

NOTICE OF INTENT TO ADOPT ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Robinson Township, Washington County, Pennsylvania, intends to adopt an Ordinance at a Special Meeting of the Board of Supervisors to be held on April 12, 2023, at 6:00 P.M. at the Township Building, 8400 Noblestown Road, McDonald, PA, 15057 as follows:

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ROBINSON, WASHINGTON COUNTY, AUTHORIZING EXEMPTIONS FROM REAL PROPERTY TAX ON CERTAIN PROPERTY SITUATE IN THE TOWNSHIP OF ROBINSON, WASHINGTON COUNTY, PENNSYLVANIA PURSUANT TO 72 P.S. 4722 ET SEQ.

A copy of the complete text of the Ordinance is available for public inspection between the hours of 8 A.M. and 4 P.M., Monday through Friday, at the Robinson Township Municipal Building, 8400 Noblestown Road, McDonald, PA 15057 and the Observer Reporter Newspaper office, 122 South Main Street, Washington, PA 15301. The Board may consider other matters at the special meeting that come before the board.

Crystal Brown
Township Planning & Development Coordinator
3/27/2023

ROBINSON TOWNSHIP, WASHINGTON COUNTY

ORDINANCE NO. ___-2023

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ROBINSON, WASHINGTON COUNTY, AUTHORIZING EXEMPTIONS FROM REAL PROPERTY TAX ON CERTAIN PROPERTY SITUATE IN THE TOWNSHIP OF ROBINSON, WASHINGTON COUNTY, PENNSYLVANIA PURSUANT TO 72 P.S. 4722 ET SEQ.

WHEREAS, the General Assembly of Pennsylvania passed Act 76 of 1977 (72 P.S. 4722 et seq.) known as the Local Economic Revitalization Tax Assistance Law (LERTA), which authorizes local taxing authorities to provide real property tax exemptions for certain deteriorated commercial, industrial, retail, and other business property; and

WHEREAS, LERTA permits a Municipal Governing Body to affix the boundaries of a deteriorated area which would be eligible for real property tax exemption; and

WHEREAS, after public hearing and pursuant to this Ordinance, the Township of Robinson has duly designated the area shown on Exhibit "A", which is attached hereto and made a part hereof, as the Deteriorated Area eligible for tax exemption for a period of years as set forth herein; and

WHEREAS, the Board of Directors of the Fort Cherry School District recognizes the need to encourage construction of commercial and other business properties located in Deteriorated Areas within the District.

NOW, THEREFORE, be it ordained and enacted by the Board of Supervisors of Robinson Township, Washington County, Pennsylvania, as follows:

SECTION I. DEFINITIONS

As used in this Ordinance, the following words and phrases shall have the meaning set forth below:

(a) **“Appeals Board”** The Board of Property Assessment, Appeals and Review of Washington County.

(b) **“Commercial Property”** A parcel of real property within the Deteriorated Area which is designated or recognized as having a business use under the Township’s Zoning Ordinance and Map in effect at the time the Improvement is made.

(c) **“County”** The County of Washington, Pennsylvania.

(d) **“Deteriorated Area”** That area designated by the Township of Robinson, Washington County, Pennsylvania, the boundaries of which are delineated on Exhibit "A" as a deteriorated area or otherwise designated as deteriorated property, and in which Improvements are eligible for tax exemption.

(e) **“Exemption”** The temporary abatement of real property taxes based upon the assessed valuation attributable to Improvements completed in a Deteriorated Area in the Township, as more fully defined herein.

(f) **“Improvement”** New construction of commercial property located within the designated Deteriorated Area, as defined herein.

(g) **“OPA”** The Office of Property Assessment of Washington County.

(h) **“School District”** The Fort Cherry School District.

(i) **“Township”** The Township of Robinson, Washington County, Pennsylvania.

(j) **“Township Supervisors”** The Board of Supervisors of the Township of Robinson, Washington County, Pennsylvania.

(k) **“Tax Year”** The twelve (12) month period beginning July 1 to June 30 annually which represents the tax bodies’ fiscal year.

SECTION II. GRANT OF EXEMPTION

(a) The Township hereby approves and grants an Exemption from real property taxes for Improvements within the Deteriorated Area pursuant to the conditions and limitations set forth herein.

(b) The Exemption shall be limited to the assessed valuation attributable of the Improvements to eligible property for a period of five (5) consecutive years.

(c) The Exemption shall apply only to Improvements located in the Deteriorated Area.

(d) The Exemption term shall commence in the year following issuance of an Occupancy Permit by the Township.

(d) The Exemption shall not terminate upon the sale, transfer, or exchange of the Property.

(e) The Exemption shall be subject to the Appeal and Repayment provision set forth in Section IV., herein.

SECTION III. EXEMPTION SCHEDULE

<u>Eligible Tax Year</u>	<u>Percentage of Improvement Assessed Value Exempted</u>
First year	80%
Second Year	60%
Third Year	40%
Fourth Year	20%
Fifth Year	0%

Upon completion of the term of the Exemption Schedule, the Exemption shall end and the entire property (land and building) shall be subject to the Township's annual real property tax levy.

SECTION IV. APPEAL AND REPAYMENT

If the property owner files an appeal with the Appeals Board or Court of Common Pleas and achieves a reduction in assessed value on the Property for any of the years within the Exemption Schedule, or any of the first three years following the Fifth Year of Exemption, then the property owner must repay the total amount of Township taxes that were previously exempted during the Exemption Schedule. Said repayment shall be made by the property owner annually paying the reduced tax increment resulting from the appeal in each year thereafter until the total previously exempted taxes are repaid in full.

SECTION V. PROCEDURE FOR OBTAINING EXEMPTION

(a) The owner of Commercial Property located within the Deteriorated Area desiring the Exemption granted pursuant to this Ordinance shall notify the Township in writing on a form provided by the Township. The Township may choose to utilize a form prepared by OPA. The form must be submitted at the time the owner secures the building permit. A copy of the exemption request form shall be forwarded to OPA.

(b) After completion of the Improvement, OPA shall assess separately the Improvement and calculate the amounts of the assessed value eligible for Exemption in accordance with Section III., hereof. OPA shall then notify the taxpayer and the local taxing authorities in writing of the reassessment and the amounts of the assessed value eligible for Exemption.

(c) The assessed value of Improvements and land in the Deteriorated Area which are subject to the Exemption herein shall be derived pursuant to the terms of a Development Agreement that shall be entered into between the County, Township, School District and property owner. Said Development Agreement shall set forth the requirement that all parties shall participate and negotiate the assessed value for the Property with OPA based upon fair market value. Said assessed value shall be set in the first full year following completion of the Improvements.

SECTION VI. TERMINATION/AMENDMENT

(a) Unless otherwise sooner repealed by the Board of Supervisors of the Township, this Ordinance shall terminate following application of the final Exemption in Year 5, subject to the time-period for the Appeal and Repayment provision herein.

(b) This Ordinance may be renewed or amended at any time by resolution of the Board of Supervisors, describing the renewal or amendment terms.

(c) Any amendment to or termination of the Ordinance shall not apply to exemption requests initiated prior to the termination or adoption of the amendment, nor shall it impact the Appeal and Repayment provision set forth in Section IV. herein.

SECTION VII. SEVERABILITY

The provisions of this Ordinance 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 VIII. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption by the Township.

RESOLVED and adopted by the Board of Supervisors of Robinson Township, Washington County, Pennsylvania this _____ day of _____, 2023.

ATTEST:

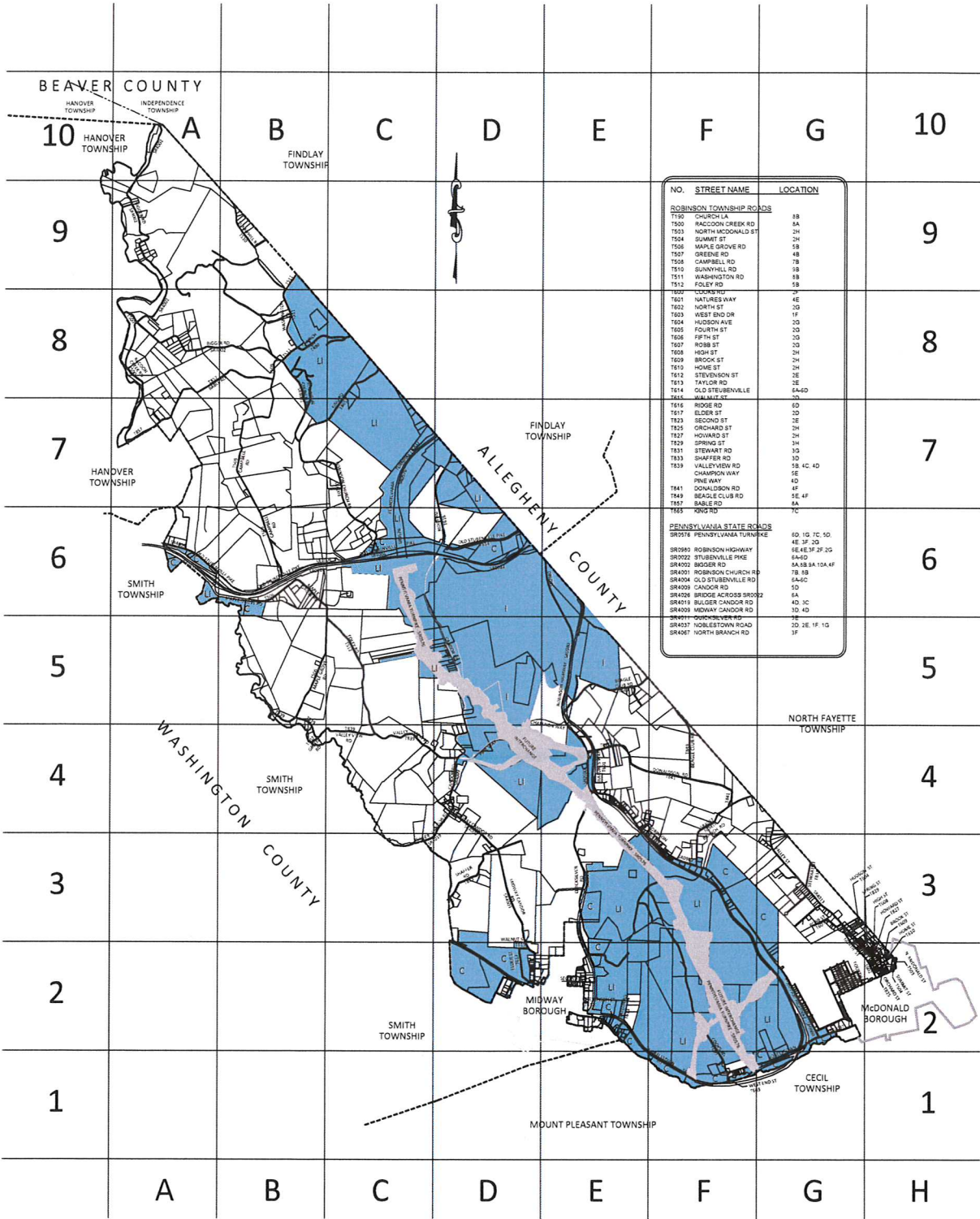
Township of Robinson

Township Secretary

David Foley, Chair

Mary Donaldson, Vice Chair

Christopher Amodeo, Supervisor



NO.	STREET NAME	LOCATION
ROBINSON TOWNSHIP ROADS		
1500	CHURCH LA	3B
1501	RACCOON CREEK RD	8A
1503	NORTH MCDONALD ST	2H
1504	SUMMIT ST	2H
1506	MADE GROVE RD	5B
1507	GREENE RD	4B
1508	CAMPBELL RD	7B
1510	SUNNYHILL RD	5B
1511	WASHINGTON RD	5B
1512	FOLEY RD	5B
1600	LOOKERSHIP	7E
1601	NATURESWAY	4E
1602	NORTH ST	2G
1603	WEST END DR	1F
1604	Hudson AVE	2G
1605	FOURTH ST	2G
1606	FIFTH ST	2G
1607	ROSB ST	2G
1608	HIGH ST	2H
1609	BROOK ST	2H
1610	HOME ST	2H
1612	STEVENSON ST	2E
1613	TAYLOR RD	2E
1614	OLD STEUBENVILLE	6A-6D
1616	WALNUT ST	2D
1617	ROSE RD	6D
1617	ELDER ST	2D
1623	SECOND ST	2E
1625	ORCHARD ST	2H
1627	HOWARD ST	2H
1629	SPRING ST	1H
1631	STEWART RD	3G
1633	SHAFER RD	3D
1633	VALLEYVIEW RD	5B, 4C, 4D
	CHAMPION WAY	5E
	PINE WAY	4D
1641	DONALDSON RD	4F
1649	BEADLE CLUB RD	5E, 4F
1657	BAILE RD	6A
1665	KING RD	7C
PENNSYLVANIA STATE ROADS		
SR076	PENNSYLVANIA TURNPIKE	6D, 1G, 7C, 10, 4E, 3F, 2G
SR095	ROBINSON HIGHWAY	6A-6D
SR402	STUBENVILLE PKE	6A, 5B, 5A, 10A, 4F
SR400	BIGGER RD	7B, 1B
SR401	ROBINSON CHURCH RD	6A-6C
SR404	OLD STEUBENVILLE RD	5D
SR405	CANDOR RD	6A
SR426	BRIDGE ACROSS BR002	5D
SR419	BULGER CANDOR RD	4D, 3C
SR408	MIDWAY CANDOR RD	3D, 4D
SR411	DOCKENBERG RD	2D, 2E, 1F, 1G
SR437	NORFOLK TOWN ROAD	3D
SR467	NORTH BRANCH RD	3D



This is to certify that this is the true map adopted by the Robinson Township council referred to in Article _____ of Ordinance No. _____ of Robinson Township, Washington County, Pennsylvania, as amended.

Secretary _____ Chairman _____
 Seal _____ Supervisor _____
 _____ Supervisor _____

LEGEND	
	LERTA
	SR4576 - PA TURNPIKE RIGHT OF WAY