

ALLENTOWN ECONOMIC DEVELOPMENT CORPORATION

Allentown's Champion for Redevelopment and Manufacturing



What is AEDC?

Allentown Economic Development Corporation

- Founded in 1979
- Independent 501(c)(3) nonprofit organization

AEDC's Mission is to make Allentown the best place to grow a manufacturing business.

We accomplish our mission through a range of activities:

- Redeveloping vacant and underutilized industrial sites, returning them to productive use.
- Managing rehabilitated industrial properties to house the best employers in the City.
- Incubating businesses and cultivating the entrepreneurial ecosystem.
- Actively engaging with the City's manufacturing businesses.
- Deploying economic development financing programs to drive business growth and physical improvement of the City's manufacturing buildings.



What is ACIDA?

Allentown Commercial and Industrial Development Authority

- Established in 1983
- Public Industrial Development Authority
- Board of Directors composed of 5 Allentown residents appointed by the Mayor, and confirmed by City Council
- Staff and all operational funding provided by AEDC



Why Manufacturing?

- Manufacturing provides 16% of Lehigh Valley GDP; 11% of National GDP.
- 2023: Allentown residents employed in a production role had a median income of \$52,300.
- 2023: The median household income of Allentown was \$53,403.
- Manufacturing is a traded sector of the economy; inbound wealth into the Lehigh Valley.
- Manufacturing has one of the highest job multipliers of any sector.
- Manufacturing continues to be a key driver of innovation.

Why Urban Manufacturing?

- Workforce accessibility: Allentown residents can access good-paying jobs without a car.
- Reuse of existing roadway and utility infrastructure.
- Brownfield remediation and blight removal; quality of life improvements.
- Restoration of economic activity to vacant and underutilized sites.



Allentown Economic Development Corporation

Our mission is to drive economic growth in Allentown by supporting entrepreneurs, revitalizing industrial spaces, and cultivating a resilient manufacturing ecosystem.

Our vision is to build a city where innovation, opportunity, and community thrive.

Programs



Bridgeworks

**The Lehigh Valley's only
business incubator
dedicated primarily to
manufacturing startups.**



Urban Made

**Support for local
entrepreneurs, business
owners, and manufacturers
through loans, advocacy,
and business outreach.**



Urban Sites

**Brownfield site
redevelopment to create
employment opportunities
and economic activity from
vacant or underutilized
sites.**

Business Incubation



Bridgeworks Enterprise Center

- Established in 1989 in the former Mack Trucks Plant 4A
- 64,000 SF total / 46,826 leasable space
- Manufacturing focused (suite sizes from 1,000 - 6,000 SF)
- Startup and early-stage companies (typically < 3 years old)
- Makerspace, co-working, and small offices



Business Incubation

Historical Impact

- 70 companies through the program
- 37 graduates
 - 34 currently operating
 - 6 founder exits

Currently

- 11 client companies / 3 anchor tenants

Impact 2025

- \$24.5M in revenue
- 42 full-time employees
- 21 part-time employees
- \$3.7M in wages paid
- 6 new intellectual property assets



Business Incubation

InBIA member since 1988



- 1,200+ member organizations internationally
- Fewer than 4% identify as manufacturing focused
- 67% are funded publicly or by higher education institutes

In other words...

AEDC does the least common...

**And probably the toughest kind of
business incubation...**

**With almost zero public or private
support... Exceptionally well!**

This commitment to excellence has earned national recognition:

2015 PEDAs Program of the Year Award

2018 InBIA IMPACT Award

2025 InBIA Dinah Adkins Award

2025 InBIA Randall M. Whaley Award

2025 InBIA Entrepreneur Support Organization of the Year Award



Business Retention and Expansion

Economic Development Lending

Total Loan Fund = Approx. \$4.38M as of March 31st, 2026

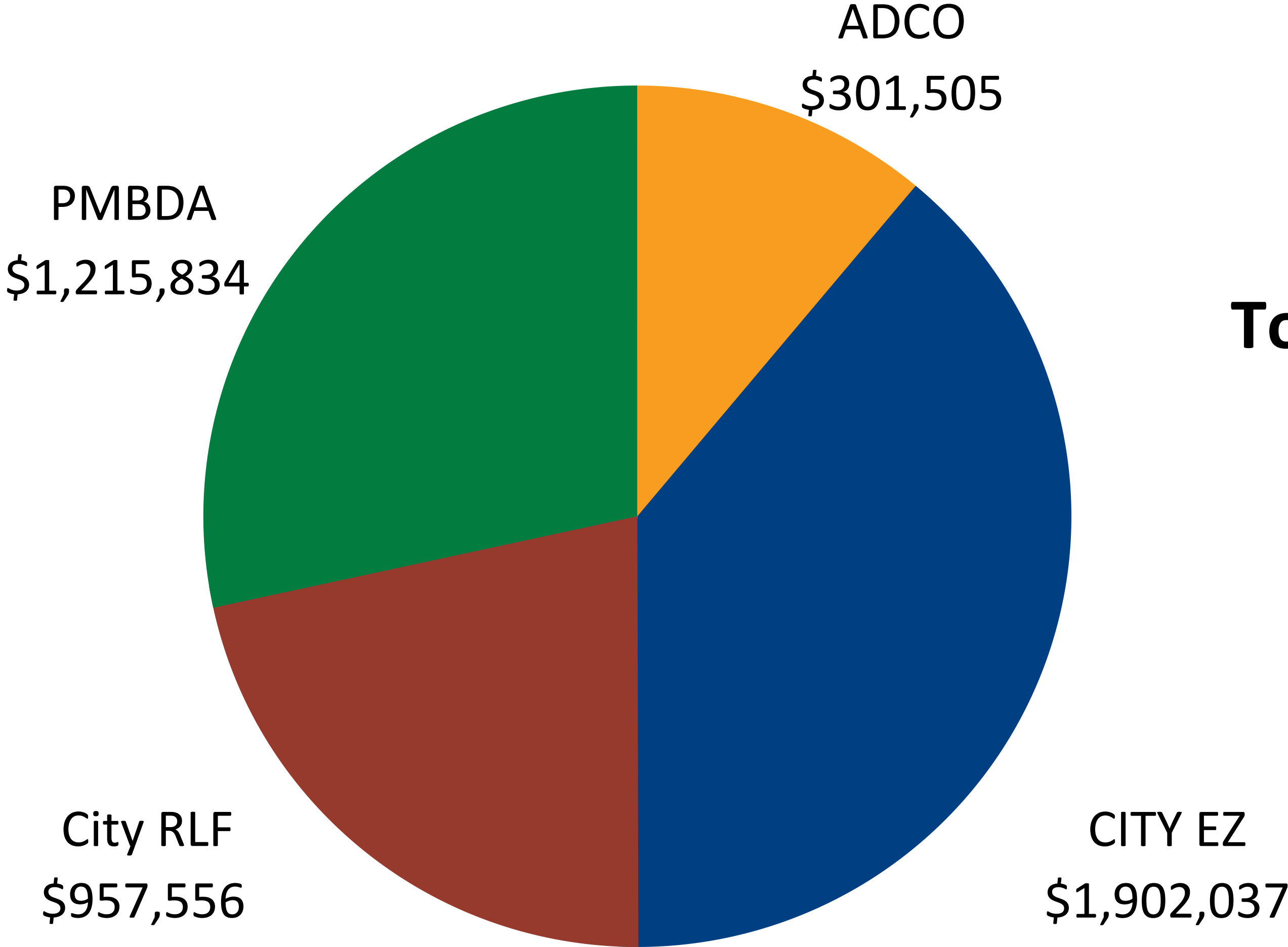
- City of Allentown Enterprise Zone Loan Fund
- City of Allentown Economic Revolving Loan Fund (EZ)
- Allentown Development Company Loan Fund (ADCO)
- PA Minority Business Development Authority Loan Fund (PMBDA)

Business Visitations and Support for The City's Existing Manufacturers

- Presently, about 200 manufacturers within the City limits



Business Retention and Expansion

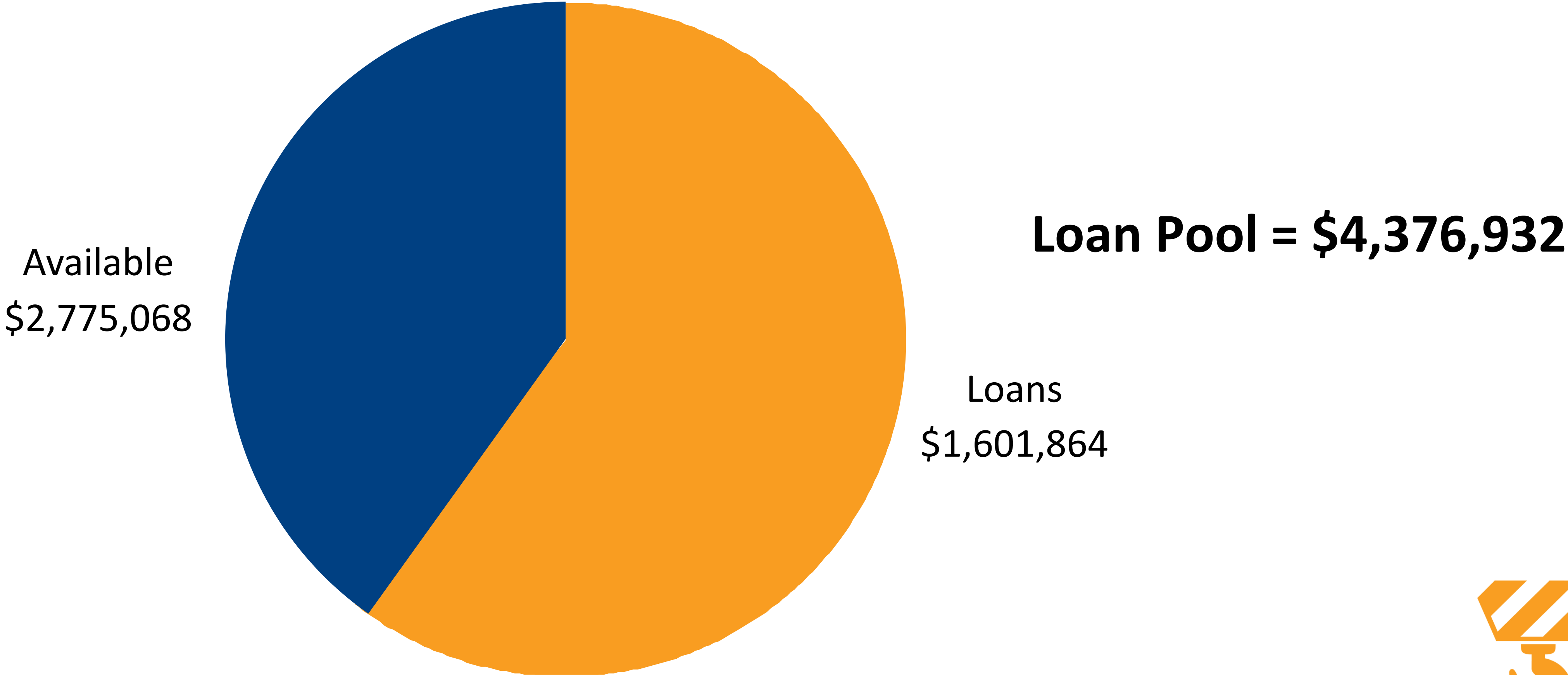


Total Loan Pool = \$4,376,932

*Loan Pool as of March 31st, 2026



Business Retention and Expansion



*Loan Pool as of March 31st, 2026



Property Management and Land Development

AEDC Properties and Operations

- 19.36 acres of Property
- 384,469 sq ft - Total buildings owned
- 1,087,500 sq ft - Buildings managed for others
- 1,471,969 sq ft - Total buildings managed
- 46 leases managed



Property Management and Land Development

Key Completed Projects

- Hilton Hotel (9th and Hamilton) | 1982
- Corporate Plaza (site of PPL Center) | 1986-1994
- Bridgeworks Enterprise Center | 1989
- AEDC Plant No. 1 | 1994
- Portland Place renovation
(now LCCC Donley Center) | 1997
- PPL Plaza | 2003
- Musselman Arts Center | 2004



Property Management and Land Development

Key Completed Projects (continued)

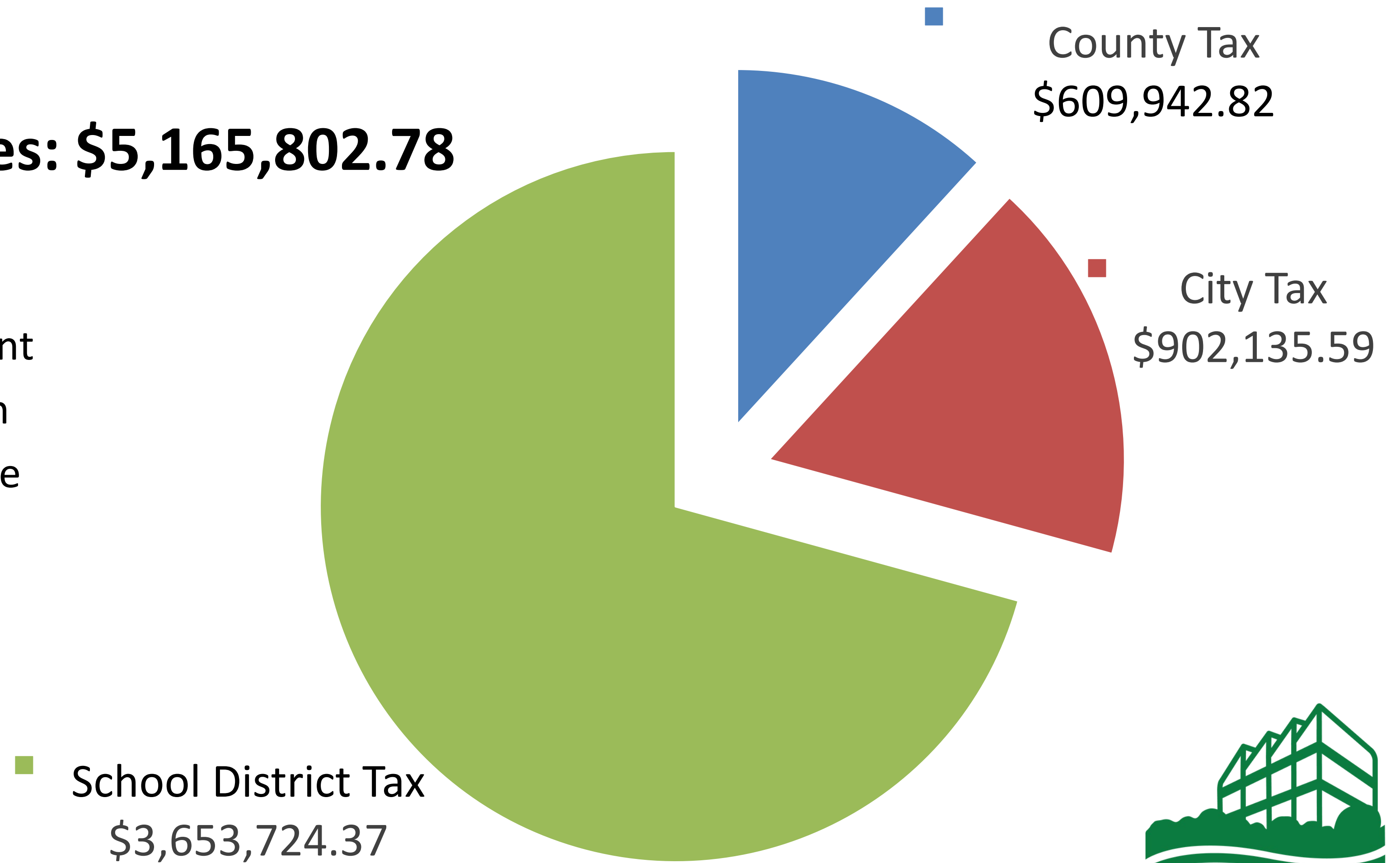
- Butz Corporate Center, 2006
- Bridgeworks by the Creek, 2007
- Fegley's Allentown Brew Works, 2007
- America on Wheels Museum, 2008
- PPL Center, 2014
- Schoens Building, currently Trifecta Building, 2014
- Colonial Theater Lot, currently City Center Three, 2014
- Klein Building, currently RB Collection, 2019
- Allentown Metal Works, currently Eastern Exterior Wall Systems, 2025



Property Management and Land Development

Total Real Estate Taxes: \$5,165,802.78

AEDC's combined redevelopment projects in the City of Allentown generate over \$5M in real estate taxes *annually*.



*Real estate taxes generated from AEDC projects as of March 31st, 2026

Property Management and Land Development

Total acres returned to productive use
and/or returned to the tax rolls without
adding any public rights-of-way:

91+

Equal to more than 18 full city blocks!

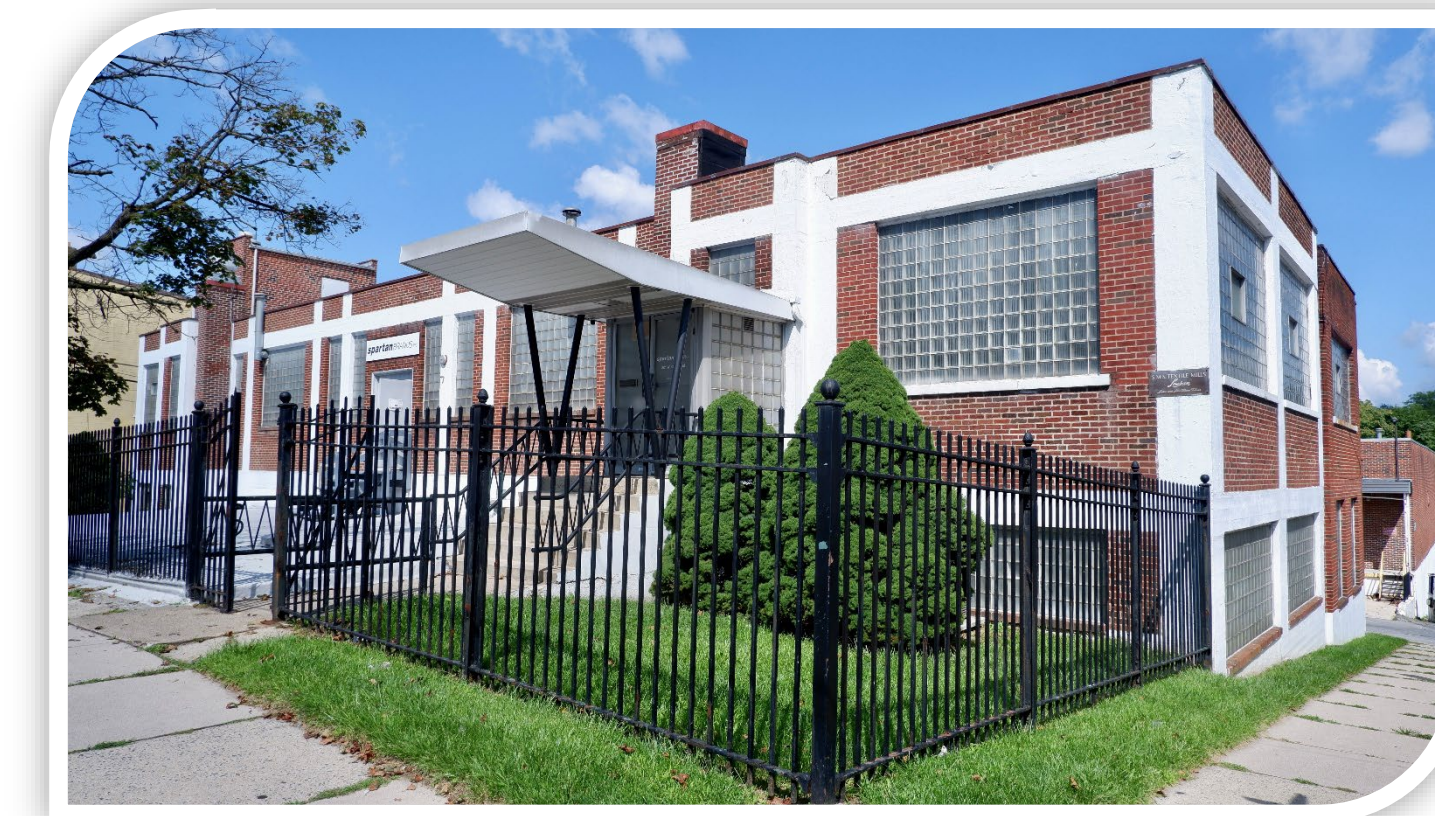


Property Management and Land Development

Acres of Property in Progress: 9.29

Key Properties

- Plant No. 2: 801 W. Greenleaf Street
- Plant No. 3: 817 W. Cumberland Street
- 1932 E. Livingston Street
- 928 American Parkway



Operating Budget

Public Funding and Fiscal Overview FY 2024–2025

Public Funding Support

- **\$40,000** from contract services for the *City of Allentown's Economic Development and Enterprise Zone Loan Fund*
- **\$7,500** from *Ben Franklin Technology Partners*

Municipal Expenses

- Real Estate Taxes and Storm Water Fees: **\$145,555**

Sustainable Program Delivery

- Approximately **2%** of AEDC's operating budget is supported by public funds

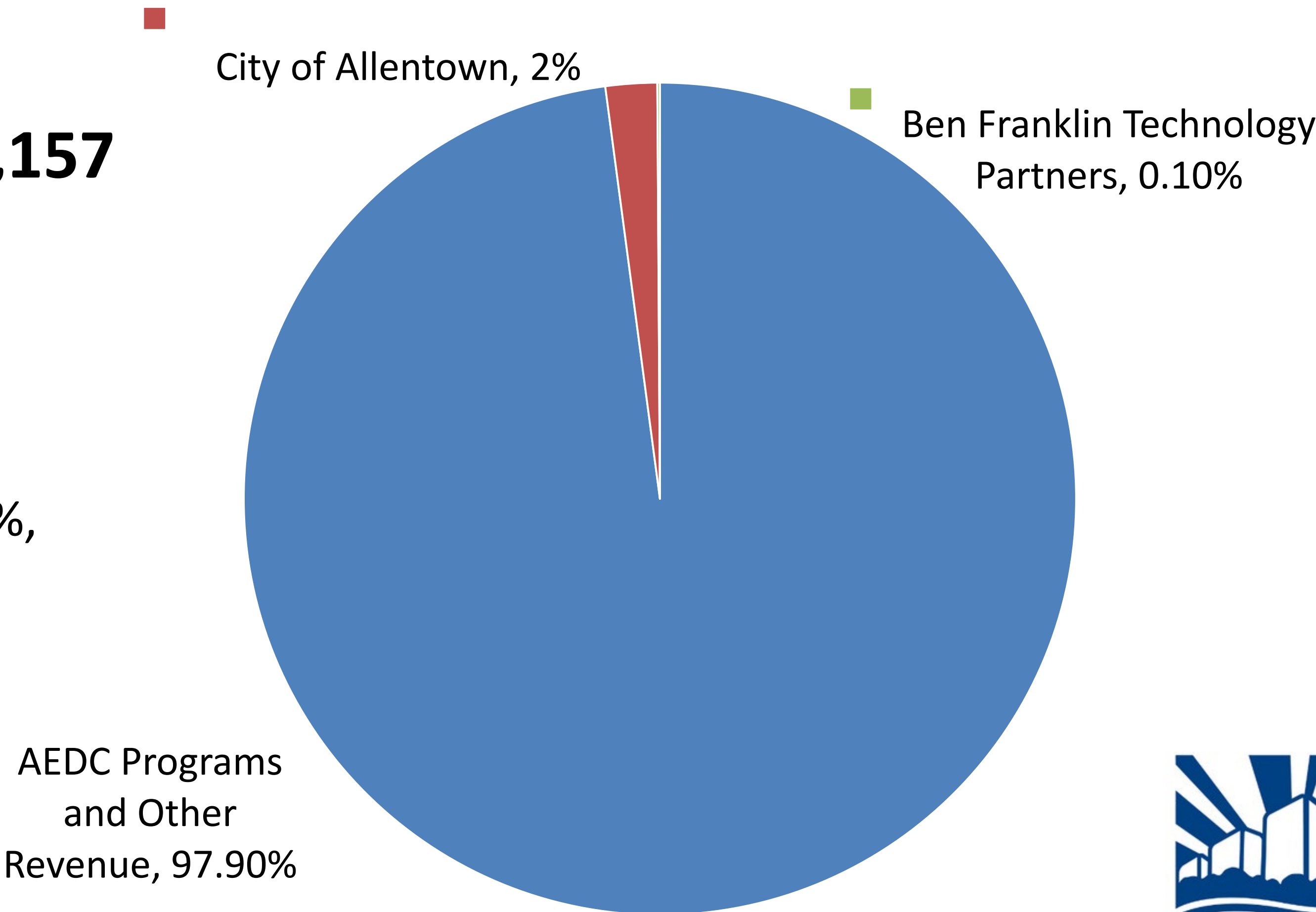


Operating Budget

2024-2025 Budget \$2,058,157

Revenue Sources

Most funding comes from the AEDC programs and other revenue at 97.9%, with 2.0% provided by the City of Allentown and less than 1% from Ben Franklin Technology Partners.



*AEDC Budget Sources (FY 2024-2025)

Questions?

