



Whitehall Township Industrial & Commercial Development Authority

Toolbox

1. Property Development

- WTICDA collaborates with the Mayor's Office and the Whitehall Township Planning Development Office.
- Maintains a list of underutilized or vacant commercial and industrial properties.
- Identifies properties suitable for productive, cost-effective redevelopment.
- Assists developers in their efforts to develop, redevelop, or rehabilitate vacant industrial and commercial properties in Whitehall Township.
- Provides access to business capital through available incentives.

2. Incentives

Types of Incentives:

- **Tax Incentives:** assists developers in access to programs that either reduce or exempt them from certain taxes through state and federal programs (eg. LERTA, tax credits, etc).
- **Grants:** acts as public applicant for state and federal financial aid that does not require repayment, aimed at eliminating blighted conditions, or redeveloping idle land and building projects (eg RACP).
- **Low-Interest Loans:** facilitates loans with favorable terms for redevelopment projects.
- **Access to Funding:** offers preferred terms for project funding.
- **Economic Opportunities:** Supports businesses that create sustainable jobs in Whitehall Township, the Lehigh Valley Region and Pennsylvania.

3. Financing Services

- **ACCESS TO BUSINESS CAPITAL:** WTICDA is empowered to be the issuer or applicant of certain economic development related programs permitted by the Economic Development Laws of the Pennsylvania and the Internal Revenue Code.
- Under the programs eligible entities interested in expanding or locating in Whitehall can finance land, building, associated machinery and equipment through the issuance of tax-exempt or taxable bonds, and through authorized programs.

Tax-Exempt Financing:

- Available for manufacturing, technology, and non-profit development projects.
- Provides a tax-exempt bond-financing vehicle known as “Conduit Bond Financing,” whereby WTICDA will act as the issuer and loan the proceeds to a third-party borrower such as a nonprofit corporation, hospital or university.
- Coordinates with a developer’s primary bank for efficient financing solutions.

4. Advocacy

Developer Support:

- Acts as the economic development arm for Whitehall Township.
- Develops strong relationships with township administration and elected officials including the Mayor and Board of Commissioners.
- Offers expertise in township and state codes and commercial ordinances.
- Provides advocacy to help developers navigate the development process with local, state and federal officials and staff.
- Helps small businesses to start and grow, resolves problems, coordinates with Township officials

5. Legislative Efforts

Community Investment Support:

- Works with state legislators and staff to gain support for private and public development projects in Whitehall and in neighboring townships
- Promotes state and local legislation that supports community investments.
- Involvement in drafting local ordinances and state legislation.
- Active participation in the legislative process to affect state economic development and community related legislation.

6. Community Engagement

Collaborative Development:

- Active relationships with neighboring boroughs and townships.
- Support for communities lacking their own development authorities.
- Assistance with development promotion and marketing.
- Provides access to various programs available at the state and federal level and the Whitehall Chamber of Commerce (WTICDA member).
- Enhances intergovernmental communication and coalition building.
- Supports both large and small projects for optimal success.
- Historical preservation support and guidance for National Registry applicants/projects.

Contact Information: **WTICDA Office:** 3219 MacArthur Rd., Whitehall, PA 18052, **Phone Number:** 484.245.4098; **Website:** wticda.org