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Chad D. Helmer

OWNER

Areas of Expertise

- Grant Writing & Project Funding
- Economic Development
- Environmental Planning
- Brownfield Redevelopment
- Urban Revitalization
- Pennsylvania licensed real estate salesperson

Education

The Pennsylvania State University
B.S. with a dual degree in Environmental Resource Management & Environmental and Renewable Resource Economics, minor in Economics (1999)

Chad Helmer works with public and private sector clients to manage and raise funds to support a wide range of economic development, urban revitalization, and real estate development projects. He has nearly 20 years of experience, much of it spent focused in the area of brownfield redevelopment and urban revitalization.

In the early 2000s, Chad served as Director of Land Recycling with the Lehigh Valley Economic Development Corporation where he wrote grants in support of and facilitated multiple commercial and industrial redevelopment projects throughout Lehigh and Northampton Counties.

From 2004 to 2018, he was a project manager at Taggart Associates, an economic development planning and project management consulting firm in Bethlehem, PA. In that role, Chad had the opportunity to work on several high-profile redevelopment projects including the Simon Silk Mill in Easton, the Iron Works in Catasauqua, Green Knight Industrial Park in Wind Gap, and Lafayette College's development of the Williams Arts Campus in Easton, PA.

Throughout his career, Chad has helped clients leverage over \$48 million in local, state, federal and private funding, financing and tax credits.

Chad holds a B.S with a dual degree in Environmental Resource Management and Renewable Resource Economics; with a Minor in Economics from Pennsylvania State University. He has taken the Pennsylvania Economic Development Association's (PDEA) Basic Economic Development Course and his computer skills include *Microsoft Project*, as well as the Microsoft Office programs.

Chad is also a Pennsylvania licensed real estate salesperson with Rudy Amelio Real Estate, 1348 W. Hamilton Street, Allentown, PA 18102. Office phone: 610-437-5501. On the web at www.rudyamelio.com. Chad is a member of the Greater Lehigh Valley Realtors Association, Pennsylvania Association of Realtors, and National Association of Realtors.

SELECT PROJECT EXPERIENCE:

PENNSYLVANIA REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) PROJECTS – Mr. Helmer has worked with multiple clients to apply for and/or administer funding through the Commonwealth of Pennsylvania’s Redevelopment Assistance Capital Program (RACP). RACP projects with which he is or has been involved include:

- ***Lehigh University’s Science, Technology, Environment, Policy, and Society building (\$1M in RACP)***
- ***Catasauqua Borough’s Iron Works redevelopment project (\$1.5M in RACP)***
- ***The Commodore project in Easton, PA (\$3M in RACP)***
- ***Pennridge Airport Business Park (\$2M in RACP)***
- ***Whitehall Township Police & Municipality Services Complex (\$1M in RACP)***

BUSHKILL CREEK CORRIDOR REVITALIZATION PROJECT - As Project Manager for this initiative, Chad was responsible for implementation of the Bushkill Creek Corridor Revitalization Plan. The Plan is comprised of a series of inter-related projects along an approximately 2-mile stretch of the Bushkill Creek through the City of Easton, PA. These projects included the planning and development of a recreational trail along the Bushkill Creek, redevelopment of various brownfield properties for mixed use, streetscape enhancements, and rehabilitation of various underused retail/commercial buildings. Chad worked with the client toward obtaining funding to support the project through the regional EPA Brownfields Assessment grant program, Northampton County’s Brownfield Cleanup Revolving Loan Fund, via an EPA Brownfields Cleanup Grant awarded directly to the Easton Redevelopment Authority, as well as through various Pennsylvania DCED programs. Funds leveraged by and/or administered through Chad’s assistance totaled more than \$10 million.

LEHIGH VALLEY PARTNERS FOR REGIONAL ECONOMIC PERFORMANCE (PREP) GRANT- Chad worked with a coalition of regional economic development agencies including the Manufacturer’s Resource Center, Lehigh University’s Small Business Development Center, and the Lehigh Valley Economic Development Corporation to develop the Lehigh Valley region’s successful proposal for state funding through the Partners for Regional Economic Progress (PREP) program. This proposal laid out the partners’ comprehensive economic development workplan, proposed marketing efforts, and performance metrics to measure success. Chad served as lead grant writer for this project.

BETHLEHEM STEEL REDEVELOPMENT PROJECT - Chad worked with the City of Bethlehem and Lehigh Valley Industrial Park, Inc. (LVIP) to facilitate the redevelopment of 1,000+ acres of former-steel plant in South Bethlehem, PA. He coordinated the process through which the site was the first in the state to receive acceptance into the Pennsylvania Department of Environmental Protection’s Brownfield Action Team (BAT) Program. He also assisted LVIP in leveraging \$15 million from the state’s Business in Our Sites Program (BOS) to help fund environmental assessment and cleanup costs at the site.