



# Charles Chrin Companies News Coverage Summary Rt. 33 Groundbreaking

Summary prepared by La Torre Communications

# Overview

## **Newspapers/Websites**

The Morning Call

Easton Patch

Pocono Record

Express Times

Lehigh Valley Business

## **Television**

WFMZ-TV

BRC-TV 11 *(clip not included)*

## The Morning Call

With groundbreaking, Chrin's vision for Route 33 interchange close to reality

### Video

<http://www.mcall.com/videogallery/74241696/Governor-Corbett-attends-launch-of-new-Rt-33-Interchange>

### Photos

<http://www.mcall.com/news/breaking/mc-pictures-rt-33-launch-corbett-20130131,0,1521168.photogallery>

In the early 2000s, Charles Chrin started buying property on Palmer Township's northern tip with a vision for the future.

Chrin, whose eponymous company's ventures include excavation, hauling, agriculture, land development and a landfill, saw the potential for a new interchange along Route 33, with hundreds of acres of developable farmland around it.

"Many years ago when Charlie came to the township with this idea, many thought it was a bit far-fetched," Palmer Township Board of Supervisors Chairman Dave Colver said. "He saw another way. He said it would be easy."

It might not have been as easy Chrin thought, but the new interchange moved a step closer to becoming reality Thursday when Chrin shoveled the first mulch at a ceremonial groundbreaking ceremony.

Chrin was lauded by Gov. Tom Corbett and local elected officials for developing a public-private partnership to develop the interchange, which is projected to bring more than 5,000 jobs and millions of dollars in tax revenue.

"If you want more jobs you have to have a transportation system" Corbett said. "You have to have that infrastructure."

With the interchange absent from PennDOT's long-term plan, Chrin initially proposed building a \$25 million structure on his own and connecting Route 33 with the Main Street overpass in Palmer Township. But without state funding for repairs to the existing bridge, the project was going to be more costly.

Chrin partnered with Northampton County and pitched a tax incremental finance district — known as a TIF — to Palmer Township and Easton Area School District. The three taxing bodies agreed to a special tax zone in which they give up most new tax revenue for the next 20 years, allowing Chrin to spend that money to pay off a \$28 million bond.

Along with \$3.5 million from the state and a projected \$10 million of his own, Chrin had the funding needed for a \$40 million interchange. Construction is set to officially start this spring and be completed by fall 2014.

New exits will be added for drivers traveling in either direction on Route 33, and the two lane-bridge will be replaced with a five-lane bridge. The quaint countryside that surrounds it will be transformed into a commercial corridor with a mix of retail, office, warehouse and industrial use.

"It's a great example of how the public sector and the private sector can get along, can achieve things in the greater public interest," said U.S. Rep. Matt Cartwright, D-17th District "I'm looking forward to watching this project develop and mature."

Chrin didn't speak at the event, but with his long-awaited dream nearly complete, he could be heard asking a question before the ceremonial shoveling.

Which way should he toss the mulch?

**Link:** [http://articles.mcall.com/2013-01-31/news/mc-palmer-33-interchange-groundbreaking-ceremony-20130131\\_1\\_charles-chrin-interchange-tax-incremental-finance-district](http://articles.mcall.com/2013-01-31/news/mc-palmer-33-interchange-groundbreaking-ceremony-20130131_1_charles-chrin-interchange-tax-incremental-finance-district)

## **Easton Patch**

### **Gov. Corbett Helps Break Ground on Route 33 Interchange**

The ground has now been broken. Next comes the construction.

Gov. Tom Corbett joined U.S. House Transportation Chairman Bill Shuster, PennDOT Secretary Barry Schoch, Palmer officials and others from the region to break ground on the [Route 33 Interchange](#) project.

The \$40 million project, backed by Charles Chrin Companies, is expected to be completed by late 2014 with construction starting this spring and lasting 16-to-18 months.

"We're extremely happy to welcome new businesses and new jobs to Palmer Township," said David Colver, chairman of Palmer Township Board of Supervisors.

Chrin's development of the surrounding land near Interstate 78 and Route 22 is estimated to create more than 5,000 jobs and generate \$16 million in tax revenue annually.

In 2011, the [Easton Area School District](#) approved a TIF -- tax incremental financing -- agreement with Chrin in connection with the project.

With a TIF, government entities -- in this case, the district, Palmer Township, and Northampton County -- agree to forgo tax revenue in the short term to get increased revenue down the road.

In return, the Chrin company agreed to give the school district 1.5 percent of all net land sales within the TIF property. The deal caps those contributions to the district at \$4 million.

The project touches seven municipalities in Northampton County, including Palmer and Forks Townships, Lower Nazareth and Upper Nazareth townships and the boroughs of Tatamy, Stockertown and Nazareth. It's also near Easton.

"This project is all about connecting business, industry and community," Charles Chrin said. "We are extremely proud to take the lead on this public-private partnership that will have such a large-scale, positive impact on our neighbors."

A substantial portion of the project cost is dedicated to the replacement of a structurally deficient bridge before the interchange on Main Street near State Route 33.

Chrin has approved plans for development of 800 acres around the interchange for manufacturing, distribution, retail and office space.

Upon completion of the interchange, Chrin will donate the 23 acres the infrastructure occupies to the Pennsylvania Department of Transportation.

"Charles Chrin has been a great community partner and we can't thank him enough for his continued efforts to make our community an even better place to live and work," Colver said.

The first phase of the new development is approved for 1.6 million square feet of build-out, which will create in excess of 1,000 jobs.

**Link:** <http://easton.patch.com/articles/gov-corbett-helps-break-ground-on-route-33-interchange-cec030ea>

### **Lehigh Valley Business Chrin hosts groundbreaking for \$40M interchange**

Charles Chrin Companies hosted a groundbreaking ceremony on Jan. 31 for the \$40 million interchange off Route 33 between the interchanges for routes 191 and 248.

Gov. Tom Corbett served as the keynote speaker for the event at Porsche Logistics, near the interchange construction site in Palmer Township. The land surrounding the

roadway is owned by Palmer Township developer Charles Chrin.

The company said the development of the surrounding land should create 5,000 jobs and generate \$16 million in annual tax revenue. While 800 acres of land eyed for development are in Palmer Township, the project reaches parts of seven municipalities, including Tatamy, Forks Township, Nazareth and Stockertown.

"This 800-acre site and new interchange provides the best opportunity for economic growth and new jobs in Northampton County since the opening up of the former Bethlehem Steel site in South Bethlehem," said Don Cunningham, president and CEO of the Lehigh Valley Economic Development Corp. prior to the ceremony. "This is a multi-faceted location that has extraordinary potential for a multitude of uses ranging from manufacturing and production to logistics and office development."

Though Cunningham said it was too early in the process to know exactly who the end users would be, he said light manufacturing, professional office tenants, and food and beverage processing facilities would be appropriate businesses. The land also offers some space for retail.

"New locations in the Lehigh Valley are in demand right now and the Chrin property is perfectly situated to add jobs and new businesses to the Lehigh Valley," said Cunningham. "It's really unlimited, the type of uses that can go there."

DCT Industrial, an owner of light industrial and bulk distribution properties, is among the first businesses to locate a site in the new development.

The project recently earned approval from Palmer Township, said David Colver, chairman of the township's board of supervisors.

The site where DCT would build a facility is at the corner of Hollo and Van Buren Road, not far from where the new interchange would be built.

The other business could not be named yet, but would be located at the northwest corner of Main Street, said Colver.

The company said the first phase of the new development is approved for 1.6 million square feet of build out, which will create more than 1,000 jobs.

Porsche Logistics, located in the Chrin Commerce Centre, opened in 2009 and serves as a parts distribution, technical training and development facility.

Over 300 acres of land in the Chrin Commerce Centre is currently under contract for future development.

Construction for the interchange project should begin in April or May and last about 18 months. The entire bridge on Main Street over Route 33 will be replaced and be expanded from two lanes to six lanes with a pedestrian walkway, said Colver.

**Link:** [http://www.lvb.com/article/20130201/LVB01/130209993/Chrin-hosts-groundbreaking-for-\\$40M-interchange#.UQv6BOYoapN](http://www.lvb.com/article/20130201/LVB01/130209993/Chrin-hosts-groundbreaking-for-$40M-interchange#.UQv6BOYoapN)

**Pocono Record and Express-Times**  
**Corbett praises Rt. 33 interchange in Northampton County**

*Tax-deferral helps finance access to business park*

During a groundbreaking Thursday morning for the \$40 million Route 33 interchange in Palmer Township, Gov. Tom Corbett touted the project as a model of private-public partnerships.

"Private investment in transportation is good," Corbett said.

The new interchange will allow Chrin Commerce Center businesses to get on Route 33 from Main Street and reach Interstates 80 and 78. The center is expected to include industry, retail, restaurants and hotels.

The construction of the interchange, surrounding roads and traffic lights is being funded by a Charles Chrin Cos.-backed tax increment financing program, \$10 million of Chrin's own money and \$3.5 million of state dollars.

**Learning from projects**

Under the deal, all of the new taxes generated by the development will go toward paying down \$26 million of construction bonds for five years, and then it switches to 80 percent for the remaining 15 years. The government bodies still collect taxes on the pre-development value.

Similar transportation projects could be done across the state if businesses are willing.

"The private sector knows what they need," Corbett said, adding they're the job creators, not government.

U.S. Rep. Bill Shuster, who was just named chairman of the House Transportation and Infrastructure Committee, said officials must study projects such as this.

"We need to learn from them," the Republican said.

Jobs and economic growth can't happen without a first-class transportation system, Shuster said. The project is expected to generate \$16 million in annual tax revenue and create more than 5,000 jobs.

### **Growing jobs**

Northampton County Executive John Stoffa called it a historic day for the county as they stood on land that's been growing crops for over 250 years.

"Now it will be growing jobs," Stoffa said.

Corbett visited the township just days before his Tuesday budget address, during which he is expected to announce his plans for \$1.9 million in new transportation funding.

Pennsylvania has a strong workforce, inexpensive energy and a key location all in its favor as it tries to grow commerce, Corbett said today. Transportation is integral to that equation and the state has a duty to build the needed infrastructure, he said.

But he remained mum on the details of his plan, declining to confirm if he wants to lift the cap on the gasoline wholesalers' tax to pay for the improvements.

"I don't scoop myself," he said.

Chrin was the man of the hour, with officials such as Shuster joking about wanting to take him home to his Pennsylvania district.

"Charlie, you're one heckuva guy," state Sen. Bob Mensch said. "I wish we could clone you."

### **PennDOT listened**

Palmer Township Supervisor Chairman David Colver said Chrin's a man with a vision that a decade ago led him to start grabbing up all the properties that now comprise the 1,000-acre center.

Many thought Chrin's dreams for the property were far-fetched, Colver said. The interchange wasn't even on the Pennsylvania Department of Transportation's 10-year project list, but Chrin vowed it would be easy, he said.

"Easy and PennDOT don't usually go in the same sentence," Colver said.

He drew lots of laughs from a crowd of elected officials used to navigating PennDOT, especially with state Secretary of Transportation Barry Schoch sitting on the stage with him.



"PennDOT listened and PennDOT came up big," Colver said.

Interchange construction is expected to begin this spring with a late 2014 opening. Work in the center is expected to begin about the same time for DCT Industrial, on 35 acres at Hollo and Van Buren roads, and an unnamed company is under agreement for 286 acres.

The entire project is expected to take 15-plus years to build out all of the land.

The clock on the 20-year TIF agreement began ticking July 1, 2012, and the bonds the TIF will pay down are expected to be issued in March, Colver said.

**Link:**

<http://www.pocorecord.com/apps/pbcs.dll/article?AID=/20130201/NEWS90/302010353/-1/NEWS>

**Link:**

[http://www.lehighvalleylive.com/easton/index.ssf/2013/01/gov\\_corbett\\_helps\\_officials\\_br.html](http://www.lehighvalleylive.com/easton/index.ssf/2013/01/gov_corbett_helps_officials_br.html)

**WFMZ-TV**

**New Route 33 interchange under way; development planned for warehousing, manufacturing, retail**

A construction project that officials say could lead to major job growth is officially underway in Northampton County.

A ground breaking ceremony was held Thursday morning for a new \$40 million interchange on Route 33 between Interstates 80 and 78.

Governor Tom Corbett spoke at the ceremony and said, "This ground breaking is proof that when government works with the private sector, good things happen for everybody," Corbett said.

The Charles Chrin Company is planning to develop the land around the new interchange.

The interchange will provide convenient access to and from the Chrin Commerce Center, spanning 800 acres around the interchange that has been approved for warehousing, manufacturing, retail and office space development.

"The primary financing here is not coming from the taxpayers," Corbett said. "The private sector is investing in this interchange, putting forward almost all of the financing to complete the project."

The commonwealth is contributing \$3.5 million in state dollars to the project.

The company says the development could create as many as 5,000 new jobs and generate \$16 million in annual tax revenue.

**Link:** <http://www.wfmz.com/business/New-Route-33-interchange-under-way-development-planned-for-warehousing-manufacturing-retail/-/121698/18354364/-/nyhbxjz/-/index.html>

## **WFMZ-TV**

**New Route 33 interchange under way; development planned for warehousing, manufacturing, retail**

**Video:** <http://www.wfmz.com/news/news-regional-lehighvalley/New-Route-33-interchange-under-way-development-planned-for-warehousing-manufacturing-retail/-/132502/18354104/-/t9tsjv/-/index.html>

Big changes are set for Palmer Township in Northampton County.

Ground was broken Thursday on a new \$40 million interchange on Route 33, and better traffic flow isn't the only expectation.

Eight-hundred acres of new industrial and commercial development, spurred by the building of the interchange, is expected to bring at least 5,000 new jobs to the area.

"It's expected we want quality jobs that pay a living wage," said Northampton County Executive John Stoffa.

The Chrin Company is heading the project.

"Based on business coming in and some of the business are big-time companies," said Bruno Ventresca, of Chrin.

Porsche was the first to move into Chrin's Commerce Center several years ago. DCT-Industrial, a distribution company, is the first new company to sign since. Another unnamed company is in negotiations.

The general manager of a local warehouse said workers could expect a yearly salary in mid- to upper \$30,000 range, with management making anywhere from \$60,000 to close to \$100,000.

"We're not building any residential development here, however, they'll need additional homes, and the surrounding municipalities will get them," said Dave Colver, chairman of

the Palmer Township Board of Supervisors, noting that the project's impact extends beyond new jobs. "Stockertown will see relief from traffic on 115, Forks Township able to utilize the interchange. Lower Nazareth benefits from all the trucks not going on 248."

The effects may not be felt for a while. The interchange is expected to be completed in a year-and-a-half, but the surrounding development could take 20 years.

Construction is expected to start on the interchange this spring.

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