

RESOLUTION R-2018-39
LUZERNE COUNTY COUNCIL

A Resolution of the County of Luzerne Providing Tax Exemption for New Construction in Deteriorated Areas under the Local Economic Revitalization Tax Assistance Act

WHEREAS, under the Local Economic Revitalization Tax Assistance Act (“LERTA”), 72 P.S. §4722 et seq., Luzerne County is a local taxing authority that has the power to provide tax exemption for new construction in “deteriorated areas”; and

WHEREAS, under section 2.09.B.2. of the Luzerne County Home Rule Charter, Luzerne County Council has the authority to levy, establish, alter, and/or abolish taxes and assessments except as may be limited by the Home Rule Charter or applicable law; and

WHEREAS, the Hanover Township Board of Commissioners believes that providing tax exemptions under LERTA will encourage new industrial, commercial, and business development in the deteriorate areas, and in turn lead to additional tax revenue for Hanover Township, the Hanover Area School District, and Luzerne County.

WHEREAS, the Council for the City of Nanticoke believes that providing tax exemptions under LERTA will encourage new industrial, commercial, and business development in the deteriorate areas, and in turn lead to additional tax revenue for the City of Nanticoke, the Nanticoke Area School District, and Luzerne County.

WHEREAS, on January 3, 2018, the Hanover Township Board of Commissioners held a public hearing to set the boundaries of the deteriorated areas within Hanover Township; and

WHEREAS, after the public hearing, the Hanover Township Board of Commissioners enacted Ordinance No. 001-2018 dated January 03, 2018 designating certain areas within Hanover Township as deteriorated areas. The Hanover Township Ordinance specifying the location of the property is attached hereto and incorporated herein by reference; and

WHEREAS, on November 1, 2017, Council for the City of Nanticoke held a public hearing to set the boundaries of the deteriorated areas within Nanticoke City; and

WHEREAS, a public hearing having been held, Council for the City of Nanticoke enacted Ordinance 9 dated November 15, 2017, and subsequently amended December 20, 2017, designating certain areas within Nanticoke City as deteriorated areas. The Nanticoke City Ordinance specifying the location of the property is attached hereto and incorporated herein by reference; and

WHEREAS, Luzerne County Council also believes that providing tax exemptions under LERTA will encourage new industrial, commercial, and business development in the deteriorated areas defined by the Hanover Township Board of Commissioners and the Council City of Nanticoke, and in turn lead to additional tax revenue for Hanover Township, the City of Nanticoke, the Hanover Area School District, the Nanticoke Area School District and Luzerne County.

NOW, BE IT RESOLVED BY LUZERNE COUNTY COUNCIL, as follows:

SECTION ONE. Incorporation of Preamble.

The provisions set forth above in the preamble to this Resolution are incorporated herein by reference in their entirety.

SECTION TWO. Definitions.

The below terms will be defined as follows for the purposes of this Resolution.

- 2.1 “*Deteriorated Property*” means any industrial, commercial or other business property located in an eligible deteriorating area as defined hereinafter, or any such property which has been the subject of an order of a governmental agency requiring the property to be vacated, condemned or demolished by reason of non-compliance with laws, ordinances or regulations.
- 2.2 “*Improvement*” means repair, new construction or reconstruction, building alterations or additions, having the effect of rehabilitating deteriorated property so that it becomes habitable or attains higher standards of safety, heal economic use or amenity or is brought into compliance with laws, ordinances or regulations governing such standards. Ordinary upkeep or maintenance shall not be deemed an improvement.
- 2.3 “*Deteriorated Area*” means the real estate located in Hanover Township that the Board of Commissioners designated as deteriorated areas in Ordinance ** dated January __, 2018 and the real estate located in Nanticoke City that City Council designated as deteriorated in Ordinance 9 dated November 15, 2017.

SECTION THREE. Exemptions.

- 3.1 The amount to be exempted from real estate taxes is limited to that portion of the additional assessment attributable to the actual cost of new construction in the Deteriorated Area or improvements to the Deteriorated Property. The applicant is

responsible for paying all applicable Luzerne County taxes not associated with the new improvements.

- 3.2 The exemption from real estate taxes is limited to improvements or new constructions for which an exemption has been requested in the manner set forth in this Resolution. All other applicable Luzerne County property taxes are not exempt and must be paid.
- 3.3 The exemption commences on the date that the improvement or new construction is assessed by the Luzerne County Assessor's Office. At that time, the said improvements will be exempt, as set forth herein, according to the following schedule:

Year 1 through Year 7:	100% Property Tax Abatement
Year 8:	90% Property Tax Abatement
Year 9:	80% Property Tax Abatement
Year 10:	70% Property Tax Abatement
- 3.4 The exemption from taxes granted under this Resolution does not terminate upon the sale or exchange of the property.

SECTION FOUR. Procedure for Obtaining Exemption.

- 4.1 Any person desiring tax exemption under this Resolution ("Applicant") shall submit an application with the Luzerne County Tax Assessor's Office. The Applicant shall submit the application within forty-five (45) days of receiving the building permit the improvement or new construction. If the improvement or new construction does not require a building permit, the Applicant shall submit the application within forty-five (45) days of commencing the construction. The application must be in writing and must provide the following information:
 - 4.1.1 the name of the owner or owners of the deteriorated area;
 - 4.1.2 the date the building permit was issued for the improvement or new construction (if applicable); and
 - 4.1.3 the date when the Applicant commenced the construction for the improvement or new construction ("if applicable"); and
 - 4.1.4 the location of the property including tax parcel identification numbers; and
 - 4.1.5 a brief description of the proposed improvement or new construction; and
 - 4.1.6 estimated costs of the improvement or new construction; and
 - 4.1.7 any other information that Luzerne County may require.

4.2 Upon completion of the improvement or new construction, the Applicant shall notify the Luzerne County Tax Assessor's Office by writing that the improvement or new construction is complete. The Luzerne County Tax Assessor's Office shall then separately assess the new construction or improvement and calculate the amount of the assessment eligible for tax exemption in accordance with the limits established by this Resolution. The Luzerne County Tax Assessor's Office shall then notify the Applicant, Hanover Township, Luzerne County, and the Hanover Area School District of the reassessment and the amount of the assessment eligible for the exemption.

4.3 Any Local Taxing Authorities may appeal the reassessment and the amount eligible for exemption as provided by law. Applicant waives the right to appeal any property tax assessment during the LERTA period. Applicant's tax assessment appeal rights shall be restored after the LERTA period has expired.

4.4 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 any such amendment.

SECTION FIVE. Termination Date.

An application for exemption may be made at any time within five years from the effective date of this Resolution. All qualified applications under this Resolution are eligible for the entire ten year exemption schedule.

SECTION SIX. Extension.

Luzerne County will not extend the time for filing an application for exemption.

SECTION SEVEN. Revocation of LERTA Exemption.

The exemption from real estate taxes provided for herein shall be forfeited by the Applicant and/or any subsequent owner of the real estate for the failure to pay any nonexempt real estate taxes by the last day of the time period to pay such taxes in the penalty period. Upon receipt of the notice of nonpayment of nonexempt real estate taxes, Luzerne County shall discontinue the LERTA exemption.

SECTION EIGHT. Amendments.

No amendments to this Resolution are effective unless the Luzerne County Council consents to the amendment by Resolution.

SECTION NINE. Repealer.

This Resolution repeals any other resolution or ordinance inconsistent with this Resolution.

SECTION TEN. Severability.

If any part of this Resolution is unenforceable to any extent for any reason, the rest of the Resolution will remain fully enforceable.

SECTION ELEVEN. Effective Date.

This Resolution shall become effective fifteen (15) days from the date of enactment.

SECTION TWELVE. Further Authorization.

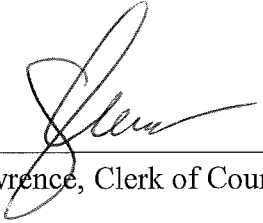
The administration and officials for Luzerne County are directed and authorized to take any action needed to carry out the intent of this Resolution.

ADOPTED at a meeting of the Luzerne County Council held January 23, 2018.


ROLL CALL VOTE (7-3)

YES: Houck, Kelleher, McGinley, Perry, Saidman, Schnee, and Waitkus

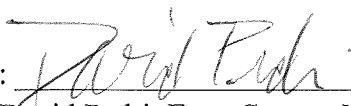
NO: Brominski, Haas, and SA Urban

Attest: 
Sharon Lawrence, Clerk of Council

LUZERNE COUNTY COUNCIL

By: 
Tim McGinley, Chair

LUZERNE COUNTY MANAGER

By: 
C. David Pedri, Esq., County Manager

**Township of Hanover
Luzerne County, Pennsylvania
ORDINANCE NO. 001-2018**

AN ORDINANCE OF THE TOWNSHIP OF HANOVER ESTABLISHING A LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE (“LERTA”) PROGRAM WITHIN THE TOWNSHIP OF HANOVER LOCATED ON APPROXIMATELY 271.97 ACRES OF LAND KNOWN AS THE EARTH CONSERVANCY HANOVER 9 SITE IN HANOVER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA BOUNDED GENERALLY BY STATE ROUTE 29/SOUTH CROSSVALLEY EXPRESSWAY, MIDDLE ROAD/SOUTH MAIN STREET, THE BORDER WITH THE CITY OF NANTICOKE AND THE SANS SOUCI PARKWAY/EAST MAIN STREET, HANOVER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA

WHEREAS, Under the Local Economic Revitalization Tax Assistance Act (“LERTA”),
the Township of Hanover is a local taxing authority that has the power to
provide tax exemption for new construction in “deteriorated area,” See 72 P.S.4722 et
seq.; and

WHEREAS, on January 3, 2018 the Hanover Township Board of Commissioners, after
public notice, held a public hearing on the LERTA proposal, to receive public input and to
set the boundaries of the deteriorated area; and

WHEREAS, the Hanover Township Board of Commissioners, based upon the evidence
presented at the January 3, 2018 Public Hearing, believes that providing tax exemptions under
LERTA will encourage new industrial, commercial and business development in the deteriorated
Area, and in turn lead to additional tax revenue for Hanover Township, the Hanover Area
School District, and Luzerne County.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED AND IT IS HEREBY ENACTED AND ORDAINED by the Board of Commissioners of Hanover Township as follows:

1. Definitions.

- 1.1. *"Deteriorated Property"* means any industrial, commercial or other business property located in an eligible deteriorating area as defined hereinafter, or any such property which has been the subject of an order of a governmental agency requiring the property to be vacated, condemned or demolished by reason of non-compliance with laws, ordinances or regulations.
- 1.2. *"Improvement"* means repair, new construction or reconstruction, building alterations or additions, having the effect of rehabilitating deteriorated property so that it becomes habitable or attains higher standards of safety, economic use or amenity or is brought into compliance with laws, ordinances or regulations governing such standards. Ordinary upkeep or maintenance shall not be deemed an improvement.
- 1.3. *"Deteriorated Area"* means the real estate located in Hanover Township that the Board of Commissioners designated as deteriorated areas herein.

2. Designated Property.

The boundaries of the area within Hanover Township comprised of approximately 271.97 acres of land currently identified by Luzerne County Parcel Identification Numbers 25-J7-00A-001, 25-J7-00C-002, 25-J7-00A-003, 25-J8-00A-082, 25-J8-00A-103, 25-J8-00A-104, 25-J8-00A-105, 25-J8-00A-106, 25-J8-00A-107, 25-J8K8-00A-098, 25-K8J8-00A-108, as depicted on map attached hereto as Exhibit "A," and as described in the metes and bounds description attached hereto as Exhibit "B", is hereby designated a deteriorated area and shall be considered deteriorated property for the purpose of the Local Economic Revitalization Tax Assistance Act.

3. Exemptions.

- 3.1. The amount to be exempted from real estate taxes is limited to that portion of the additional assessment attributable to the actual cost of new construction in the Deteriorated Area or improvements to the Deteriorated Property.
- 3.2. The exemption from real estate taxes is limited to improvements or new constructions for which an exemption has been requested in the manner set forth in this Ordinance.

- 3.3. The exemption commences on the date that the improvement or new construction is assessed by the Luzerne County Assessor's Office. At that time, the said improvements will be exempt according to the following schedule:

Year 1 to Year 7: 100% Property Tax Abatement of Improvements or New Construction

Year 8: 90% Property Tax Abatement of Improvements or New Construction

Year 9: 80% Property Tax Abatement of Improvements or New Construction

Year 10: 70% Property Tax Abatement of Improvements or New Construction

- 3.4. The exemption from taxes granted under this Ordinance does not terminate upon the sale or exchange of the property.

4. Procedure for Obtaining Exemption.

- 4.1. Any person desiring tax exemption under this Ordinance ("Applicant") shall submit an application with the Township Manager. The Applicant shall submit the application within forty-five (45) days of receiving the building permit for the improvement or new construction. If the improvement or new construction does not require a building permit, the Applicant shall submit the application within forty-five (45) days of commencing the construction. The application must be in writing and must provide the following information:

- (A) the name of the owner or owners of the deteriorated area;
- (B) the date the building permit was issued for the improvement or new construction (if applicable);
- (C) the date when the Applicant commenced the construction for the improvement or new construction ("if applicable")
- (D) the location of the property including tax parcel identification numbers;
- (E) a brief description of the proposed improvement or new construction;
- (F) estimated costs of the improvement or new construction; and
- (G) any other information that Hanover Township may require.

- 4.2. Upon completion of the improvement or new construction, the Applicant shall notify the Hanover Township Manager by writing that the improvement or new construction is complete. Upon receiving the notice, the Hanover Township Manager shall make a request to the Luzerne County Assessor's Office to separately assess the new construction or improvement and calculate

the amount of the assessment eligible for tax exemption in accordance with the limits established by this Ordinance. The Luzerne County Assessor's Office shall then notify the Applicant, and Hanover Township, of the reassessment and the amount of the assessment eligible for the exemption.

- 4.3. The Applicant and any Local Taxing Authorities may appeal the reassessment and the amount eligible for exemption as provided by law.
- 4.4. 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 Ordinance, if any, shall not apply to the adoption of any such amendment.
5. **Termination Date.** An application for exemption may be made at any time within five years from the effective date of this Ordinance. All qualified applications under this Ordinance are eligible for the entire ten year exemption schedule.
6. **Extension.** Hanover Township may, by Ordinance adopted from time to time, extend the time for filing an application for exemption.
7. **Revocation of LERTA exemption.** The exemption from real estate taxes provided for herein shall be forfeited by the Applicant and/or any subsequent owner of the real estate for the failure to pay any nonexempt real estate taxes by the last day of the time period to pay such taxes in the penalty period. Upon receipt of the notice of nonpayment of nonexempt real estate taxes, Hanover Township shall discontinue the LERTA exemption.
8. **Amendments.** No amendments to this Ordinance are effective unless the Hanover Township Board of Commissioners consents to the amendment by ordinance.
9. **Repeal.** This Ordinance repeals any other prior ordinance inconsistent with this Ordinance.
10. **Severability.** If any part of this Ordinance is unenforceable to any extent for any reason, the rest of the Ordinance will remain fully enforceable.
11. **Effective Date.** This Ordinance shall become effective immediately.
12. **Further Authorization.** The administration and officials for Hanover Township are directed and authorized to take any action needed to carry out the intent of this Ordinance.

BE IT ENACTED AND ORDAINED AND IT IS HEREBY ENACTED AND ORDAINED
By the Board of Commissioners of the Township of Hanover, Luzerne County,
Pennsylvania, this 3rd day of January 2018.

ATTEST:



Donna M. Makarczyk
Township Secretary

TOWNSHIP OF HANOVER

By: 

Russell P. Davis
Chairman
Board of Commissioners

ORDINANCE NO. 9 of 2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NANTICOKE ESTABLISHING A LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ("LERTA") PROGRAM WITHIN THE AREA LOCATED ON APPROXIMATELY 70.07 ACRES OF LAND LOCATED ON KOSCIUSZKO STREET IN THE CITY OF NANTICOKE ACROSS FROM THE MAIN ENTRANCE TO LUZERNE COUNTY COMMUNITY COLLEGE BACK TO THE NANTICOKE AND HANOVER BOUNDARY LINE BOUNDED GENERALLY ON BOTH SIDES BY THE LEXINGTON VILLAGE DEVELOPMENT AND COLLEGE HILL DEVELOPMENTS, CURRENTLY OWNED BY EARTH CONSERVANCY. THE PROPERTY IDENTIFICATION NUMBERS FOR THE PARCELS ARE 42-J7-00A-011-001, 42-J7-00B-009, AND 42-J7K8-00A-010.

WHEREAS, Under the Local Economic Revitalization Tax Assistance Act ("LERTA"), the City of Nanticoke is a local taxing authority that has the power to provide tax exemption for new construction in "deteriorated areas." See 72 P.S. §4722 et seq.; and

WHEREAS, on November 1, 2017, the City Council of the City of Nanticoke, after Public Notice, held a public hearing on the LERTA proposal, to receive public input and to set the boundaries of the deteriorated area; and

WHEREAS, the City Council of the City of Nanticoke, based upon the evidence presented at the November 1, 2017 Public Hearing, believes that providing tax exemptions under LERTA will encourage new industrial, commercial, and business development in the deteriorated area, and in turn lead to additional tax revenue for the City of Nanticoke, the Greater Nanticoke Area School District, and Luzerne County.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED AND IT IS HEREBY ENACTED AND ORDAINED by the City Council of the City of Nanticoke as follows:

1. Definitions.

- 1.1. "Deteriorated Property" means any industrial, commercial or other business property located in an eligible deteriorating area as defined hereinafter, or any such property which has been the subject of an order of a governmental agency requiring the property to be vacated, condemned or demolished by reason of non-compliance with laws, ordinances or regulations.

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

1.3. "Deteriorated Area" means the real estate located in the City of Nanticoke that the City Council of the City of Nanticoke designated as deteriorated areas herein.

2. Designated Property/ Cost of Improvements/ Zoning and other Approvals.

a. The boundaries of the area within the City of Nanticoke comprised of approximately 70.07 acres of land on Kosciuszko Street in the City of Nanticoke across from the main entrance to Luzerne County Community College back to the Nanticoke and Hanover Boundary line bounded generally on both sides by the Lexington Village Development and College Hill Developments, currently owned by Earth Conservancy. The Property Identification Numbers for the parcels are 42-J7-00A-011-001, 42-J7-00B-009, and 42-J7K8-00A-010. This property is hereby designated a deteriorated area and shall be considered deteriorated property for the purpose of the Local Economic Revitalization Tax Assistance Act.

b. The cost of improvements per unit to be exempted shall be the full portion of assessment attributable to new improvements as determined by the Luzerne County Assessment Office, and is currently estimated to be approximately \$25 Million Dollars.

c. This designation is contingent on the applicant securing all applicable approvals including but not limited to zoning approvals.

3. Exemptions.

3.1. The amount to be exempted from real estate taxes is limited to that portion of the additional assessment attributable to the actual cost of new construction in the Deteriorated Area or improvements to the Deteriorated Property.

3.2. The exemption from real estate taxes is limited to improvements or new constructions for which an exemption has been requested in the manner set forth in this Ordinance.

3.3. The exemption commences on the date that the improvement or new construction is assessed by the Luzerne County Assessor's Office. At that time, the said improvements will be exempt according to the following schedule:

Year 1 to Year 8: 100% Property Tax Abatement on Improvements or New Construction except as referenced above.

Year 9: 90% Property Tax Abatement on Improvements or New Construction except as referenced above.

Year 10: 80% Property Tax Abatement on Improvements or New Construction except as referenced above.

Thereafter all Improvements will be assessed without tax abatement.

3.4. The exemption from taxes granted under this Ordinance does not terminate upon the sale or exchange of the property.

4. Procedure for Obtaining Exemption.

4.1. Any person desiring tax exemption under this Ordinance ("Applicant") shall submit an application with the City Manager. The Applicant shall submit the application within forty-five (45) days of receiving the building permit for the improvement or new construction. If the improvement or new construction does not require a building permit, the Applicant shall submit the application within forty-five (45) days of commencing the construction. The application must be in writing and must provide the following information:

- (A) the name of the owner or owners of the deteriorated area;
- (B) the date the building permit was issued for the improvement or new construction (if applicable);
- (C) the date when the Applicant commenced the construction for the improvement or new construction ("if applicable")
- (D) the location of the property including tax parcel identification numbers;
- (E) a brief description of the proposed improvement or new construction;
- (F) estimated costs of the improvement or new construction; and
- (G) any other information that the City of Nanticoke may require.

4.2. Upon completion of the improvement or new construction, the Applicant shall notify the City Manager by writing that the improvement or new construction is complete. Upon receiving the notice, the City Manager shall make a request to the Luzerne County Assessor's Office to separately assess the new construction or improvement and calculate the amount of the assessment eligible for tax exemption in accordance with the limits established by this Ordinance. The Luzerne County Assessor's Office shall then notify the Applicant, and the City of Nanticoke, of the reassessment and the amount of the assessment eligible for the exemption.

4.3. The Applicant and any Local Taxing Authorities may appeal the reassessment and the amount eligible for exemption as provided by law.

4.4. 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 Ordinance, if any, shall not apply to the adoption of any such amendment.

5. Termination Date. An application for exemption may be made at any time within three years from the effective date of this Ordinance. All qualified applications under this Ordinance are eligible for the entire ten year exemption schedule.

6. Extension. The City of Nanticoke may, by Ordinance adopted from time to time, extend the time for filing an application for exemption.

7. **Revocation of LERTA exemption.** The exemption from real estate taxes provided for herein shall be forfeited by the Applicant and/or any subsequent owner of the real estate for the failure to pay any nonexempt real estate taxes by the last day of the time period to pay such taxes in the penalty period. Upon receipt of the notice of nonpayment of nonexempt real estate taxes, the City of Nanticoke shall discontinue the LERTA exemption.
8. **Amendments.** No amendments to this Ordinance are effective unless the City Council of the City of Nanticoke consents to the amendment by ordinance.
9. **Repeal.** This Ordinance repeals any other prior ordinance inconsistent with this Ordinance.
10. **Severability.** If any part of this Ordinance is unenforceable to any extent for any reason, the rest of the Ordinance will remain fully enforceable.
11. **Effective Date.** This Ordinance shall become effective immediately.
12. **Further Authorization.** The administration and officials for the City of Nanticoke are directed and authorized to take any action needed to carry out the intent of this Ordinance.

ORDAINED and ENACTED by the CITY COUNCIL OF THE CITY OF NANTICOKE,


this 15th day of November, 2017.

ATTEST:



Mary Beth Cheshinski, City Clerk

APPROVED



Richard Wiaterowski, Mayor

11/15/2017

Date Approved

CITY OF NANTICOKE:



William Brown, Council President

VETO:

Richard Wiaterowski, Mayor

Date Vetoed

ORDINANCE NO. 12 of 2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NANTICOKE AMENDING SECTION 3.3 OF ORDINANCE NO. 9 OF 2017 RELATIVE TO THE TAX EXEMPTION SCHEDULE

WHEREAS, the City Council of the City of Nanticoke passed Ordinance No. 9 of 2017 which included an exemption schedule set forth in 3.3;

WHEREAS, the schedule requires amendment in order to correct the schedule intended by the developer.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED AND IT IS HEREBY ENACTED AND ORDAINED by the City Council of the City of Nanticoke as follows:

1. Section 3.3 of Ordinance No. 9 of 2017 is hereby amended to read as follows:

3.3 The exemption commences on the date that the improvement or new construction is assessed by the Luzerne County Assessor's Office. At that time, the said improvements will be exempt according to the following schedule:

Year 1 to Year 7: 100% Property Tax Abatement on Improvements or New Construction except as referenced above.

Year 8: 90% Property Tax Abatement on Improvements or New Construction except as referenced above.

Year 9: 80% Property Tax Abatement on Improvements or New Construction except as referenced above.

Year 10: 70% Property Tax Abatement on Improvements or New Construction except as referenced above.

Thereafter all Improvements will be assessed without tax abatement.

2. All other portions of Ordinance No. 9 of 2017 shall remain in full force and effect.

ORDAINED and ENACTED by the CITY COUNCIL OF THE CITY OF NANTICOKE,

this 20th day of December, 2017.

ATTEST:

Mary Beth Cheshinski
Mary Beth Cheshinski, City Clerk

CITY OF NANTICOKE:

William Brown
William Brown, Council President

APPROVED:

Richard Wiaterowski
Richard Wiaterowski, Mayor

VETO:

Richard Wiaterowski, Mayor

12-20-2017
Date Approved

Date Vetoed