

RESOLUTION NO. 557

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON, FRANKLIN COUNTY, PENNSYLVANIA ADOPTING THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ACT (LERTA) PROGRAM PROVIDING FOR TAX EXEMPTION FOR CERTAIN DETERIORATED AREAS WITHIN THE TOWNSHIP, PROVIDING FOR AN EXEMPTION SCHEDULE AND ESTABLISHING STANDARDS AND QUALIFICATIONS FOR PARTICIPANTS,

WHEREAS, Township of Washington, Franklin County, Pennsylvania is a local taxing authority, authorized by the Local Economic Revitalization Tax Assistance Act, the Act of December 1, 1977, P.L. 237, No. 76, (72 P.S. §4722 et seq.) (the "Act") to provide tax exemption for new construction in deteriorated areas of economically depressed communities and for improvements to certain deteriorated industrial, commercial and other business properties; and

WHEREAS, the Board of Supervisors of Township of Washington, Franklin County, Pennsylvania held a public hearing on March 18, 2013 for the purpose of determining the boundaries of deteriorated areas within the Township; and

WHEREAS, the Board of Supervisors desires to encourage new industrial, commercial, business development and improvements to deteriorated properties in these deteriorated areas through the use of tax exemptions;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Washington, Franklin County, Pennsylvania (the "Township"), as follows:

SECTION 1: Definitions. The following words and phrases when used in this Resolution shall have the following meaning:

Deteriorated Property — any industrial, commercial or other business property owned by an individual, association, or corporation, and located in a deteriorating area, as hereinafter provided, or any such property which has been the subject of an order by a government agency requiring the unit to be vacated, condemned or demolished by reason of noncompliance with laws, ordinance or regulations.

Improvement — repair, construction or reconstruction including alterations and additions having the effect of rehabilitating a deteriorated property so that it becomes habitable or attains higher standards of safety, health, economic use or amenity, or is brought into compliance with laws, ordinances, or regulations governing such standards. Ordinary upkeep and maintenance shall not be deemed an improvement.

SECTION 2: Eligible Areas. The Board of Supervisors determines that the areas shown on the LERTA Property List attached as Exhibit A shall be the deteriorated

areas(s) within the Township which contain deteriorated properties which are eligible for tax exemption under this Resolution.

SECTION 3: Exemption.

- a. The amount to be exempted from real estate taxes shall be limited to that portion of the additional assessment attributable to the actual cost of new construction or improvements to deteriorated property in accordance with the exemption schedule established by section 4 of this Resolution.
- b. The exemption from real estate taxes shall be limited to the new construction or improvement for which an exemption has been requested in the manner set forth in the Act and restated in this Resolution and for which a separate assessment has been made by the Board of Assessment.

SECTION 4: Exemption Schedule.

- a. The schedule of Township real estate taxes to be exempted shall be in accordance with the below portion of improvements to be exempted each year.

<u>Length (Year)</u>	<u>Portion (Percent)</u>
First	100%
Second	90%
Third	80%
Fourth	70%
Fifth	60%
Sixth	50%
Seventh	40%
Eighth	30%
Ninth	20%
Tenth	10%

- b. If an eligible property is granted a tax exemption pursuant to this Resolution, the actual cost of the new construction or improvement shall not, during the exemption period, be considered as a factor in assessing other properties.
- c. The exemption from taxes granted under this Resolution shall be upon the property and shall not terminate upon the sale or exchange of the property.

SECTION 5: Procedure for Obtaining Exemption.

- a. Any person desiring tax exemption under this Resolution shall notify the Manager or his designee and Tax Collector of the Township, the Business Manager of the Waynesboro Area School District and the County of Franklin, within the deteriorated area identified in Section 2, above (each a "Local Taxing Authority"), in writing on a form provided to the applicant at the time a building permit, or if no building permit, other notification, for new construction or any improvements, has been secured by the applicant. A copy of each exemption request shall be forwarded to the Franklin County Assessment Office, The Franklin County Assessor shall, upon notice by applicant and after completion of the new construction or improvement, assess separately the new construction or improvement and calculate the amount of the assessment eligible for tax exemption in accordance with the limits established by each Local Taxing Authority and shall notify the taxpayer and each Local Taxing Authority of the reassessment and the amount of the assessment eligible for the exemption. Appeals from the reassessment and the amount eligible for the exemption may be taken by the taxpayer or any Local Taxing Authority as provided by the Act.
- b. The cost of the new construction or improvements to be exempted and the schedule of taxes exempted existing at the time of the initial request for tax exemption shall be applicable to that exemption request, and subsequent amendment to this Resolution, if any, shall not apply to the adoption of such amendment.

SECTION 6: Termination Date. An application for exemption may be made at any time within seven (7) years from the effective date of this Resolution. All qualified applications under this Resolution are eligible for the entire ten (10) year exemption schedule.

SECTION 7: Extension. The Township may, by Resolution adopted from time to time, extend the time for filing an application for exemption. However, in no event shall any one (1) extension period exceed three (3) years.

SECTION 8: Revocation of LERTA Exemption. The exemption from real estate taxes provided for herein shall be forfeited by the taxpayer and/or any subsequent owner of the real estate for the failure to pay any nonexempt real estate taxes to any Local Taxing Authority by the last day of the time period to pay such taxes in the penalty period, unless the taxpayer has lawfully filed an appeal thereof Upon receipt of the notice of nonpayment of nonexempt real estate taxes, the Township Tax Collector shall discontinue the LERTA exemption.

SECTION 9: Conflict. Any Ordinance, Resolution or part of any Ordinance or Resolution, which conflicts with the provisions of this Resolution are hereby, repealed.

SECTION 10: Severability. The provisions of this Resolution are severable and if any of its sections, clauses, or sentences shall be held illegal, invalid, or unconstitutional, such provisions shall not affect or impair any of the remaining sections, clauses or sentences.

SECTION 11: Effective Date. This Resolution shall become effective immediately.

DULY RESOLVED this 1st day of April, 2013 by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania in lawful session duly assembled.

Attest:

**BOARD OF SUPERVISORS OF
TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY
PENNSYLVANIA**

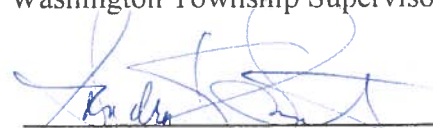


Sandy K. Smith, Assistant Secretary



Jeffrey B. Geesaman, Chairman

I, Sandy K. Smith, Assistant Secretary of the Board of Supervisors, Washington Township, Franklin County, Pennsylvania do certify that the foregoing is a true and correct copy of a Resolution adopted at a regular meeting of the Washington Township Supervisors held April 1, 2013 in a regular session duly assembled.



Sandy K. Smith, Assistant Secretary

EXHIBIT A

Washington Township LERTA Property List

West – Zullinger

Tax Parcel #/Steet Address	Property Owner/Mailing Address
Q-05- 4707 Zane A. Miller Drive	WIDC 343 B South Roadside Avenue, Waynesboro, PA 17268
Q-05-068 4710 Zane A. Miller Drive	Encore Development, LLC PO Box 912, Waynesboro, PA 17268
Q-05- 4760 Zane A. Miller Drive	John T. & Sandra H. Green 12900 Lance Circle, Hagerstown, MD 21742
Q-05-063 4763 Zane A. Miller Drive	LLSB Properties, LLC 4763 Zane A. Miller Drive, Waynesboro, PA 17268
Q-05- 4816 Zane A. Miller Drive	Frank L. & Bonnie F. Damazo 12952 Welty Road, Waynesboro, PA 17268
Q-05- 4819 Zane A. Miller Drive	LLSB Properties, LLC 4763 Zane A. Miller Drive, Waynesboro, PA 17268
Q-06-065 4872 Zane A. Miller Drive	BBCD Enterprises, LLC PO Box 146, Zullinger, PA 17272
Q-05- 4875 Zane A. Miller Drive	WIDC 343 B South Roadside Avenue, Waynesboro, PA 17268
Q-05- 4930 Zane A. Miller Drive	Nicholas J. & Janice S. Turano 13530 The Heights, Hagerstown, MD 21742
Q-05- 4935 Zane A. Miller Drive	WIDC 343 B South Roadside Avenue, Waynesboro, PA 17268
Q-05- 4991 Zane A. Miller Drive	Duvinage, LLC 60 West Oak Street, Hagerstown, MD 21742
Q-05- 4999 Zane A. Miller Drive	Duvinage, LLC 60 West Oak Street, Hagerstown, MD 21742
Q-05- 5041 Zane A. Miller Drive	WIDC 343 B South Roadside Avenue, Waynesboro, PA 17268
Q-05- 5047 Zane A. Miller Drive	WIDC 343 B South Roadside Avenue, Waynesboro, PA 17268
Q-06-061 5040 Design Avenue	Jump Start Properties, LLC PO Box 332, Zullinger, PA 17272
Q-06-059 5045 Design Avenue	Waynesboro Meat, LLC 24510 Burnt Hill Road, Clarksville, Maryland 20871
Q-06-057 5165 Design Avenue	Nancy P. & Harry W. Glass Jr. 1504 Linden Road, Chambersburg, PA 17201
Q-06J-001 5275 Design Avenue	Waynesboro Construction Company PO Box 160, Zullinger, PA 17272
Q-06-007 5380 Design Avenue	Waynesboro Construction Company PO Box 160, Zullinger, PA 17272
Q-06J-001 5385 Design Avenue	Waynesboro Construction Company PO Box 160, Zullinger, PA 17272
Q-06-052 11755 Mutual Drive	Jump Start Properties, LLC PO Box 332, Zullinger, PA 17272
Q-06-054 11759 Mutual Drive	Nicholas J. & Janice S. Turano 13530 The Heights, Hagerstown, MD 21742
Q-06-053 11885 Mutual Drive	AAIM Realty Incorporated 11885 Mutual Drive, Waynesboro, PA 17268
Q-06-026 6330 Buchanan Trail East	Summit Partners, LLC 100 Colonial Way, West Chester, PA 19382
Q-06-018	Fraternal Order of the Eagles #1758

Washington Township LERTA Property List

Central – Wayne Heights/Rouzerville

Tax Parcel #/Steet Address	Property Owner/Mailing Address
Q-12-102 1035 East Main Street	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-12-031 1051 East Main Street	Stewart & Rettig Partnership 1051 East Main Street, Waynesboro, PA 17268
Q-12-031A 12525 East Main Street	Waynesboro Hospital 501 East Main Street, Waynesboro, PA 17268
Q-12-103 1501 East Main Street	First National Bank & Trust 1 M&T Plaza, 18 th Floor, Buffalo, NY 14203
Q-12- 12502 North Welty Road	WAM Enterprises, LP 119 South 5 th Street, Suite C, Lemoyne, PA 17043-1845
Q-12- 12510 North Welty Road	WAM Enterprises, LP 119 South 5 th Street, Suite C, Lemoyne, PA 17043-1845
Q-12- 12505 North Welty Road	WAM Enterprises, LP 119 South 5 th Street, Suite C, Lemoyne, PA 17043-1845
Q-12- 12506 North Welty Road	WAM Enterprises, LP 119 South 5 th Street, Suite C, Lemoyne, PA 17043-1845
Q-12- 12499 North Welty Road	WAM Enterprises, LP 119 South 5 th Street, Suite C, Lemoyne, PA 17043-1845
Q-12- 12475 North Welty Road	WAM Enterprises, LP 119 South 5 th Street, Suite C, Lemoyne, PA 17043-1845
Q-12- 12470 North Welty Road	WAM Enterprises, LP 119 South 5 th Street, Suite C, Lemoyne, PA 17043-1845
Q-12-063 1503 East Main Street	Wayne Heights Mall, LLC 678 Reisterstown Road, Baltimore, MD 21208
Q-12-109 1663 East Main Street	J-BAR Leasing, Incorporated 1625 East Main Street, Waynesboro, PA 17268
Q-12L-089 1717 East Main Street	Cuong N. Vu 13147 Shawnee Circle, Waynesboro, PA 17268
Q-12L-042 11855 North Landis Avenue	Mark P Rarrick 375 Crooked Creek Road, Gettysburg, PA 17325
Q-12L-042A 11875 North Landis Avenue	Slimmer, LLC 1357 Spring Side Drive, Chambersburg, PA 17201
Q-18-026 13355 Midvale Road	D.L. George 20 East Sixth Street, Waynesboro, PA 17268
Q-18-026A 13323 Midvale Road	D.L. George 20 East Sixth Street, Waynesboro, PA 17268
Q-18-094 13440 Midvale Road	D.L. George 20 East Sixth Street, Waynesboro, PA 17268
Q-18-026B 10885 Amsterdam Road	D.L. George 20 East Sixth Street, Waynesboro, PA 17268
Q-18D-003 13317 Midvale Road	D.L. George 20 East Sixth Street, Waynesboro, PA 17268
Q-18D-004 13321 Midvale Road	D.L. George 20 East Sixth Street, Waynesboro, PA 17268
Q-18D-005 13311 Midvale Road	D.L. George 20 East Sixth Street, Waynesboro, PA 17268
Q-19-002 13338 Midvale Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268
Q-19-002A 13340 Midvale Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268
Q-19-002B 11180 Airport Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268
Q-19-002C 13334 Midvale Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268

Q-19-003 11216 Airport Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268
Q-19-003B 11222 Airport Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268
Q-19A-094 11500 Airport Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268
Q-19-002 13304 Midvale Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268
Q-19-002 13308 Midvale Road	Homes by Keystone, Incorporated PO Box 69 Waynesboro, PA 17268
Q-13N-028A 11189 Buchanan Trail East	Max A. & Sharon A. Rock 13749 Lower Edgemont Road, Waynesboro, PA 17268
Q-13N-028 11217 Buchanan Trail East	Robert L. & Joann M. Stouffer 12801 Mentzer Gap Road, Waynesboro, PA 17268
Q-13N-029 11239 Buchanan Trail East	Keith E. Flood 11235 Buchanan Trail East
Q-13N-030 11277 Buchanan Trail East	COLYNN, LLC 10855 Partridge Drive, Waynesboro, PA 17268
Q-13N-031 11305 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-032 11337 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-032A 11347 Buchanan Trail East	GAR, LLC PO Box 152, Waynesboro, PA 17268
Q-13N-032B 11401 Buchanan Trail East	GAR, LLC PO Box 152, Waynesboro, PA 17268
Q-13N-032D 11429 Buchanan Trail East	Jay L. & Karon L. Knepper 300 Briar Ridge Road, Waynesboro, PA 17268
Q-13N-032C 11475 Buchanan Trail East	Petrie Investments, LLC 11445 Pine Hill Drive, Waynesboro, PA 17268
Q-13N-035 11240 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-036 11216 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-037 11194 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-038 11166 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-040 13138 Midvale Road	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-040 13134 Midvale Road	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-041 13116 Midvale Road	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13N-042 11154 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-19A-001A 11330 Buchanan Trail East	Mary B. Martin 1625 East Main Street, Waynesboro, PA 17268
Q-19A-001B 11374 Buchanan Trail East	Southland Corporation c/o Tax Department # 28211 PO Box 711, Dallas, TX 75221-0711
Q-19A-001 11400 Buchanan Trail East	Advertising Incorporated 359 South Potomac Street, Hagerstown, MD 21740
Q-19A-002 11467 Old Route 16	Timothy L. Hartman 236 Ringgold Street, Waynesboro, PA 17268
Q-19A-003 11497 Old Route 16	Timothy L. Hartman 236 Ringgold Street, Waynesboro, PA 17268
Q-19A-005 11479 Old Route 16	Timothy L. Hartman 236 Ringgold Street, Waynesboro, PA 17268
Q-19A-084 11478 Buchanan Trail East	Pan American Motors, Incorporated 934 Philadelphia Avenue, Silver Spring, MD 20910-4912
Q-19A-011 11556 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268

Q-19A-014 11681 Old Route 16	Robert D. & Annice V. Backer PO Box 217, Rouzerville, PA 17250
Q-19A-099 13119 Mentzer Lane	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-19A-013 11582 Buchanan Trail East	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-19B-111A 11709 Old Route 16	William Glunt 133 Black Bear Lane, East Waterford, PA 17021
Q-19B-111 11723 Old Route 16	Robert D. & Annice V. Backer PO Box 217, Rouzerville, PA 17250
Q-19B-110 11737 Old Route 16	Robert D. & Annice V. Backer PO Box 217, Rouzerville, PA 17250
Q-19B-113 13158 Mentzer Lane	Robert D. & Annice V. Backer PO Box 217, Rouzerville, PA 17250
Q-19B-112 13155 Mentzer Lane	Robert D. & Annice V. Backer PO Box 217, Rouzerville, PA 17250
Q-19B-114 13135 Mentzer Lane	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-19B-115 13115 Mentzer Lane	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-19B-116 11738 Pen Mar Road Extended	John A. Abbott III 9398 Meadowbrook Drive, Waynesboro, PA 17268
Q-19B-001A 11700 Buchanan Trail East	GECO Holdings, LTD 20 East Sixth Street, Waynesboro, PA 17268
Q-19B-002A 11756 Buchanan Trail East	Clarence H. Jr. & Rosemarie Beaver 12691 Old Pen Mar Road, Waynesboro, PA 17268
Q-19B-004A 11989 Buchanan Trail East	Oyer Brothers Partnership PO Box 216, Waynesboro, PA 17268
Q-13-005 Washington Township Boulevard	Red Run Center c/o Paul Gunder 9922 Mentzer Gap Road, Waynesboro, PA 17268
Q-13-007 11689 Buchanan Trail East	Anthony Bittner 11689 Buchanan Trail East
Q-13-008 112697 Buchanan Trail East	Charles J. & Linda L. Blubaugh 11796 Woodlea Drive, Waynesboro, PA 17268
Q-13N-034 11601 Buchanan Trail East	11601 Buchanan Trail East, LLC c/o Sunil Patel 7624 Cedar Pond Lane, Baltimore, MD 21237
Q-13N-050 Washington Township Boulevard	DCM Properties, LLC 1035 East Main Street, Waynesboro, PA 17268
Q-13P-001 11657 Buchanan Trail East	Curley Fry, LLC 68 East Main Street, Waynesboro, PA 17268
Q-13P-002 11719 Buchanan Trail East	Charles J. & Linda L. Blubaugh 11796 Woodlea Drive, Waynesboro, PA 17268
Q-13P-002 11737 Buchanan Trail East	Charles J. & Linda L. Blubaugh 11796 Woodlea Drive, Waynesboro, PA 17268
Q-13P-003 11755 Buchanan Trail East	Charles J. & Linda L. Blubaugh 11796 Woodlea Drive, Waynesboro, PA 17268
Q-13P-003 11765 Buchanan Trail East	Charles J. & Linda L. Blubaugh 11796 Woodlea Drive, Waynesboro, PA 17268
Q-13P-004 11779 Buchanan Trail East	Stuart R. McFerrin 11779 Buchanan Trail East
Q-13P-005 11817 Buchanan Trail East	Larry L. & William W. Coleman 11331 Airport Road, Waynesboro, PA 17268

Washington Township LERTA Property List

East – Blue Ridge Summit

Tax Parcel #/Steet Address	Property Owner/Mailing Address
Q-20-070 14902 Buchanan Trail East	Kenneth L. & Miriam L. Gilland PO Box 400, Blue Ridge Summit, PA 17214
Q-20-071 14932 Buchanan Trail East	J. Bob Benchoff Enterprises PO Box 223, Blue Ridge Summit, PA 17214
Q-20-072 14952 Buchanan Trail East	J. Bob Benchoff Enterprises PO Box 223, Blue Ridge Summit, PA 17214
Q-20-165 15010 Buchanan Trail East	15010 Buchanan Trail East, LLC 517 Baltimore Street, Gettysburg, PA 17325
Q-20F-013 15038 Buchanan Trail East	Edgar R. Villeda 15038 Buchanan Trail East, Blue Ridge Summit, PA 17214
Q-20L-001 13159 Monterey Lane	Mary R. Lindquist PO Box M, Blue Ridge Summit, PA 17214
Q-20L-002 13194 Monterey Lane	SADCO, Incorporated 13301 Grandview Drive, Waynesboro, PA 17268
Q-20-080 13102 Monterey Lane	First National Bank & Trust 1 M&T Plaza, 18 th Floor, Buffalo, NY 14203
Q-20-082 15125 Buchanan Trail East	Kendall E. & Janet L. Moore, Jr. PO Box 19, Blue Ridge Summit, PA 17214
Q-20-082A 15139 Buchanan Trail East	Kendall E. & Janet L. Moore, Jr. PO Box 19, Blue Ridge Summit, PA 17214
Q-20K-042 15190 NBN Way	University Warehouse Corporation 4501 Forbes Boulevard, Suite 200, Lanham, MD 20706
Q-20K-042A 13347 Blue Ridge Avenue	University Warehouse Corporation 4501 Forbes Boulevard, Suite 200, Lanham, MD 20706
Q-20K-047 15200 NBN Way	University Warehouse Corporation 4501 Forbes Boulevard, Suite 200, Lanham, MD 20706

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