

Bethlehem CRIZ Authority

Balance Sheet

As of January 31, 2025

	<u>Jan 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
101 - Fidelity Primary Chkg	804,497.37
102 - Fidelity Clearing	100,317.41
Total Checking/Savings	<u>904,814.78</u>
Total Current Assets	<u>904,814.78</u>
TOTAL ASSETS	<u>904,814.78</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	187,488.17
Unrestricted Net Assets	715,036.63
Net Income	2,289.98
Total Equity	<u>904,814.78</u>
TOTAL LIABILITIES & EQUITY	<u>904,814.78</u>

Bethlehem CRIZ Authority
Profit & Loss
January 2025

	<u>Jan 25</u>
Ordinary Income/Expense	
Income	
602-Interest income	2,406.35
Total Income	2,406.35
Expense	
900 - Professional Svcs	
900.2 - Legal expenses	116.37
Total 900 - Professional Svcs	116.37
Total Expense	116.37
Net Ordinary Income	2,289.98
Net Income	<u><u>2,289.98</u></u>

RESOLUTION 2025 - 1
BETHLEHEM REVITALIZATION & IMPROVEMENT AUTHORITY

The following resolution was adopted at a meeting of the Board of Directors of the Bethlehem Revitalization & Improvement Authority (“BRIA”) duly called and held in accordance with the law:

RESOLVED, that on February 20, 2025, the Board approved all actions with regard to the cash secured revolving line of credit for \$500,000.00 with Fidelity Bank, 101 N. Blakely Street, Dunmore, PA 18512.

RESOLVED, that the Chairperson and other officers shall be authorized to sign any and all documents that are required to effectuate the line of credit, including but not limited to any documents required by Fidelity Bank, as may be approved by the Solicitor and Chairperson of BRIA.

BETHLEHEM REVITALIZATION &
IMPROVEMENT AUTHORITY

By: _____
Donna Taggart, Secretary

By: _____
Laura Collins, Chairperson

RESOLUTION 2025-02

**RESOLUTION OF THE
BETHLEHEM REVITALIZATION AND IMPROVEMENT AUTHORITY**

WHEREAS, NIP Wilbur, LLC (“Wilbur”) is proposing the construction of seven (7) additional hotel rooms, located at 251 Cherokee St., on a .1515 acre parcel of land, identified by Northampton County parcel identification number P6SW2B 2 5 0204; and,

WHEREAS, BRIA and NIP Wilbur, LLC agree that the project approval will benefit the City of Bethlehem (the “City”) and Wilbur, LLC by providing increment for BRIA to invest in priority projects within the City; and,

WHEREAS, the project will convert an existing structure while retaining the existing historically significant architectural features; and,

WHEREAS, the construction of the expanded hotel annex will further the purposes of the CRIZ Act, as it will be a structure within the CRIZ to be used for hospitality purposes; and,

WHEREAS, the expanded hotel annex will create several temporary construction jobs and support over four (4) full-time hospitality jobs, creating further economic development and job creation within the City.

NOW, THEREFORE, BE IT RESOLVED, that the Bethlehem Revitalization and Improvement Authority hereby approves the project and shall submit a project application requesting the Commonwealth of Pennsylvania through the Department of Revenue, Department of Community and Economic Development and the Governor’s Office of the Budget approve the hotel project.

RESOLVED AND ENACTED this 20th day of February, 2025.

ATTEST:

BETHLEHEM REVITALIZATION AND
IMPROVEMENT AUTHORITY

By: _____
Donna Taggart, Secretary

By: _____
Laura Collins, Esq, Chairperson

Wilbur Mansion Expansion

The Wilbur Mansion is a historic hotel that currently has 9 rooms, a restaurant and an event center. Business is starting to grow but we have a need for more hotel rooms to help the business. The additional 7 hotel rooms will enable the hotel to not only have more guests but also have more events requiring accommodations. The renovation costs associated with old buildings make this expansion not feasible without the CRIZ designation. The Wilbur Mansion is an example at what can be done when you combine historic architecture with modern amenities.

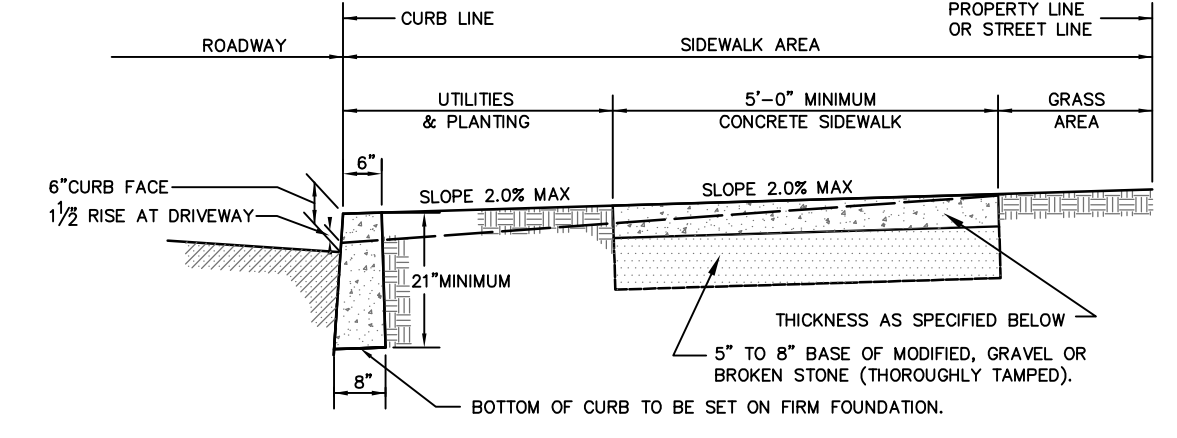
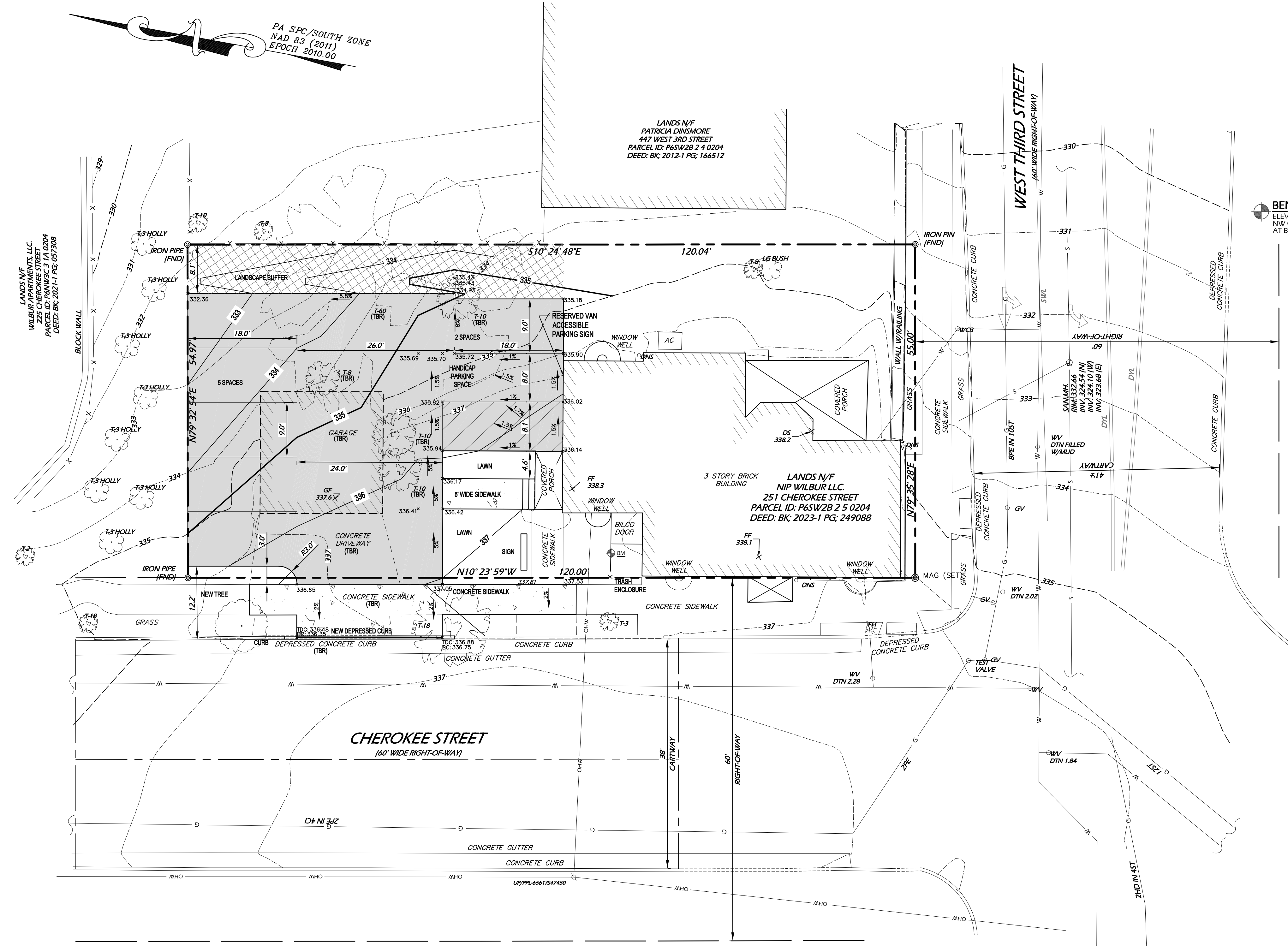
The Wilbur Mansion has a CRIZ designation so we are very familiar with the program. The architecture of 251 Cherokee St. will be a perfect blend of what we have done with the Wilbur Mansion. We will be able showcase Bethlehem's history and make modern rooms in the same style of the Wilbur.

This project will be an exciting addition to what we have already accomplished with in Bethlehem.





PA SPC/SOUTH ZONE
NAD 83 (2011)
EPOCH 2010.00



GENERAL REQUIREMENTS:
 ONE COURSE (MONOLITHIC) CONSTRUCTION FOR ALL CURB, GUTTER AND SIDEWALK.
 CONCRETE MIX TO BE CLASS A CONCRETE 3300# 6 BAG MIX - 5.6 GAL. WATER PER BAG THROUGHOUT.
 USE POWER BATCH MAKER. NO SLAG.
 CURB - 21" MINIMUM DEPTH WITH APPROVED FINISH ON TOP AND EXPOSED FACE.
 GUTTER - 8" DEPTH - SLOPE OF GUTTER 1/2" RISE PER FOOT AWAY FROM CURB.
 SIDEWALK - THICKNESS - RESIDENTIAL AREAS - 5", BUSINESS AND INDUSTRIAL AREAS - 6"
 AT RESIDENTIAL DRIVEWAYS - 6", AT BUSINESS AND INDUSTRIAL DRIVEWAYS - 8".
 FINISH - USE WOOD FLOAT TO PRODUCE SKID RESISTANCE SURFACE.
 ON GRADES OF 5% OR MORE, PRODUCE A ROUGHER FINISH.
 SLOPE - WALK AND PARKWAY AREAS 1/8" PER FOOT TOWARD CURB.
 EXPANSION AND CONTRACTION JOINTS: SEE CITY CONSTRUCTION STANDARD NO.1A.
 HANDICAPPED RAMP: REQUIRED ON ALL RAMP.
 DRIVEWAYS: SEE CITY STANDARD DRIVEWAY ENTRANCE AND APRON SKETCH.

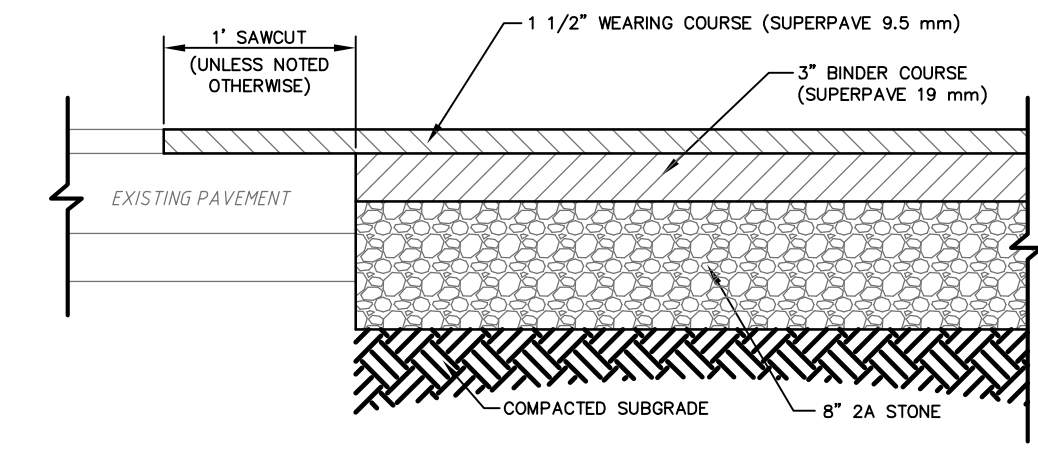
EXCAVATION: WHEN EXCAVATING IN THE CURTWAY OF A CITY STREET, A CLEAN, FULL DEPTH CUT- BY JACK HAMMERING OR SAWCUTTING-SHALL BE MADE IN THE STREET BETWEEN THE AFFECTED AND THE UNAFFECTED WORK AREAS. FURTHER, FINAL RESTORATION IN THE AFFECTED AREA OF THE STREET SHALL CONSIST OF CREATING A NEW CLEAN CUT BY SAWCUTTING 12" BEYOND THE EDGE OF ANY AFFECTED WORK AREAS, BACKFILLING WITH PENNDOT 2A MODIFIED STONE, AND PROPERLY COMPACTING THIS STONE TO THE ELEVATION OF THE TOP OF THE SUBBASE (I.E. BOTTOM OF THE BASE COURSE OF THE MACADAM), BUT NO HIGHER THAN 3-INCHES BELOW THE FINISH GRADE-EXCEPT AS REQUIRED TO PROVIDE REASONABLE TEMPORARY ACCESS AT DRIVEWAYS.

ORDNANCE REQUIREMENTS:
 WARRANT OF SURVEY - PROCURED FROM THE CITY ENGINEER'S OFFICE, PROVIDES FOR ESTABLISHING LINE & GRADES, STAKES TO BE PROTECTED BY APPLICANT AND USED WITHIN 30 DAYS.
 EXCAVATION PERMIT - PROCURED FROM THE CITY ENGINEER'S OFFICE, FOR SIDEWALK AND DRIVEWAY CONSTRUCTION.

DETAIL REQUIREMENTS:
 FOR FURTHER DETAILS AND OTHER REQUIREMENTS SEE THE FOLLOWING DOCUMENTS ON FILE IN THE OFFICE OF THE CITY ENGINEER: STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF CONCRETE CURB, GUTTER AND SIDEWALK. COPIED ORDINANCES OF THE CITY OF BETHLEHEM, ARTICLES 903 AND 909.

NOTE:
 WHENEVER A CURB, GUTTER AND/OR SIDEWALK IS LOCATED IN THE HISTORICAL AREA, SPECIAL REQUIREMENTS APPLY.

**CONCRETE CURB AND SIDEWALK
(WITHIN RIGHT-OF-WAY)
N.T.S.**



NOTES:
 1. ALL PAVING IS TO BE CONSTRUCTED IN ACCORDANCE WITH PENN. D.O.T. PUBLICATION 408, CURRENT EDITION.
 2. COMPACTATION REQUIREMENT OF 95% DRY WEIGHT DENSITY FOR THE STONE COURSE.
 3. ALL PAVING THICKNESSES SHOWN SHALL REFLECT MINIMUM THICKNESS AFTER COMPACTION.

**TYPICAL FULL-DEPTH PAVING SECTION
(ON-SITE)
N.T.S.**

NOTES:
 FOR CBR ≥ 4: USE 8" STONE, 3" BINDER, 1.5" WEARING
 FOR CBR < 4: USE 9" STONE, 3" BINDER, 1.5" WEARING

THIS DETAIL SHALL BE UTILIZED FOR THE ON-SITE PAVEMENT DESIGN. SEE HOP PLANS FOR THE PAVEMENT DESIGN WITHIN THE PENNDOT ROW (BETHHAM RD)

- NOTES:**
- DATE OF SURVEY: APRIL 4, 2024.
 - THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
 - HORIZONTAL DATUM: PA SPC/SOUTH ZONE NAD83 (2011) EPOCH 2010.00.
 - A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
 - A PRELIMINARY DESIGN NOTICE TO PENNSYLVANIA ONE CALL SYSTEM, INC. (POCS) HAS BEEN SUBMITTED BY ARTHUR A. SWALLOW ASSOCIATES, LLC. ARTHUR A. SWALLOW ASSOCIATES, LLC IS NOT RESPONSIBLE TO SUBMIT THE FINAL DESIGN NOTICE WHICH SHALL BE SUBMITTED TO POCS NOT LESS THAN 10, NOR MORE THAN 90 BUSINESS DAYS IN ADVANCE OF THE FINAL DESIGN AND/OR THE DATE OF THIS PLAN.

ZONING DATA

ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL DISTRICT (RG DISTRICT)
 EXISTING: MEDICAL OFFICE BUILDING; PROPOSED USE: HOTEL

	REQUIRED	EXISTING COND	PROPOSED
MIN. LOT AREA:	6,500 SF	6,599 SF	6,599 SF
MIN. LOT WIDTH:	60 FT	55'	55'
MIN. BUILDING SETBACKS:			
FRONT YARD:	20'	-4.1'	-4.1'
REAR YARD:	10'	11.9'	17.9'
MAX. BUILDING HEIGHT:	N/A	N/A	N/A
MAX. BUILDING COVERAGE:	35'	≤ 35'	≤ 35'
PARKING SETBACK:	70%	34.5% (2,276 SF)	28.3% (1,869 SF)
BUFFER YARD:	15'	N/A	12.2'
	15 FT	N/A	8.1'

SURVEY REFERENCE:

PLAN ENTITLED "PLAN OF PROPERTY OF DR. WILLIAM P. WALKER EST.", PREPARED BY ALLEN G. ZOLL PLS, DATED SEPTEMBER 1993 AND RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE IN MAP BOOK 11, PAGE 2.

SITE DATA

RECORD OWNER: NIP WILBUR LLC
 1800 OLD MILL ROAD
 BETHLEHEM, PA 18015

PROPERTY LOCATION: 251 CHEROKEE STREET
 BETHLEHEM, PA 18015

DEED REFERENCE: DBV 2023-1, PAGE 249088
 PARCEL ID: P65W2B 2 5 0204
 TRACT AREA: 6599 SQ. FT./0.1515 ACRES

TAX AUTHORITY: CITY OF BETHLEHEM
 WATER: PUBLIC
 SEWER: PUBLIC

IMPERVIOUS COVER EXISTING: 41%

IMPERVIOUS COVERAGE SUMMARY

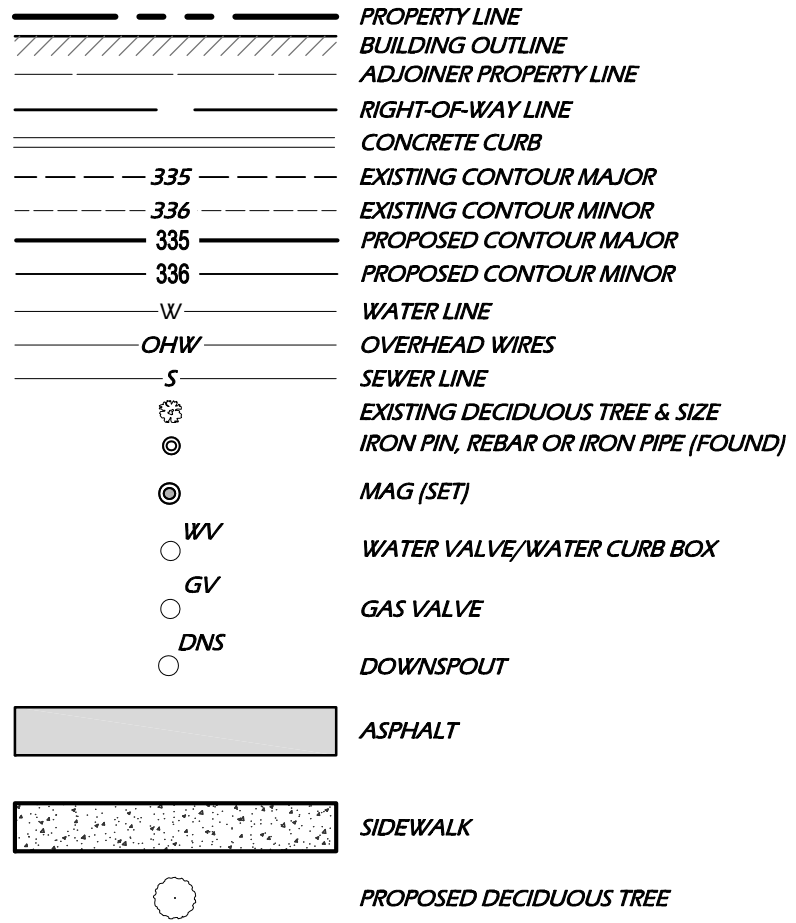
EXISTING PAVEMENT AREA:	356 SF
EXISTING BUILDING AREA:	2,276 SF
TOTAL EXISTING IMPERVIOUS AREA:	2,632 SF
BUILDING TO BE REMOVED:	407 SF
BUILDING TO BE ADDED:	0 SF
NET BUILDING:	(-407 SF)
PAVEMENT/CONC. TO BE REMOVED:	236 SF
PAVEMENT/CONC. TO BE ADDED:	2,632 SF
NET PAVEMENT/CONC.:	2,396 SF
TOTAL PROPOSED IMPERVIOUS AREA:	4,621 SF

PARKING REQUIREMENTS

STALL SIZE: 9'x18' REQ'D; 9'x18' PROPOSED

HOTEL:	0.8 SPACE/SLEEPING ROOM OR SUITE	+ 1 SPACE/EVERY 2 ON-SITE EMPLOYEES
	0.8 SPACES X 7 ROOMS = 5.6 SPACES	0 ON-SITE EMPLOYEES = 0 SPACES
TOTAL REQUIRED:	= 6 SPACES	
SPACES PROVIDED:	= 7 SPACES	
ADA ACCESSIBLE PARKING:	SPACES REQUIRED = 1 SPACES	SPACES PROVIDED = 1 SPACES

LEGEND



ABBREVIATIONS:

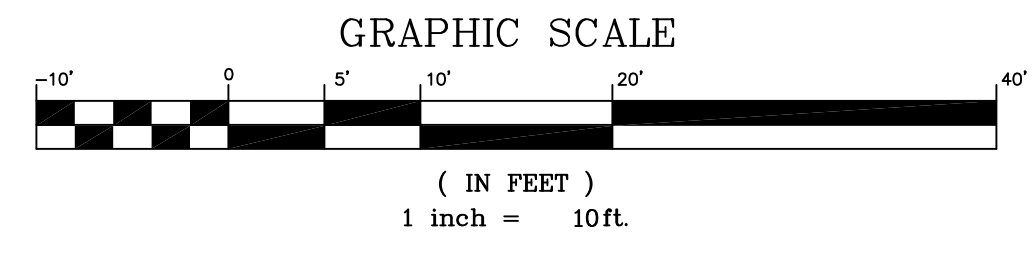
WV	WATER VALVE
SAN MH	SANITARY MANHOLE
DNS	DOWNSPOUT
DS	DOOR SILL
GF	GARAGE FLOOR
FF	FINISHED FLOOR
SWL	SINGLE WHITE LINE
DYL	DOUBLE YELLOW LINE
BM	BENCH MARK
TBR	TO BE REMOVED
TDC	TOP OF DEPRESSED CURB
BC	BOTTOM OF CURB

NOTE:

"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2008 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

THE SITE SERIAL NUMBERS ARE 20XX

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776



SKETCH PLAN

251 CHEROKEE STREET

NIP WILBUR LLC

251 CHEROKEE STREET BETHLEHEM, PA 18015
 NORTHAMPTON PENNSYLVANIA

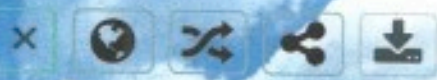
SKETCH PLAN

DATE: 05.22.2024
 SCALE: 1"=10'
 PROJECT NO.: 24018
 DRWN: SLF CHKD: JQM

SP-1

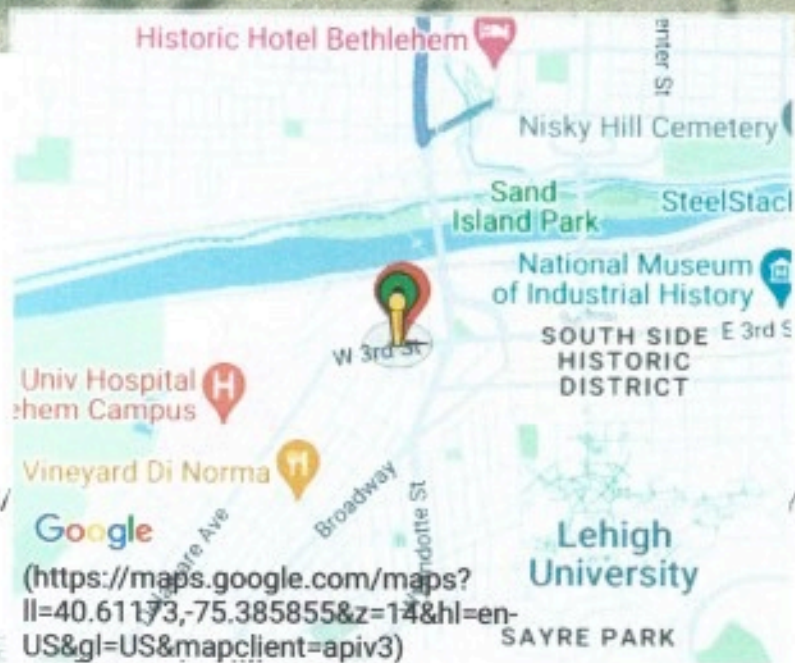
SHEET 01 of 01

Historic Hotel Bethlehem



GET A PAYMENT

191 St. Bethlehem, Pennsylvania



/cJnorK0KihJgqPAQQ&cbp=1,88.784,,0,0.226&hl=en-US)

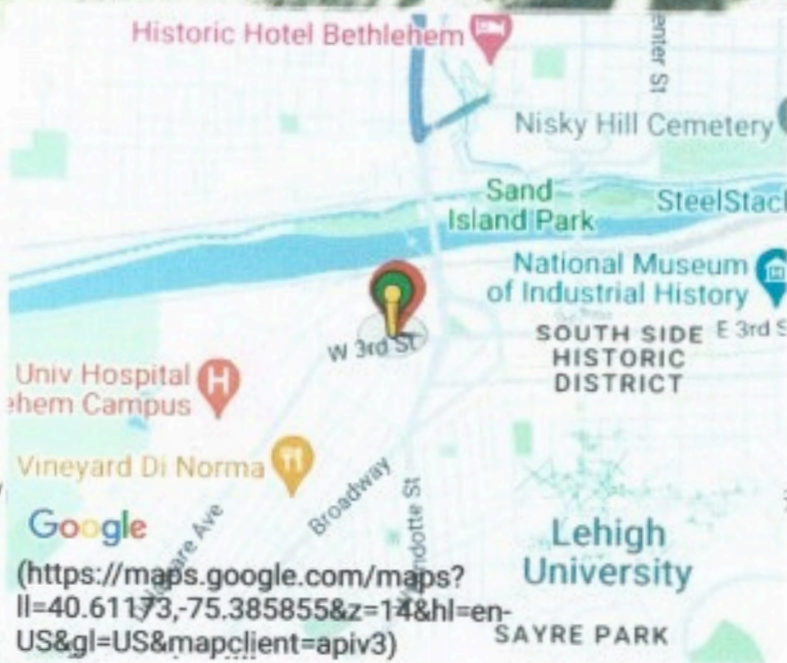
(https://maps.google.com/maps?ll=40.61173,-75.385855&z=14&hl=en-US&gl=US&mapclient=apiv3)



251 clinton st 1801

244 Cherokee St, Bethlehem, Pennsylvania

Historic Hotel Bethlehem



6w8COaCD6zIA-4zzFA&cbp=1,89.452,,0,9.382&hl=en-US)

Google
(https://maps.google.com/maps?
ll=40.61173,-75.385855&z=14&hl=en-
US&gl=US&mapclient=apiv3)

Lehigh University

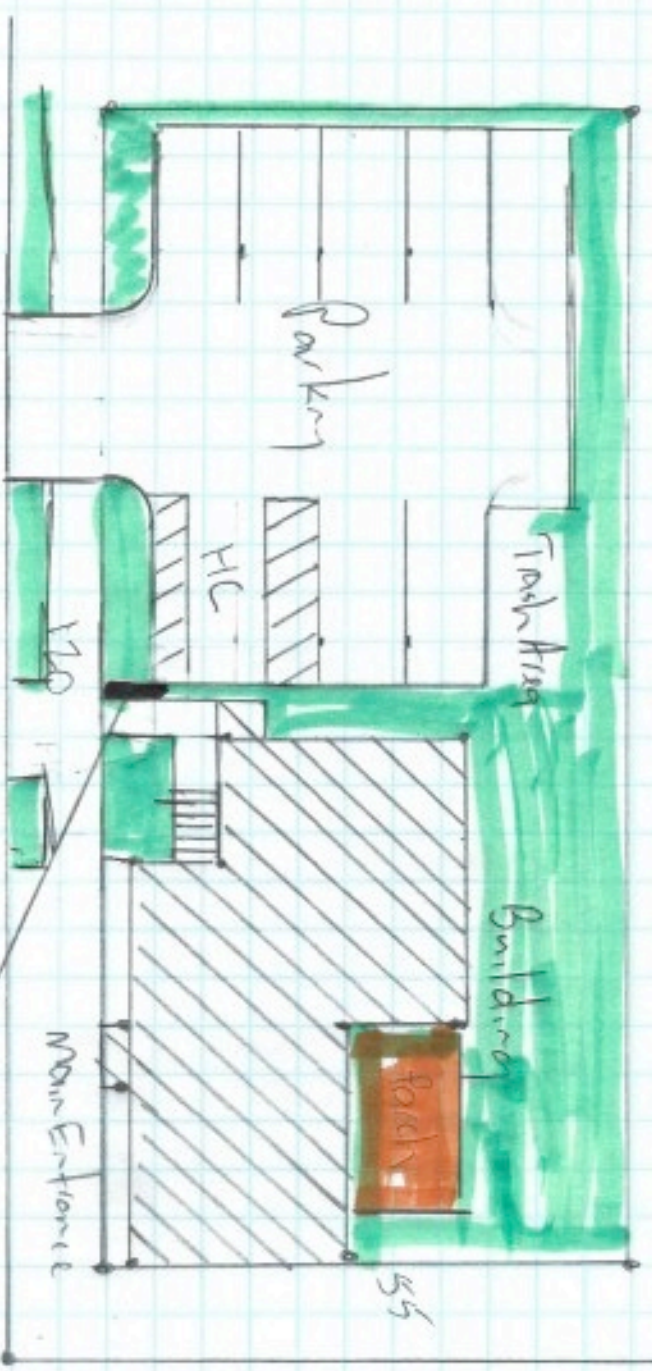
SAYRE PARK

(https://maps.google.com/maps/@40.6118479,-75.3860488,0a,112.6y,89.45h,80.62t/data=!3m4!1e1!3m2!1sA4Fe6w8
4zzFA!2e0?source=apiv3) | terms (/terms.html) | privacy (/privacy.html) | Browse

7 - Hotel Rooms 6R 14C accessible
 8 - Park Spots 7R 14C

↖ Squire Mansion

← Willow Views Apartments



Cherokee St
 Sign Willow House

Squire 915
 201 & 225 Cherokee

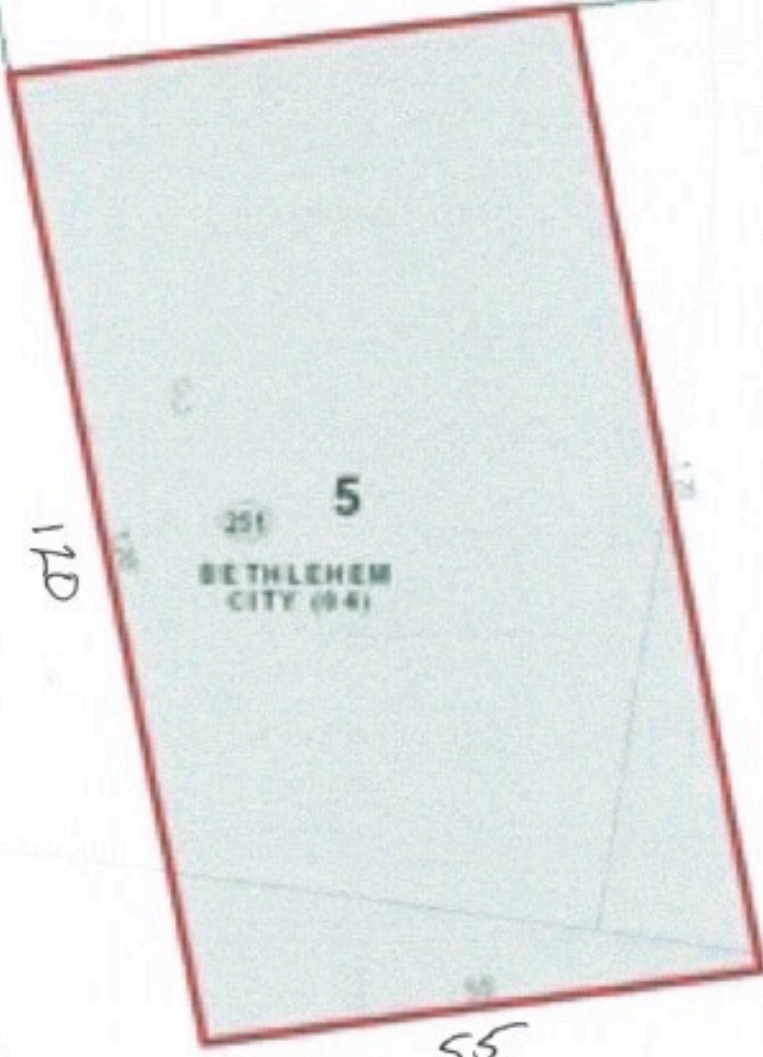
Fountain Hill Historic District
 The exterior would match
 the Willow Mansion

W 3rd St

5

2008

20



120

5
BETHLEHEM
CITY (94)

55

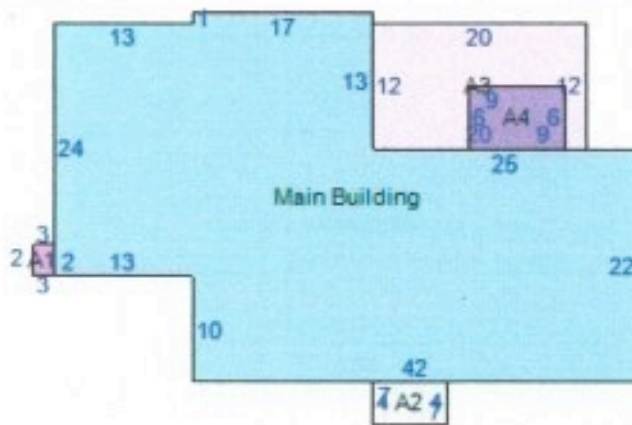
WARD 51

2008

Printable page

PARID: P6SW2B 2 5 0204
NIP WILBUR LLC,

251 CHEROKEE ST



Item	Area
Main Building	1457
DET GARAGE - RG1:FRAME OR CB DETACHED GARAGE	400
A1 - 11:OFF OPEN FRAME PORCH	6
A2 - 11/15:OFF OPEN FRAME PORCH/FRBAY FRAME BAY	28
A3 - 11:OFF OPEN FRAME PORCH	240
A4 - 15:FRBAY FRAME BAY	54

Dimensions Good

ValleyWide SIGNS & GRAPHICS

1745 W. Allen St. • Allentown, PA 18109
 Phone: 610-841-4844 • Fax: 610-841-4846
 email • sales@valleywidesigns.com

Installation Address:
 225 Cherokee St
 Bethlehem PA 18015



Non-Illuminated Aluminum Post & Panel Sign

Double Sided

3.25" Thick

Posts 3.25" x 3.25"

Engineers Note:

- Alum. tube columns must be Min. 1/8" wall, and capped at the bottom.
- Provide 6" clearance between bottom of columns and bottom of footings.
- Bottom of All footings must be set or below local building code frost line depth. Increase depth as/it required.
- Contact Murdoch Engineering for revision if field conditions vary.

DESIGNED BY: SRG JOB NUMBER: ELVATS
 APPROVED BY: _____

FILE SAVED IN: 03/22
 DATE APPROVED: _____

Please sign and return
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ENGINEERING
 JERE MURDOCH
 State of Pennsylvania
 No. 0000000000 Exp. 12/31/2012
 PN 2236682

DATE	NO.	BY	DESCRIPTION
2012 03 22	1	SRG	PROPOSED
2012 03 22	2	SRG	REVISED
2012 03 22	3	SRG	REVISED
2012 03 22	4	SRG	REVISED
2012 03 22	5	SRG	REVISED
2012 03 22	6	SRG	REVISED
2012 03 22	7	SRG	REVISED
2012 03 22	8	SRG	REVISED
2012 03 22	9	SRG	REVISED
2012 03 22	10	SRG	REVISED