. He voiced concern that the Special Council Meeting was announced at the last

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minute and the presentation was not posted on the Borough website. Mr. Donches voiced concern about the congestion and chaos at the Rodale building with Seven Generations School, Town Hall, the Police Department and Central Station being located at the same building. He voiced concerns about tight turns on Minor Street. He voiced concerns about the Borough becoming a landlord. He voiced concerns about using tax money for private enterprise. He stated that the MUSH grants could be used for upgrades to Town Hall.

F. Frank Kuklis, speaking on behalf of his son, Andrew Kuklis, 623 Spruce Street – stated that he is in agreement with the concerns raised in the previous Personal Appeals. He stated that the utility and maintenance costs of owning both buildings at the same time could be potentially crippling. He questioned if staff is prepared to triple the square footage of maintenance for a 10 year period. He also questioned if Borough employees will have the time to perform the bulk of the work. Mr. Pepe responded that Borough employees are already performing the work and have saved the Borough a lot of money. He questioned if Council explored expanding Town Hall. He stated that he believes Council would have more support if the Borough would purchase the Rodale building located directly across from Central Station. Mr. Labenberg responded that Council did discuss expanding Town Hall and was against it because it would involve a tax increase to the residents.

G. Ted Iobst, 413 S, 5th Street – voiced concerns about the financing for the purchase of the Rodale building. He questioned the lease term with Seven Generations Charter School to which Mr. Pepe responded that he is unable to discuss the lease terms. Mr. Iobst stated that he does not understand how, after 8 years, the Police Station is antiquated and out of space. He stated that the office space at Town Hall is extremely generous, the meeting rooms are more than enough to accommodate the general public, and parking is fine. He stated that the purchase of Rodale is not justified and encouraged Council not to purchase the property.

H. Ed Hillegass, 660 Harrison Street – voiced concern that the Borough's plan is based on obtaining buyers for the current buildings and the plan may take more than 10 years. He stated that the current locations of the buildings are very close to the schools, and is concerned that the response time will increase for the Ambulance, Fire, and Police Departments and that there is a potential for law suits. Mr. Hillegass voiced concern that if all of the emergency service departments and Town Hall are centrally located and there is a tragedy, all of the services will be wiped out at once.

I. Lynn Donches, 559 Minor Street – questioned if the Borough can prevent a non-profit from buying the buildings. Solicitor Dimmich responded that it is possible.

J. John Zettlemoyer, 53 N. 3rd Street – voiced concerns about the feasibility of the sale of specialized buildings. He questioned whether or not they would need to be refitted to attract buyers for the buildings. Mr. Geiger responded that the buildings are specialized and will attract a certain type of buyer. He also responded that, in general, if a property does not sell within a year it is because the asking price is too much. Mr. Zettlemoyer voiced concern about the railroad tracks and response time. He also voiced concern that the public was not given an adequate amount of time to process and evaluate the information that has been provided at tonight's meeting. He thanked Council and Mr. Pepe for the presentation and the opportunity to speak.

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COUNCIL RESPONSE

Mr. Brown stated that he was taught to be future focused and joyfully flexible. He stated that every call that the emergency services receive is important and the Borough is very lucky to have a 4 minute response time. He stated that the railroad tracks are currently an issue, will remain an issue, and that the large equipment trucks are able to navigate the streets. He stated that the Borough is 2.859 square miles and Rodale is only ½ mile away. He stated that the employees at Town Hall all have space heaters in their offices and need two employees to open their windows. He stated that this Council is future focused and joyfully flexible and works very well together. He stated that the Borough is moving forward and the move will benefit everyone.

Mr. Labenberg thanked the public and everyone that spoke and asked questions. He thanked the Spillman Farmer Architects and the Appraiser for attending tonight's meeting. He stated that when he first heard about the possible move, he was dead set against it but that he changed his mind after he toured the building. He stated that he believes the Borough will run more efficiently if all of the services are centrally located. He also stated that he questions whether 120 days is enough time to obtain the necessary funding. Mr. Pepe stated that he believes 180 days is a more feasible time period and the Borough Solicitor will discuss the time period with Rodale's legal counsel. Mr. Labenberg stated that building maintenance and road maintenance have struggled over the past several years, but things have gotten better. He thanked management, the department heads, and the employees for their effort on running the Borough more efficiently. He stated that the train already affects the Borough's emergency services and hopes that in the future an underpass can be built under the railroad. He stated that he believes the lost tax revenue can be made by leasable space. He stated that there will be a Committee of department heads, Council, and the public to address and discuss the project. He stated that his biggest concern with the move is accessibility to the Stryer section but believes there is a solution. He stated that he fully supports the move.

Mrs. Gilbert thanked everyone for attending the meeting. She stated that this is a very difficult decision and a great amount of time was spent researching and discussing the purchase of the Rodale building.

Mr. Anders asked if the decision and vote could be made at the January 19, 2015 Council Meeting to give the public more time to digest the information. Mrs. Gilbert responded that the decision must be made tonight because the 30 day time period is up on the 19th and the paperwork for grant money must be started immediately.

Motion by Mr. Labenberg, seconded by Mr. Brown to enter into an Agreement with Rodale to purchase its building for \$2.95 million dollars. There were 6 ayes, 1 opposed (Shubzda). Motion carried.

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ADJOURNMENT

Motion by Mr. Labenberg, seconded by Mr. Brown to adjourn. There were 7 ayes. Motion carried.

The January 15, 2015 Special Meeting of the Emmaus Borough Council adjourned at 8:35 p.m.

Shane Pepe
Borough Manager

Transcribed by: Paula Weiant
Administrative Assistant
January 16, 2015

Exploring the Possible Purchase of 33 E. Minor Street

What Are We Discussing?

- The possible purchase of 33 E. Minor Street (owned by Rodale, Inc.) in the amount of \$2.95 million. Included in the purchase would be the parking lot across the street (10 E. Minor Street) and the building / house next door (151 E. Minor Street).
- The purchase would be for the purposes of ultimately relocating all governmental operations (administration, fire, ambulance, police) to a central location adjacent to our Public Works facilities.

Flow of Presentation

- As Transparent and as Unbiased as Possible to give you the information in an objective manner so you can make an informed decision based on **FACTS!**
- To have a civil conversation about results of the research as well as the pros and cons of possibly making the purchase
- Background
- Current Building Conditions and Appraisals
- Disadvantages / Risks of purchasing
- Advantages / Pros of purchasing
- How would we Pay and Financing Options?
- Plan / Phases
- How do the Departments Feel?
- Delivery of Services
- What does it look like / what will it look like?
- Next Steps



151 E Minor Street

33 E Minor Street

10 E Minor Street

AVENUE

Background

- Current Conditions of Buildings
- Inefficiencies
- Disconnect between buildings
- Improving operations
- Discussions regarding the above led to a conversation about the possibility of this building.
- Council directed the Borough Manager to research the possibility of purchasing 33 E. Minor Street vs. repairing our current buildings.
- Council members and department managers have toured 33 E. Minor Street
- We hired Spillman Farmer Architects to conduct a feasibility study to understand the true condition and feasibility of the potential of possibly purchasing this building.
- We hired appraiser Ray Geiger to appraise the building as well as our current buildings to examine the feasibility of the asking price as well as estimating the value of our current buildings.

Background, Cont.

- We hired Cindy Feinberg / Feinberg Real Estate Associates to possibly broker a real estate deal and to negotiate the price and conditions of sale with Rodale, Inc. and possible sales.
- We have a non-binding agreement, contingent upon a public vote of Council, for a price on the building. The price was negotiated by Cindy Feinberg and Shane Pepe. Council members were kept aware of the process, however, they have in no way voted on the agreed price or to execute any type of binding agreement.
- This meeting is designed for Council to receive all necessary information regarding making a decision on the building as well as for the public to receive the same information. This meeting is also designed to be an active conversation with both Council and members of the public, as this is a very important decision that will shape the future of the Borough government offices for many decades.
- Why does Council need to make a decision so soon? Rodale has required a decision to be made within thirty (30) days in part because they have other potential buyers. The quick decision was not our idea.

Current Building Conditions and Needs

- Borough Hall
- Central Station
- Police Station
- Weight Room

Borough Hall – built 1938



Borough Hall

- Total Square Footage, including garages and basement – 12,647 sf
- Roof – just spent \$18,000. Estimating \$12,000 for lower roof
- Windows - \$46,000 - \$60,000
- HVAC - \$65,000 for main floors + \$80,000 to improve and basement
- Remodeling Project – main floors - \$40,000
 - Includes eliminating fuse boxes, jail cell, electrical, and ADA improvements
- Security System - \$22,000 for doors + \$20,000 for cameras
- Basement Improvements to make functional - \$60,000
- Lighting retrofit - \$16,000 + \$16,000 for basement
- Outside painting – windows and garage doors - \$5,500

Total Estimated Future Cost (today's money) - \$382,500 - \$396,500

Police Station – built 2006



Police Station

- Total Square Footage including garages and sally-port – 9,680 sf
- Evidence Storage Addition - \$30,000
- Evidence Room HVAC - \$10,000
- Security System Replacement Server - \$12,000
- Security Camera Replacement - \$15,000
- Interview Room # 1 – reinsulate to eliminate echo issues - \$2,000
- Records / File Room Expansion - \$10,000
- Parking Garage is full and has no storage space – police vehicles now being parked in employee lot –
 - To address storage and expansion issues, there are two (2) options:
 - expand building to meet Town Hall - \$600,000
 - Build on top of the current building - \$1 million
- Interview Room has been converted to the Administrative Sergeant's office due to lack of space

Total Estimated Costs: \$74,000 - \$1,074,000 (if expand / build up)

Central Station – built 1980



Central Station

- Total Square Footage – including both sets of garages – 12,647 sf
- Ambulance Roof - \$11,000
- Ambulance Storage - \$2,500
- Ambulance Heating - \$1,900
- Fire HVAC – crew room - \$2,000
- Fire Department front ramp - \$34,200
- Central Station rear driveway - \$9,000
- Central Station trees - \$4,000
- Central Station curbing - \$10,000
- Separate reporting area from crew room – ambulance - \$3,000
- Rear Driveway repairs / repaving - \$5,000

Total Estimated Costs: \$105,100

Weight Room



Weight Room

- Total Square Footage – 1,000 sf
- New Roof – within 5 years - \$17,000
- Heating – new furnace - \$5,000
- Building upgrade needs - \$5,000

Total Estimated Cost: \$27,000

33 E. Minor Street – last section built 1992



33 E. Minor Street

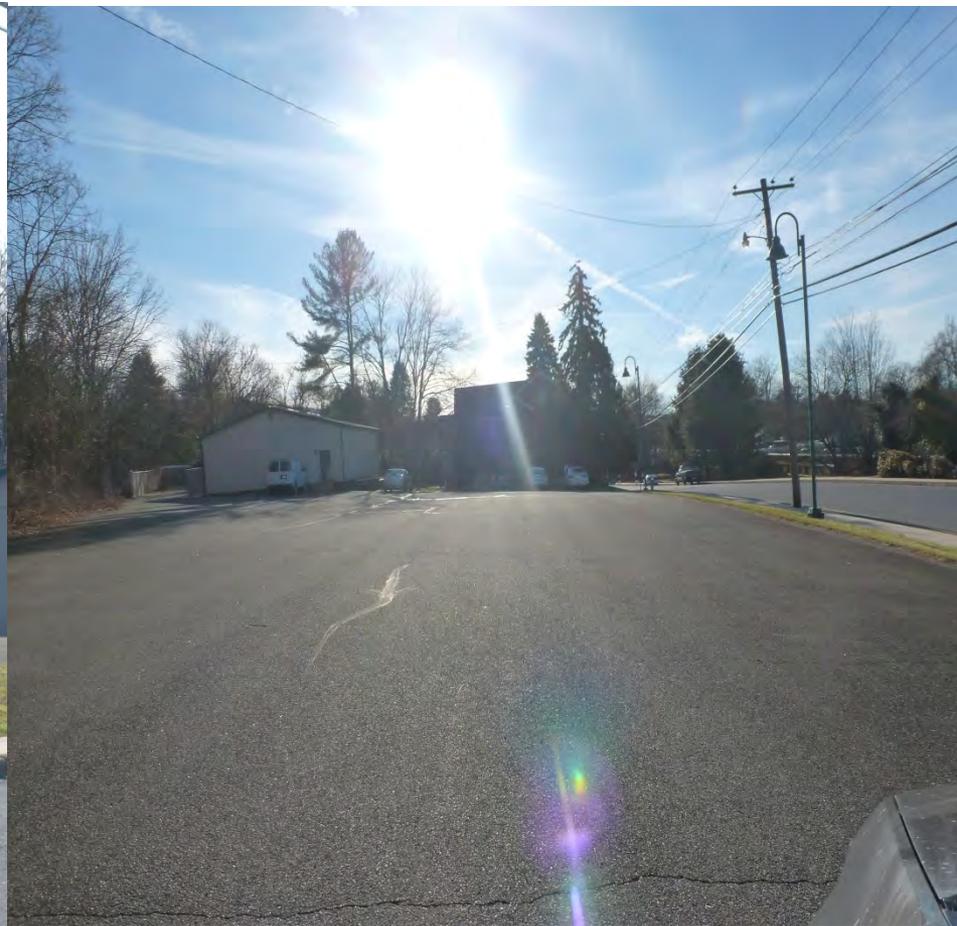
- Russ Pacala, AIA, and Erin McGuinness – architects from Spillman Farmer Architects – will discuss building conditions and what would need to happen to retrofit the building.

33 E. Minor – Project Needs / Costs

- Borough Hall section – including creation of community rooms / Council Chambers - \$165,000
- Improved Bathrooms – ADA compliant - \$200,000
- Police Station - \$400,000
- Police Lockers and ADA compliant bathrooms - \$300,000
- Fire and Ambulance construction - \$60,000 - \$152,000
- Fire Addition - \$930,000 (we believe this is overstated)
- Ambulance Addition - \$330,000
- Toilets – ADA compliant and lockers - \$150,000
- HVAC Upgrades - \$650,000
- Emergency Generator - \$100,000
- Fire Alarm Improvements - \$120,000

Total Cost Estimate - \$3,405,000 for contractor to complete all work. Less 1/3 for Public Works employees to complete most work → \$2.5 million.

Parking Lot Across from 33 E. Minor Street



Parking Lot Across from 33 E. Minor St.

- 35 additional spaces to the 104 spaces at 33 E. Minor Street.
- Work needed - \$5,000 to seal and paint

151 E. Minor Street



151 E. Minor Street

- Paint - \$2,000
- Other needs unknown, however, this is not a property we would invest heavily in, unless otherwise decided.

Appraisals

- Ray Geiger will discuss the appraisals on the buildings.

Disadvantages / Risks

- Change of Location
- It's change and who likes change?
- Railroad Track Challenges
- No longer centered near downtown
- Short-term costs
- Financial loss on police station sale? Didn't we just buy this property and construct the building?
- There aren't many issues with the police station, except those previously listed.
- What if Seven Generations no longer rents the building?

Advantages / Pros

- Consolidation of costs, operations, manpower → increased efficiency
- Long-term home
- Plenty of room for growth
- A community building for everyone to do their business in one, centralized location
- Limitless potential
 - Community Center, rental rooms, etc.
- Plenty of Parking
- Elimination of cramming too many employees into a single office, or having patient report writing in same room as the crew room
- Improved building security
- Better protection of classified information, including HIPAA and other confidential information
- Addresses storage problems to be in compliance with updated retention laws
- Consolidation of buildings means costs savings in utilities and maintenance costs
- It's a 58,376 sq. ft. building, which is 25,771 square feet larger than all four of our buildings combined...with the garages.

Fundamental Questions

- What's the rush?
- Why would we want to leave our current buildings?
- What is this going to cost?
- How are we going to afford this without affecting taxpayer rates?
- How do the departments feel about this?
- Will this affect delivery of services?

What's the Rush?

- We have been exploring this since August
- Spent a month conducting studies – including feasibility study and appraisals
- Once Council felt that it may be a worthwhile investment to further explore, we hired Feinberg Real Estate to begin non-binding negotiations
- Rodale responded with the idea that, since they are a community-oriented business, they would hold off other negotiations with any other interested buyer until we agreed on a tentative price.
- However, Rodale gave the Borough a deadline of 30 days to make a decision. The clock started on December 19th, meaning Council would have to decide by January 19th, or they will continue negotiations with other perspective buyers.
- We conducted a press release and scheduled a meeting immediately after the holidays.

Why Leave our Current Buildings?

- We need to decide the following: Which is more practical – update our current buildings and continue operating as we are or relocate to a single building?
- Centralization of operations
 - Efficiency
 - Having more of a handle on operations
 - A government center for the public
- Consolidations of costs
 - One heating system, one electric system, one sewer and water system, one technological center, onethe list goes on and on
- A more modern building with growth capabilities that will serve for the next 100 years or more.

Purchase Cost

- Asking Price - \$3.49 million
- Appraised Value - \$3.5 million. Appraiser recommended that asking price is a good buy.
- Agreed Upon Price between Borough of Emmaus and Rodale, Inc. - \$2.95 million
- Cost to Build this Building New - \$17.4 million - \$34 million (\$300 - \$600 / sf) as per the appraiser.
- In addition to the main building, the purchase includes 151 E. Minor Street and the parking lot across the street, a value of approximately \$160,000.

Mortgage / Bond Rates

- 2% - 25 Years (on \$3 million)
 - \$12,715.63 per month - = \$152,587.56 per year
- 10 Year Fixed ARM (25 Year Note) – 3.29% (on \$3 million)
 - \$14,800 per month = \$177,600 per year
- 5 Year Fixed ARM (25 Year Note) – 2.45% (on \$3 million)
 - \$13,500 per month = \$162,000 per year

Construction Cost

- Estimated Construction Costs - \$3.4 Million – Contractor Doing All Work
- Less 1/3 if work is done in-house (which is our plan), meaning true cost will be approximately \$2.5 Million

How Do We Pay?

- Rental Income – Current Lease with Seven Generations School – 11,956 sf
 - Through June 2015 - \$164,893.56 per year
 - Through June 2016 - \$169,840.32 per year
 - Through June 2017 - \$174,935.63 per year
 - (2) – 5 – Year Extension Options
- Additional Rental Income Opportunities – Depending on Final Plans for Building
 - \$12 - \$15 / sq. ft. Anywhere from 7,627 sf – 13,302 sf
= between \$91,524 (7,627 x \$12) per year to \$199,530 (13,302 x \$15)

How Do We Pay? (cont.)

- Revenue Possibility from 151 E. Minor (approx. 1,000 sf)
 - Rental - \$12,000 - \$15,000 per year
 - Sell – FMV approximately \$139,000
- Property Sales
 - \$1.2 million - \$1.8 million for the following properties
 - Borough Hall
 - Police Station
 - Central Station
 - Weight Room
 - Parking Lots near Town Hall and Police Station
 - We have other properties to consider as well, including but not limited to the property at the South 2nd Street Reservoir, and 18 acres on S. 2nd Street among others. We own 53 parcels in the Borough (most are needed, but some are not).

How Do We Pay? (Cont.)

- Piece the Project Together.
 - It is not a mad dash. Proper planning and use of resources will make this project affordable. Move one department at a time. Sell a building and use those funds toward the next phase of the project.

Other Possible Funding Sources

- Local Government Capital Project Loan Program (LGCPL) – 2% Loan (\$100,000 or less projects)
- RACP grant project program - \$500,000 matching grant money
- Sustainable Energy Bond Program (MUSH) and Sustainable Energy Fund Grants
 - HVAC, Lighting, Windows, Roofing, Boilers, Bathrooms
- CDBG Grants (\$50,000 per year) – however, would replace the curb cut program that year.....perhaps not ideal
- ARRA (federal grant) – for construction of fire departments / ambulance
- USDA Rural Development Grants for governmental buildings
- Other Grants

Retiring Old Debt and Using to Pay off the Building

- This building can be completely paid off in 10 years if we are smart in the way we use our money and stick to the plan.
- We have the following debt expiration:
 - Police Building - \$5,529.12 / yr. – 1/1/17
 - FD Pumper - \$6,379.39 / yr. – 8/1/15
 - FD Truck - \$6,925.61 / yr. – 11/1/26
 - 2010 Bond - \$512,720 / yr. – 8/15/21
- Just with the 2010 Bond itself, we could pay on the loan with the money generated from rental income until 2021. We would then pay the entire mortgage off with the money saved from the bond with payments in 2022, 2023, 2024, and 2025 (possible 2026 at worst). The entire building would be paid off within 10 years from the date of purchase, which would retire the mortgage 15 years early.

Will this Affect Tax Payer Rates? Will we Increase Taxes Because of This?

- Not if we stick to the plan!
- The way we have the finances figured out is that rental income will pay for the mortgage until other debt is retired. Then, when the debt is retired, we take the savings and pay the mortgage off early. The project construction funding will be paid through sale of property and regular capital project budgeting.
- After the building is paid off, it has the potential of generating money for the Borough.

The Plan

- We would move slowly
- This can be a 5 – 10 Year Plan to ease the cost of the project and stretch our resources.
- Pay the mortgage with rental income. Pay for construction with grants and property sales revenue, as well as any funds set aside in the Capital Projects Fund each year.
- We would complete the bulk of the work in-house, as we have skilled carpenters, masons, and electricians in the Public Works Department.

Proposed Phases

- Phase 1: move Borough Hall – by May 2016?
- Phase 2: sell Borough Hall – by January 2017?
- Phase 3: move Central Station – by June 2018?
- Phase 4: sell Central Station – by January 2019?
- Phase 5: move the Police Station – by December 2020?
- Phase 6: sell the police station – by January 2022?

Within each phase, it will include the construction piece for the next phase. None of the phases are final, nor are the timelines for each phase. We have not finalized, or even discussed, any of these phases to date.

How do the Departments Feel?

- Department Managers have stated their support for this project and have toured the building.
- Main concern – railroad tracks
- Overall Belief – centralizing operations will make all operations more efficient
- Town Hall Staff is ready to move today!

Delivery of Service Issues?

- The railroad tracks at Klines Lane are a concern, in particular for fire and ambulance.
- We do have ways around them – 4th Street and possible future improvements at the railroad crossing?
- Railroad tracks for police are not a concern, as they are on patrol the majority of the time and it is estimated that less than 25% of their calls come when the officer is actually in the station.
- Moving Central Station is not a major concern, however, there are some disadvantages to doing this.

Ambulance Call Density

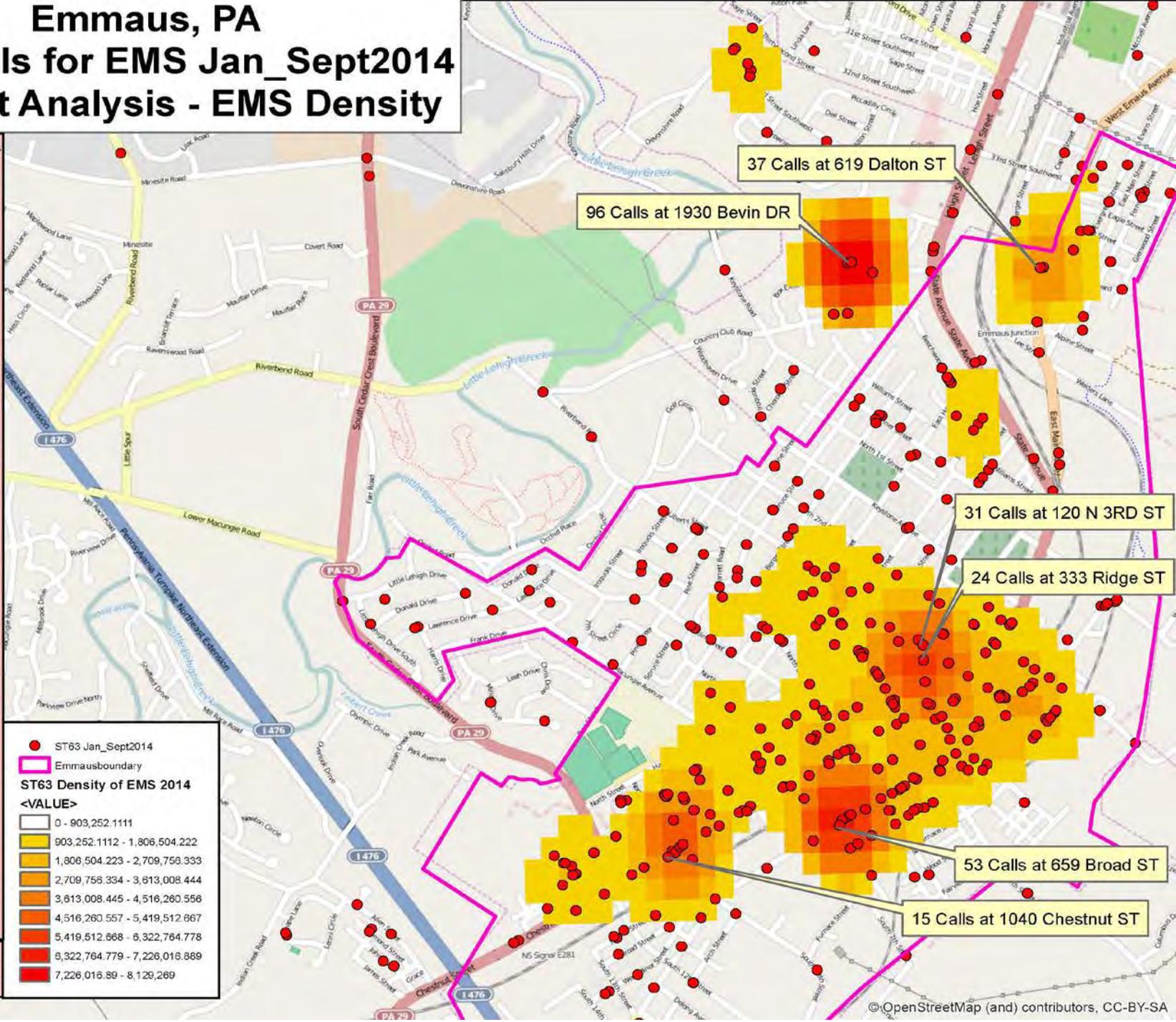
Emmaus, PA

ST63 Calls for EMS Jan_Sept2014

Hot Spot Analysis - EMS Density

Same Address Call Over 3 Times

1930 BEVIN DR	96
659 BROAD ST	53
619 DALTON ST	37
120 N 3RD ST	31
333 RIDGE ST	24
1040 CHESTNUT ST	15
16 S 10TH ST	14
1003 CHESTNUT ST	13
633 BROAD ST	13
500 MACUNGIE AV	10
242 HARRISON ST	9
3300 LEHIGH ST	9
413 EAGLE DR	9
1641 33RD ST SW	8
4851 SAUCON CREEK RD	8
100 N 6TH ST	7
643 BROAD ST	7
314 S BROOM ST	6
320 POWDER MILL LN	6
3461 MIRIAM DR	6
18 CHERRY ST	5
3468 BLEILER RD	5
41 S 3RD ST	5
125 S 4TH ST	4
1427 EXETER RD	4
169 JEFFERSON ST	4
2232 29TH ST SW	4
3905 MAIN RD W	4
4180 CHESTNUT ST	4
675 STATE RD	4
705 FRANKLIN ST	4
102 E MAIN ST	3
132 COLONIAL CT	3
135 COLONIAL CT	3
1418 CHESTNUT ST	3
1620 33RD ST SW	3
215 N 5TH ST	3
224 S 2ND ST	3
2288 MEADOW LN	3
26 MINOR ST	3
3222 CAPITAL ST	3
3340 MIRIAM DR	3
343 BROAD ST	3
400 JUBILEE ST	3
421 BROAD ST	3
424 CHESTNUT ST	3
509 HARRISON ST	3
5151 WOOD LN	3
723 CHESTNUT ST	3
753 LAWRENCE DR	3



● ST63 Jan_Sept2014

□ Emmaus boundary

ST63 Density of EMS 2014

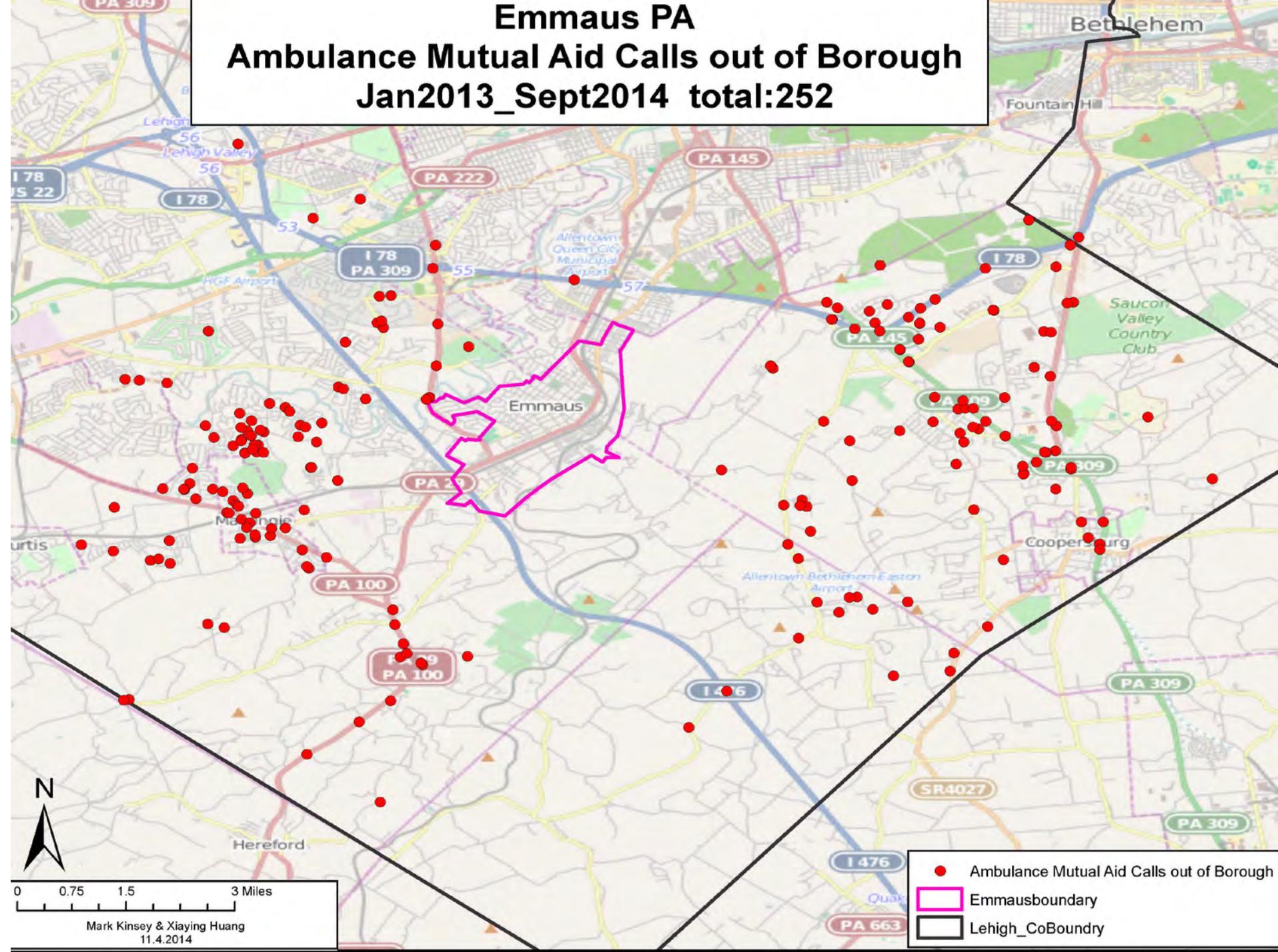
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7,226,016.89 - 8,129,269

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Mark Kinsey & Xiaying Huang
11/1/2014

Emmaus PA Ambulance Mutual Aid Calls out of Borough Jan2013_Sept2014 total:252



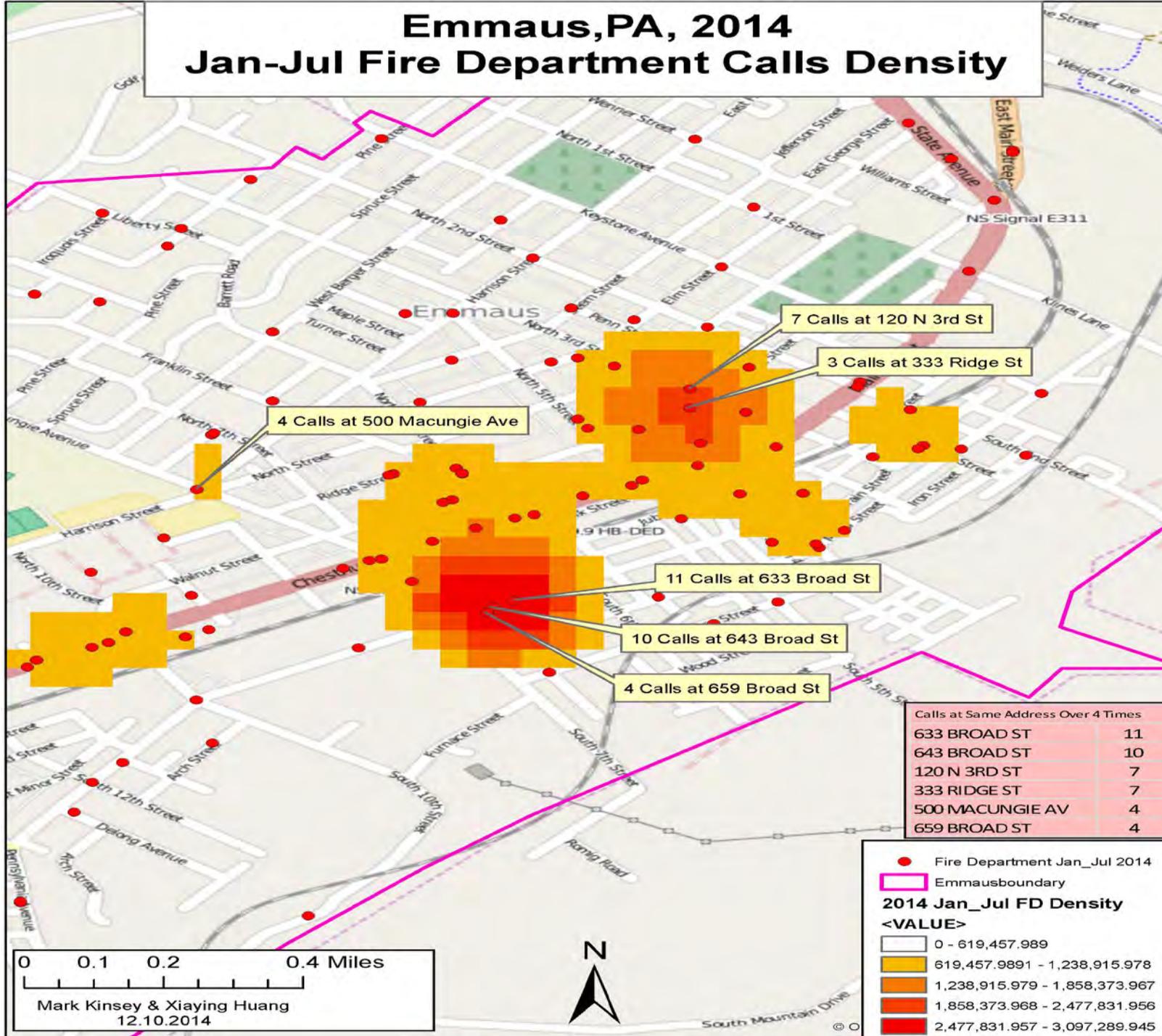
0 0.75 1.5 3 Miles

Mark Kinsey & Xiaying Huang
11.4.2014

- Ambulance Mutual Aid Calls out of Borough
- ▭ Emmaus boundary
- ▭ Lehigh_CoBoundry

Fire Call Density

Emmaus, PA, 2014 Jan-Jul Fire Department Calls Density



Calls at Same Address Over 4 Times	
633 BROAD ST	11
643 BROAD ST	10
120 N 3RD ST	7
333 RIDGE ST	7
500 MACUNGIE AV	4
659 BROAD ST	4

● Fire Department Jan-Jul 2014
 Emmaus boundary
2014 Jan-Jul FD Density
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 619,457.9891 - 1,238,915.978
 1,238,915.979 - 1,858,373.967
 1,858,373.968 - 2,477,831.956
 2,477,831.957 - 3,097,289.945

0 0.1 0.2 0.4 Miles
 Mark Kinsey & Xiaying Huang
 12.10.2014



So What Does this Place Look Like and
What Will it Look Like?

Inside 33 E. Minor









Inside 151 E. Minor Street



One Set of Possible Plans (certainly not Final)

- BOROUGH HALL**
- POLICE**
- FIRE**
- AMBULANCE**
- CHARTER SCHOOL**

- 10,770 SF of additions
- revisit access to charter school
- borough hall, ambulance & fire share the main entrance, accessible from both sides
- police in the most architecturally significant/prominent building with separate entrance



Next Steps

- Public Input and Discussion – Please ask us your questions and raise your concerns at the conclusion of this presentation.
- Council Discussion
- Council Vote

What Happens if Council Votes “No”

- No Harm, No Foul
- We continue to operate the same as we have previously
- We will continue the building improvement plan in each building to maximize the space we are in
- We lose no money, as all agreements are non-binding and the only expenses we have had were for appraisals and the feasibility study from our architects

What Happens if Council Votes “Yes”

- We sign a purchase agreement.
- We have 120 days from the signing of the purchase agreement to close on the property, which means we would have to complete any additional due diligence, secure financing and obtain PA DCED approvals, and complete the purchase process.
- During this time, we propose the creation of a task force of individuals, including department managers, Council members, and members of the public, to create and complete a plan for the building and to work with the architects to fully design the building.
- After closing, we complete the architectural and engineering design work and begin construction for Phase 1 of the project.
- We sit down with school and discuss lease terms and possible extension after closing.

Conclusion

- Do we have the answers to every possible question?
No
- Do we have every single detail in place? No
- Have we done our due diligence? Yes
- Is this a place full of potential that could be a great long-term asset for governmental operations, the way governmental operations should look? Yes
- Are there disadvantages to making this purchase? Yes
- Is it going to cost money and need a well-laid plan? Yes
- Let's have a conversation about this!