EXETER BOROUGH SPECIAL COUNCIL MEETING

Monday, December 22, 2025
5:00 P.M.

MEETING MINUTES

Chairman Pizano called the meeting to order at 5:00 P.M. and the Pledge was recited.

Roll Call was taken:
Present: Chairman Pizano, Vice Chairman Morgan; Councilman Balent, DeAngelo, Murawski.
Absent: Councilman Marranca and Esposito.
Also present, Amy Huntington, Borough Manager, Sharon Sorokin, Borough Secretary.

OPEN TO PUBLIC - (Agenda Item Only): No public comment was made on the agenda item.

Agenda Item:

1. Motion to Approve Exeter Borough Budget

Amy Huntington reported a budget shortfall of $135,049. An increase of .0004701 in tax millage would fully cover the shortfall.

Vice Chairman Morgan noted higher expenses in every category of the economy, water and gas utility rates, that affect all residents and not just the Borough. He explained the garbage contract increase of $8,000 per month since July 1, 2025 was paid by the Borough without a fee increase. He proposed cutting glass from the recycling loads to reduce Borough expenses. Amy Huntington reported the completion of the Takeuchi excavator and F-550 truck loans will help cost savings, but noted monthly vehicle maintenance and repair bills are very high.

Chairman Pizano proposed a combined solution to the budget shortfall, reducing costs including eliminating glass from recycling, and proposed a smaller tax increase of .0003486 mills, to generate a total of $100,000 revenue towards the shortfall. Solicitor Hassey noted our last tax increase was in 2020.

Councilman Dave Balent made the motion to pass the 2026 Budget as stated by Chairman Pizano with the proposed .0003486 millage increase, The motion was seconded by Vice Chairman Morgan. The motion passed unanimously by all present, with no abstentions.

PUBLIC COMMENT :

Ms. Mary Ann Velez, Chair and CEO of United NEPA Alliance (UNA) presented a proposed housing development for Schooley Avenue/Tafani property. The development would build 72 ranch homes (1,100 sq.ft.) and include a community center targeted to assisting Veterans obtain affordable housing.

Ms. Velez explained UNA is offering a payment of 10 mills on each house, five times as much as Exeter Borough's current 2 mills assessment, which will provide community revitalization.

Ms Velez explained she reached out to Dave Balent as a contractor, not a Councilman, for assistance. Dave Balent recommended she share the plans with all of Council.

Representative Brenda Pugh commented she was in attendance to listen and learn about this housing project, and support it if Exeter Borough was in favor of the project.

Chairman Pizano emphasized not action will be taken tonight, and explained this presentation is to make all of Council aware. Solicitor Hassey noted the next step is for Ms. Velez to present the project to the Exeter Borough Planning Commission.

Vice Chairman Morgan expressed concern about the location, due to runoff going into Hicks Creek. He explained the creek has dewatering pumps operated by Exeter Borough, not flood control pumps operated by Luzerne County, which makes a big difference. Vice Chairman Morgan emphasized the Exeter Borough Planning Commission and Borough Engineer need to review the sketch plans first before Exeter Borough could support the project.

Chairman Pizano asked if there is a similar project in operation elsewhere and Ms.Velez indicated the first one of this kind will be ready in 2026 in the City of Wilkes-Barre. She said the project would be managed by UNA first, then later by a property management company. She is soliciting Veterans' organizations to obtain possible subsidies, and reiterated the project focus is to help working veterans families, and will not be income-based or federally subsidized.

Amy Huntington invited Ms. Velez to present the project at the next Exeter Borough Planning Commission Meeting, on Thursday Jan 29, 2026 at 6:00 P.M.

Motion to Adjourn was made by Councilman Murawski; seconded by Councilman Balent; the meeting was adjourned at 5:27 P.M.

Respectfully Submitted by Amy Huntington, Borough Manager, January 5, 2026.

BOROUGH OF EXETER
TAX LEVY ORDINANCE
ORDINANCE NO. 1 OF 2026

AN ORDINANCE OF THE BOROUGH OF EXETER, LUZERNE COUNTY, COMMONWEALTH OF PENNSYLVANIA FIXING THE TAX RATE FOR THE YEAR 2026;

BE IT ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Council of the Borough of Exeter, County of Luzerne, Commonwealth of Pennsylvania;

SECTION 1:

That a Tax be and the same is hereby levied on all property and occupations within the said Borough of Exeter subject to taxation for the fiscal year 2026 as follows:

Tax Rate for General Purposes, the sum of .023565 mills on each dollar of assessed valuation, or the sum of 2.3565 cents on each One Hundred ($100.00) Dollars of assessed valuation;

The same being summarized in tabular form as follows:

MILLS ON EACH DOLLAR OF ASSESSED VALUATION	CENTS ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION
• .023565 mills	* 2.3565

Constituting the total Tax Rate for General Purposes.

SECTION 2:

The collection of 0.3495 mills is devoted to establishing and maintaining an encumbered account the funds of which shall be used for the purpose of repairing, maintaining and improving streets, roadways and sidewalks within the Borough of Exeter.

SECTION 3:

Should any portion whatsoever of this Ordinance be held invalid or unenforceable for any reason by any court of competent jurisdiction, such portion shall be deemed severable, but only to the extent of such holding and such holding shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

Exeter Borough 2025 BUDGET
2026 Budget Reading #3
Special Council Meeting - December 22, 2025 - 7:

	Year 2026 Budget
INCOME	
ARPA American Rescue Act	530,000
Cable Revenue	85,000
Community Develop (CDBG Grants)	150,000
LSA	300,000
Sewer Improvement Project (USDA/PSBT Loan)	3,500,000
Earned Income Tax	650,000
Garbage/Recycling Sticker Revenue	830,000
Gas Tax Refund	0
Insurance Rebate	0
Interest Income - Bank Accts	10,000
Local Realty Transfer Tax	50,000
LST Tax Revenue	85,000
Other Income	3,000
Payments In Lieu - Schooley	1,500
Pension Fund - State Aid	44,000
Public Utility Tax Revenue	1,000
Real Estate Tax - Current Year - need rate increase	700,000
Real Estate Tax - Prior Year	46,000
Recycling 904 Grant Income	10,000
Rental Income from WVSA	39,162
Road Income - Liquid Fuels	159,544
School Patrol Reimbursement	3,000
Sewer/Stormwater Revenue (M&T, PLGIT)-need rate incr +51K/$601K	550,000
Water Company Reimbursement	4,400
Zoning Income	120,000
TOTAL INCOME	**7,871,606**
EXPENSES	
GENERAL FUND EXPENSE	
ARPA Pavilion and Parking Lot Project	530,000
Borough Projects - Street & Road	455,000
CDBG/Engineering Expense	41,000
Fire Hose Co 1	20,000
Fire Hydrants - Water	34,500
General - Legal & Professional	55,000
General - Office & Computer	25,000
General - Repair & Maintenance	48,000
General - Utilities	29,500
Hicks Creek R&M	46,000
Insurance Expense	225,000
Commercial & General Liability	95,000
Workers Compensation	87,000
Total Insurance Expense	**407,000**
Interest Expense	3,500
Parks & Recreation R&M	800
Payroll Tax - Employer	69,895
Payroll Wages	
Hourly - Fire Truck Drivers	74,000
Hourly - Full Time Street/Recycling	296,000

Hourly - Janitoral	5,000
Hourly - Part Time Street/Recycling	32,000
Hourly - School Patrol	10,000
Hourly - Zoning Officer	35,000
Salary - Borough Manager	75,000
Salary - Council/Mayor	46,960
Salary - Secretary	44,500
Salary - Tax Collector	9,000
Total Payroll Wages	**627,460**
Pension Expense - non uniform	45,000
REIMBURSED EXPENSES	
Cable Pave Cuts - Contra Expense	-2,000
Cable Pave Cuts - Expense	2,000
Fireman's Relief Fund - Contra Expense	-30,464
Fireman's Relief Fund - Expense	30,464
PAWC Road Cuts - Contra Expense	-5,000
PAWC Road Cuts - Expense	5,000
PFG Road Cuts - Contra Expense	-6,500
PFG Road Cuts - Expense	6,500
WVSA Stormwater - Contra Expense	-20,000
WVSA Stormwater - Expense	20,000
Total REIMBURSED EXPENSES	
Solicitor Fees	30,000
Zoning Engineering Services	150,000
Total GENERAL FUND EXPENSE	**2,087,655**
POLICE DEPT EXPENSE	
Police Expenses	630,000
Total POLICE DEPT EXPENSE	**630,000**
RECYCLING/REFUSE & STREET DEPT EXPENSE	
Recycling/Refuse & Street - Capital Purchases	15,000
Recycling/Refuse & Street - Gas & Oil	29,500
Recycling/Refuse & Street - R&M	95,000
Recycling/Refuse & Street - Recycling Processing	30,000
Recycling/Refuse & Street - Refuse Contract	601,368
Recycling/Refuse & Street - Utilities	5,200
Street Medical Insurance	148,540
Total RECYCLING/REFUSE & STREET DEPT EXPENSE	
ROAD FUND EXPENSE	
Road - Capital Purchase (Truck)	35,000
Road - Curbing & Paving	35,000
Road - Engineering Service	60,000
Road - R&M	155,000
Street Lighting	79,000
Total ROAD FUND EXPENSE	**364,000**
SEWER FUND EXPENSE	
Billing WVSA	55,000
Sewer Construction Renovations	4,350,000
Sewer Engineering	185,000
Sewer R&M	60,000
USDA Debt Service Payment	275,000
Total SEWER FUND EXPENSE	**4,925,000**
Total Expenses	**8,006,655**
Net Operating Income	**-135,049**
Net Income	**-135,049**

UNA

Mission, Vision, Values

Educate Elevate Empower

Our Mission

UNA Mission Statement

To restore dignity and ignite opportunity by building safe homes, strengthening families, and cultivating inclusive communities—one life, one neighborhood, one future at a time.

UNA Vision Statement

A world where every person, regardless of circumstance, has the resources, support, and power to rise beyond poverty, thrive with purpose, and live in a community they are proud to call home.

Our Organizational Values

Serving people with integrity, fiscal responsibility, respect, and innovation for enduring success.

UNA
Educate Elevate Empower

I. **PROPOSAL**

Executive Summary – Financially Sound, Public-Benefit Driven

United NEPA Alliance (UNA) proposes a phased Veterans Community Development in Exeter Borough that delivers 72 affordable homes and a Veterans Community Center on currently underutilized land, while ensuring the project remains revenue-positive for UNA and financially beneficial to the Borough and School District over the long term.

Because final construction costs will be confirmed through competitive procurement, UNA has conservatively modeled an average construction cost of $125,000 per home, supported by phased infrastructure deployment, grant funding, and disciplined financial controls. This structure ensures each phase generates sufficient operating revenue to roll forward into subsequent phases, reducing reliance on debt and protecting project viability.

The development is intentionally phased to align housing delivery, cash flow, and public revenue timing, avoiding fiscal strain on both the developer and the municipality.

Updated Cost Structure (Per Home – Planning Assumptions)

- Construction: $125,000
- Infrastructure & site allocation (amortized): $52,000
- Soft costs (design, legal, permitting, financing): $15,000

Total True Cost per Home: ~$192,000

UNA's total developer fee and operating margin for the full project is capped at $225,000, distributed across phases to support sustainability rather than front-loaded extraction.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Tax Timing (Aligned With Cash Flow Reality)

UNA voluntarily commits to structured public revenue contributions without jeopardizing project viability:

- Municipal Property Tax:
  A voluntary 10-mill equivalent payment begins upon completion of the first 10 homes and never exceeds that level.

- Earned Income Tax (EIT):
  Begins immediately as households occupy homes, introducing new working residents into Exeter Borough from the outset.

- School District Tax:
  Capped at 30% of standard school property tax and deferred until the full build-out is complete, ensuring no burden during construction years.

This timing ensures public benefit without impairing early-phase cash flow, allowing the project to reach stabilization successfully.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Embedded Tenant-to-Homeownership Pathway

Consistent with UNA's Monroe Street model, this development offers residents a clear, structured path to homeownership, strengthening household stability and long-term community investment.

Program Criteria (embedded in the project):

- Minimum tenancy period prior to purchase eligibility
- On-time rent history
- Completion of:
    - Financial literacy counseling
    - Homebuyer education
- Demonstrated credit readiness and income stability

Homes are offered for purchase at affordability-based prices tied to program guidelines, not speculative market escalation. This approach converts residents from tenants to homeowners—supporting wealth-building while preserving affordability.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

II. **PHASE-BY-PHASE FINANCIAL TABLE (SUMMARY FORMAT)**

Phase 1 – First 10 Homes

- Homes Delivered: 10
- Total Home Cost: ~$1.92M
- Average Rent: $1,300/month
- Annual Effective Rental Revenue (95% occupancy): ~$148,200
- Net Operating Cash (after reserves): ~$100,000+
- Rollover Capacity: Funds Phase 2 prep, debt service, and match for grants

---

Phase 2 – Additional 20 Homes

- Homes Delivered: 20
- Incremental Rental Revenue: ~$300,000 annually
- Public Revenue Begins to Scale:
    - Increased EIT
    - Continued municipal contribution
- Rollover Capacity: Accelerates Phase 3 without new municipal burden

---

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Phase 3 – **Additional 20 Homes**

- Homes Delivered: 20
- Project Nearing Stabilization
- Cash Flow Strength:
    - Operating surplus
    - Strong leverage for grants and low-cost financing
- Rollover Capacity: Funds final residential build-out

Phase 4 – **Final 22 Homes**

- Homes Delivered: 22
- Total Homes: 72
- Rental Portfolio Fully Stabilized
- UNA Financial Position:
    - Sustainable operating surplus
    - Capacity to support community center operations

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Phase 5 – **Veterans Community Center**

- Delivered once housing cash flow is stable
- Supported by project-generated revenue and grants
- No operating burden placed on the Borough

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Exeter Borough Veterans Community Development

A Phased, Revenue-Positive Affordable Housing Partnership

Proposed by: United NEPA Alliance (UNA)
Project Scope: 72 Affordable Homes + Veterans Community Center
Development Model: Phased, self-sustaining, public-benefit driven

---

Project Overview

United NEPA Alliance (UNA) proposes a phased redevelopment that will transform underutilized land in Exeter Borough into a vibrant Veterans Community Development, delivering 72 affordable homes and a Veterans Community Center supported by project-funded infrastructure.

The project is intentionally designed to be:

- Financially sustainable for UNA
- Revenue-positive for Exeter Borough
- Protective of the School District during construction
- Delivered without municipal debt or capital outlay

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Phased Development Strategy

The development will be completed in phases, aligning housing delivery with cash flow to ensure long-term stability.

- Phase 1: Core infrastructure + first 10 homes
- Phases 2–4: Gradual residential buildout to 72 homes
- Phase 5: Veterans Community Center and final site improvements

Each phase generates sufficient operating revenue to roll forward into the next, supplemented by available grant funding.

Cost & Financial Assumptions (Conservative)

- Average construction cost: $125,000 per home
- True all-in cost (incl. infrastructure & soft costs): ~$192,000 per home
- UNA total developer margin: capped at $225,000 across the full project

This structure ensures disciplined growth without overexposure or speculative risk.

Public Revenue Commitments (Correctly Timed)

Municipal Property Tax

- Voluntary 10-mill equivalent contribution
- Begins upon completion of the first 10 homes
- Never exceeds 10 mills

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Earned Income Tax (EIT)

- Begins immediately as residents occupy homes
- Introduces new working households into Exeter Borough from the outset

School District Tax

- Capped at 30% of standard school tax
- Deferred until full build-out is complete
- No school burden during construction years

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Tenant-to-Homeownership Opportunity

UNA will offer residents a structured pathway to purchase, modeled after its successful Monroe Street program.

Eligibility includes:

- Minimum tenancy period
- On-time rent history
- Completion of financial counseling and homebuyer education
- Demonstrated credit and income readiness

This approach builds long-term stability, community investment, and future taxpayers.

Why This Works for Exeter Borough

- Converts underutilized land into productive housing
- Generates public revenue without increasing taxes on existing residents
- Requires no Borough capital investment
- Delivers housing, infrastructure, and community assets responsibly

This is not a tax abatement.
It is a structured public-benefit partnership that balances fiscal prudence with community need.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

DRAFT PILOT TERM SHEET

Payment in Lieu of Taxes (PILOT) – Term Sheet (Draft)

Parties:
United NEPA Alliance (UNA) and Exeter Borough

Project:
Veterans Community Development – 72 Affordable Homes + Veterans Community Center

Term

- PILOT term to align with project stabilization and long-term operations (to be finalized by mutual agreement)

Municipal Contribution

- UNA shall make an annual municipal payment equivalent to ten (10) mills applied to the assessed value of completed homes
- Payment obligation shall:
  - Commence upon completion and occupancy of the first ten (10) homes
  - Never exceed the equivalent of ten (10) mills
  - Apply only to completed and occupied units

Earned Income Tax

- All residents shall be subject to standard earned income tax
- EIT generation shall begin immediately upon occupancy of homes

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

School District Taxes

- School district tax contribution shall be:
    - Capped at thirty percent (30%) of the standard school tax obligation
    - Deferred until full build-out of the development is complete
- No school tax payments required during construction phases

Infrastructure

- All on-site infrastructure (roads, utilities, stormwater, sidewalks, lighting) shall be funded by the project
- No Borough capital outlay required

Reporting & Transparency

- UNA shall provide periodic reporting to the Borough regarding:
    - Units completed
    - Occupancy levels
    - Applicable PILOT payments

Purpose

This PILOT is intended to balance responsible development timing with predictable public revenue while ensuring project viability and long-term community benefit.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

ALTERNATIVE: LERTA ORDINANCE LANGUAGE (DRAFT)

Purpose:
To encourage responsible redevelopment of underutilized land while protecting municipal and school district fiscal interests.

Key Provisions:

- Gradual tax abatement consistent with LERTA guidelines
- UNA voluntary municipal contribution equivalent to ten (10) mills upon completion of first ten homes
- Earned income tax applies immediately upon occupancy
- School tax participation capped at thirty percent (30%) and deferred until full build-out
- Abatement applies only to new construction value

This ordinance framework preserves statutory compliance while incorporating UNA's voluntary public revenue commitments.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Q&A APPENDIX

Q; Is this project requesting a tax exemption?

A: No. UNA is proposing structured tax timing, not exemption. Municipal and earned income taxes begin early, with school taxes deferred until stabilization.

Q; Does the Borough assume any financial risk?

A: No. All infrastructure and development costs are funded by the project. No Borough debt or capital investment is required.

Q; Why defer school taxes?

A: Deferral ensures the project reaches financial stability before assuming long-term obligations, reducing risk of default or incomplete development.

Q; What happens if the project does not reach full build-out?

A: Taxes and payments apply only to completed and occupied units. The Borough is not exposed to speculative assessments.

Q; Can UNA sell the property?

A: Any sale would be subject to the terms of the agreement in place, ensuring continuity of obligations.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Q; Why offer both LERTA and PILOT options?

A: To respect Borough preference and provide flexibility while ensuring fiscal protection under either structure.

Q; How does this benefit existing residents?

A: New housing expands the tax base without increasing taxes on current residents and delivers infrastructure at no public cost.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

School District Addendum

Veterans Community Development – Exeter Borough

Submitted by: United NEPA Alliance (UNA)

Purpose of This Addendum

This addendum is provided to clearly outline how the proposed Veterans Community Development will interact with the Wyoming Area School District from a **fiscal, operational, and planning perspective**.

United NEPA Alliance (UNA) recognizes the importance of protecting school district resources while responsibly expanding the local tax base. This document explains the timing, limits, and long-term benefits of the project as they relate specifically to the School District.

Project Overview (School District Context)

- **Total Housing Units:** 72 affordable homes
- **Resident Profile:** Veterans and working households
- **Development Approach:** Phased build-out over multiple years
- **Infrastructure:** Fully funded by the project (no school district capital burden)

The development converts underutilized land into stable housing while minimizing fiscal impact during construction and early stabilization years.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

School Tax Treatment & Timing

Deferred Participation During Build-Out

- The School District will **not receive a property tax burden** during construction and early operational phases.
- School district tax participation is **deferred until the project reaches full build-out** and financial stabilization.

Rationale:
Deferral ensures the development reaches maturity before assuming long-term school tax obligations, reducing risk of incomplete development or fiscal strain.

Capped School District Contribution

- Upon full build-out, UNA commits to participating in school district property taxes at a level **capped at thirty percent (30%)** of the standard school tax obligation.
- This cap applies regardless of future reassessments or market volatility.

Key Benefit:
The School District gains predictable, long-term revenue without exposure to development risk.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Earned Income Tax (Immediate Benefit)

- Residents will be subject to earned income tax in the ordinary course.
- EIT generation begins **immediately upon occupancy** of homes.
- New working households contribute to school district funding **before property tax participation begins**.

This ensures early fiscal contribution without relying on property tax assessments.

Student Population Considerations

- The project primarily serves **veterans and working adults**, a demographic historically associated with **lower student yield** than conventional family developments.
- Phased occupancy allows enrollment changes to occur gradually, if at all.
- No sudden enrollment surge is anticipated.

UNA is prepared to collaborate with the School District should enrollment monitoring be desired.

Risk Mitigation for the School District

- Taxes apply **only to completed and occupied units**
- No reliance on speculative future phases
- No school district capital investment required
- No school facility expansion assumed or requested

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

The School District bears **no development risk**.

Long-Term Fiscal Benefit

Once fully built and stabilized, the development provides:

- New assessed value where little or none previously existed
- Predictable, capped school tax participation
- Stable households contributing consistently over time

This represents a **net-positive, low-risk expansion of the tax base**.

UNA's Commitment to Collaboration

United NEPA Alliance is committed to transparent communication and responsible stewardship. UNA welcomes:

- Dialogue with School District leadership
- Solicitor review of tax framework
- Coordination on timing and reporting, if requested

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

UNA
Educate Elevate Empower

Conclusion

This development has been structured to respect the School District's financial responsibilities while contributing to its long-term stability. By deferring and capping school tax participation, while introducing immediate earned income tax contributions, the project balances educational funding needs with responsible housing development.

UNA looks forward to working collaboratively with the Wyoming Area School District to ensure this project serves students, families, and the broader community responsibly.

Maryann Velez
Founder Chairwoman CEO
504 Donnelly Street - Duryea PA 18642

Welcome Home Affordable Housing
Veterans Community Development
Exeter Borough

United NEPA Alliance (UNA)
Maryann Velez
Founder • Chair • CEO
504 Donnelly Street
Duryea, PA 18642
570-362-6796
unitednepaalliance@gmail.com
www.unacorp.org

Exeter Borough Veterans Community Development Project
A Phased Capital Redevelopment Plan

Executive Overview

On the quiet edges of Exeter Borough, where 17 acres stretch toward possibility and two wooded acres breathe as protected wetlands, a vision is taking form—steady, practical, and purposeful. The Exeter Borough Veterans Community Development Project transforms this land into a haven of affordable homes and a community center built on dignity, service, and the promise of stability.

This five-phase capital redevelopment plan brings forth 72 modest, energy-efficient homes, a Veterans Community Center, and a walkable, landscaped neighborhood designed to grow in measured steps—each phase proving its worth, each phase fueling the next. This is heritage work, Maryann—the kind of project that echoes the old ways of building community, one foundation at a time, guided by honor and a steady hand.

Property Description Total
Site Acreage: 19 acres
Developable Land: 17 acres
Protected Wetlands: 2 acres (preserved under environmental regulations) Location: Exeter Borough, Luzerne County, Pennsylvania
Ownership: To be acquired by UNA through the Welcome Home initiative
Zoning: Residential mixed-use suitable for small-lot, modest single-family dwellings and community-scale development

The land supports a phased redevelopment approach that respects the environmental character of the wetlands and preserves natural buffers vital for long-term stormwater compliance.

Updated Project Costs (Global Figures)
Acquisition: $1,700,000 Infrastructure: $3,000,000
Homes: 72 units × $125,000 = $9,000,000
First 10 homes (Phase 1): $1,250,000
Remaining 62 homes: $7,750,000
Veterans Community Center: $3,000,000
Total Updated Project Cost: $16,000,000

5-Phase Capital Redevelopment Plan (Updated)

Phase 1 – Acquisition, Core Infrastructure 6 First 10 Homes
Land acquisition: $1,700,000
Infrastructure (roads, utilities, curbing, stormwater, lighting): $3,000,000
First 10 homes: $1,250,000
Phase 1 Total: $5,250,000
Purpose: Establish ownership, secure core infrastructure, and build the first homes to demonstrate proof of concept and leverage financing for future phases.

Phase 2 – Residential Expansion (20 Homes)
Construction of 20 additional homes
20 × $125,000 = $2,500,000
Phase 2 Total: $2,500,000

Phase 3 – Mid-Development Buildout (20 Homes)
Construction of another 20 homes
20 × $125,000 = $2,500,000
Integration of mid-neighborhood green zones and lighting extensions
Phase 3 Total: $2,500,000

Phase 4 – Final Residential Buildout (22 Homes)
Construction of final 22 homes
22 × $125,000 = $2,750,000
Phase 4 Total: $2,750,000

Phase 5 – Veterans Community Center 6 Campus Completion
Construction of Community Center: $3,000,000
Landscaped greenways, pedestrian pathways, signage, buffers, and final site lighting Phase 5 Total: $3,000,000

Category
Updated Cost Acquisition $1,000,000
Infrastructure $3,000,000 Phase 1 Homes (10) $1,250,000
Phase 2 Homes (20) $2,500,000
Phase 3 Homes (20) $2,500,000
Phase 4 Homes (22) $2,750,000
Veterans Community Center $3,000,000
Grand Total $16,000,000

Economic & Community Impact

- Direct Economic Outcomes
- Construction Jobs: 70–90
- Permanent Jobs: 12–15
- Local Procurement: Majority sourced within Luzerne County
- Projected Tax Base Increase: Strong long-term returns for Exeter Borough Community Outcomes

- 72 affordable homes for Veterans and their families
- Safe, modern housing for individuals transitioning from instability
- Walkable, green, service-oriented neighborhood
- Central hub supporting workforce transition, skills training, and quality of life

Readiness & Implementation Capacity

- Lead Organization United NEPA Alliance (UNA)
- Development Partner Balent Construction
- Consultant
- Hailstone Economic, LLC
- Municipal Alignment Exeter Borough • Luzerne County officials • Local planning partners

Status

- Feasibility and environmental screening are complete
- Wetland delineation confirmed Conceptual engineering is underway

Early stakeholder engagement in progress

Timeline

2026: Acquisition, infrastructure, and first 10 homes

2027–2030: Phased residential construction

2031: Community Center completion

Conclusion

This redevelopment plan plants deep roots in Exeter Borough—a thoughtful blend of old-world steadiness and forward-looking vision. It carries the weight of responsibility and the promise of renewal, offering a homecoming for Veterans and a new economic pulse for the region. A development like this doesn't just rise—it resonates. And Maryann, your hand is steady on the helm.