

CURRENT TWO PROPERTIES – TEMPORARY CONSERVATION EASEMENTS

	<u>Before</u>	<u>After</u>	<u>Net</u>
1. Reddington tract	136.67	71.62	(65.05)
2. Helms tract	<u>60.6</u>	<u>24.38</u>	<u>(36.22)</u>
Totals	197.27	96.00	(101.27)

PROPOSED TWELVE PROPERTIES – PERMANENT CONSERVATION EASEMENTS

1. Bushkill Motorcycle Club/Hillclimb	44.6
2.-8. Western Parcels	51.23
9.-10. Riverside	<u>1.3</u>
Totals	97.13
11. Reddington tract	71.62
12. Helms tract	<u>24.38</u>

TOTAL PERMANENT CONSERVED ACRES = 193.13

Financial Impact of Bethlehem Landfill Host Fees And Taxes
To Lower Saucon Homeowners

30% of LST Budget funded by Bethlehem Landfill

\$2,600,000 paid by Bethlehem Landfill to LST in 2022 (second highest revenue source after EIT)

1 mill = \$430,000 across all LST properties

1 mill = \$100 on each \$100,000 assessed property

6 mill = host fee money from the landfill to LST

1 mill = school district taxes paid by landfill to SVSD (approx. \$400,000)

7 mill = financial shortfall to LST and SVSD without Bethlehem Landfill host fee and taxes

LOWER SAUCON HOUSING VALUES

4,035 – households in LST (2020 U.S. Census)

\$300,000 - median LST home value (2020 U.S. Census)

\$340,000 – median LST sales price in 2020 (LVPC – 134 units sold)

5.4% - sales price increase in 2022 (Zillow)

\$524,900 – median sales price in LST in July 2023 (Rocket)

26.5% increase of median sales price in LST in July 2023 (Rocket)

3.3/10 – Lehigh Valley households “cost burdened” (LVPC)

81,391 – total Lehigh Valley households “cost burdened” (LVPC)

EFFECT TO EACH LST HOUSEHOLD

TAX BILL

+\$3,500

(7 mills on a 2023 median \$500,000 home)

FACTS VS. SPECULATION

FACTS

- Landfills are a necessary part of our society until we come up with another way to dispose of the waste all of us generate
- Bethlehem Landfill exists and has operated in LST for a long period of time
- Bethlehem Landfill inspected weekly on average by DEP and Township Host Municipal Inspector
- Bethlehem Landfill has had minimal violations of DEP regulations
- Consistent with safe operation, DEP recently approved Bethlehem Landfill's application for Northern Realignment
- Quarterly meetings between LST and Landfill and more frequent as necessary
- City of Bethlehem Wastewater Treatment Plant processes all landfill leachate in a closed system that does not discharge into the Lehigh River
- Landfill has multiple monitoring wells regulated by PA DEP
- A large portion of methane gas is renewable energy that can be added to natural gas pipelines that provide energy to thousands of Lehigh Valley residences and businesses
- Renewable methane gas can be used to power turbines that generate electricity for thousands of Lehigh Valley homes
- Landfill is a very significant source of recurring annual revenue to LST
- Costs associated with operating a successful Township are not going to decrease
- Fire, roadway paving and maintenance, snow plowing, parks and recreation facilities will continue to grow more expensive
- Only 6% of LST land is zoned for something other than residential and agriculture
- This does not create an economically sustainable model for the Township's future
- Shipping our trash to some other far away community does not solve problems and only worsens them – truck traffic, pollution, congestion, health and safety

SPECULATION

- “You are going to ruin the environment”

State statutes and DEP regulations and process protect, as well as possible, the potential future environmental harms that cause concern

- “You are ruining property values”

Although somewhat speculative, some studies have reached this conclusion – we need to address this issues in an appropriate manner

- “You are ruining the quality of life in LST”

The landfill has co-existed with the Township for a long time -- eighty years

When you look at the Township as a whole, including all 11,000+ residents and 4,000+ households, the potential managed expansion of the landfill will not ruin the quality of life in LST