

**RESOLUTION R-2019-76
LUZERNE COUNTY COUNCIL**

A Resolution of Luzerne County Council to Abate a Portion of Delinquent Luzerne County Taxes for the Property Located at 61-69 Woodbury Street, Hanover Township

WHEREAS, 72 P.S. §5551 provides political subdivisions with the ability to accept a compromise of delinquent property taxes, penalties and interest; 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, a Hanover Township property consisting of three parcels formerly occupied by Penn Refrigeration Corp. as a manufacturing and warehouse operation (hereinafter collectively the “Property”) has been vacant since prior to 2013; and

WHEREAS, Teos, LLC would like to purchase the property located at 61-69 Woodbury Street, Hanover Township; and

WHEREAS, it is the intent of Teos, LLC to rehabilitate the Property in order to operate the property as a warehouse facility again; and

WHEREAS, the aforementioned Property has several years of delinquent property taxes which negatively impacts the marketability of the property; and

WHEREAS, the Hanover Area School District and Hanover Township have agreed to abate their delinquent taxes related to the property by 50% in order for the sale of the Property to occur; and

WHEREAS, the outstanding Luzerne County taxes, penalties and interest on the three parcels comprising 61-69 Woodbury Street, Hanover Township (as of May 7, 2019) are as follows:

Parcel 1 (PIN 25-I9NW3-013-001-000)

2013: \$13,728.02
2014: \$13,981.73
2015: \$13,137.19
2016: \$ 1,881.68
2017: \$ 1,822.50
2018: \$ 1,688.06
Total: \$46,239.18

Parcel 2 (PIN 25-I9NW3-013-009-000)

2013: \$151.30
2014: \$154.09
2015: \$144.79
2016: \$ 75.28
2017: \$ 72.90
2018: \$ 67.52
Total: \$665.88

Parcel 3 (PIN 25-I9004-16A-000)

2013: \$1,194.44
2014: \$1,216.52
2015: \$1,143.04
2016: \$ 75.28
2017: \$ 72.90
2018: \$ 67.52
Total: \$3,769.70

Total Delinquent Taxes for all Parcels: \$50,674.76

WHEREAS, in compliance with 72 P.S. §5551, Luzerne County desires to abate 50% of the delinquent County taxes, interest and penalties of \$50,674.76 on 61-69 Woodbury Street, Hanover Township for a total abatement of \$25,337.38, as well as, 50% of the interest that accrues through the effective date of this Resolution.

NOW, THEREFORE BE IT RESOLVED BY THE LUZERNE COUNTY COUNCIL, 50% of the delinquent County taxes, interest and penalties of \$50,674.76 on 61-69 Woodbury Street, Hanover Township shall be abated, pursuant to 72 P.S. §5551, for a total abatement of \$25,337.38, as well as, 50% of the interest that accrues through the effective date of this Resolution.

BE IT FURTHER RESOLVED, that payment of \$25,337.38, as well as, 50% of the interest that accrues through the effective date of this Resolution shall be paid to Luzerne County at the time of closing. Should the sale of the aforesaid Property not be consummated, the tax abatement granted by this Resolution shall be revoked.

ADOPTED at a meeting of Luzerne County Council held on the 28th day of May, 2019.

ROLL CALL VOTE (11-0)

YES: Bilbow, Haas, Houck, Kelleher, McGinley, Perry, Saidman, Schnee, SAUrban, Vough and Waitkus

LUZERNE COUNTY COUNCIL

By: Tim McGinley
Tim McGinley, Chair

Attest: [Signature]
Sharon Lawrence, Clerk of Council

LUZERNE COUNTY MANAGER

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