COUNTY OF WASHINGTON
REVENUE ALLOCATION PROGRAM RESOLUTION

RESOLUTION

RESOLUTION OF THE COUNTY OF WASHINGTON AUTHORIZING THE EXEMPTION FROM REAL PROPERTY TAXATION, FOR SPECIFIED TIME PERIODS, CERTAIN INCREASES IN ASSESSED VALUATION OF IMPROVEMENTS, INCLUDING REPAIRS, CONSTRUCTION OR RECONSTRUCTION MADE TO INDUSTRIAL, RESIDENTIAL, COMMERCIAL OR BUSINESS PROPERTY IN ELIGIBLE AREAS IN MT. PLEASANT, HOPEWELL, INDEPENDENCE, CROSS CREEK, JEFFERSON, HANOVER, CECIL, SMITH AND ROBINSON TOWNSHIPS AND MIDWAY, WEST MIDDLETOWN, BURGETTSTOWN, MCDONALD BOROUGH, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA; PRESCRIBING THE REQUIREMENTS FOR SUCH EXEMPTIONS AND THE PROCEDURES FOR IMPLEMENTING THIS RESOLUTION; AUTHORIZING REGULATIONS AND PROVIDING FOR COOPERATION AGREEMENTS AMONG MUNICIPAL PARTIES.

BE IT RESOLVED AND ENACTED, by the County of Washington Board of County Commissioners, and it is hereby enacted pursuant to the authority granted 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., hereinafter known as the "Act" or "LERTA" as follows:

SECTION 1. TITLE AND EFFECTIVE DATE

(a) This Resolution shall be known as the Revenue Allocation Program Resolution (hereinafter "R.A.P. Resolution") and the program created hereby shall be known as the R.A.P. Program.

(b) The provisions hereof shall become effective no sooner than the day of July 1, 1993, A.D. and such later dates from time to time as each Municipal Governing Body as herein defined passes a R.A.P. Ordinance substantially
in the form of this resolution, and its terms shall continue in effect without annual re-enactment until the expiration provided herein. Changes in its terms become effective on the date specified in any amending resolution; provided, however, no changes will become effective which will adversely affect any financing obligations of the Authority as herein defined for which the Authority has become obligated prior to the date of the change.

SECTION 2. STATUTORY AUTHORITY

The within Resolution is enacted pursuant to the authority granted by the following statutes:

(a) The Local Economic Revitalization Tax Assistance Act, the Act of December 1, 1972, P.L. 237, No. 76, 72 P.S. §4722 et seq.

(b) The Transportation Partnership Act, as the same may be amended, the Act of July 9, 1985, P.L. 189, No. 47, 53 P.S. §1621 et seq. (hereinafter "TPA")

(c) The Business Improvement District Act, the Act of November 30, 1967, P.L. 658, No. 305, 53 P.S. §1551 et seq. (hereinafter "BIDA")

16 P.S. § 101 et seq. (hereinafter as appropriate to each municipality "Code").

(e) The Act relating to Inter-Governmental Cooperation, 53 P.S. §481 et seq.

(f) The Public School Code of 1949, 24 P.S. § 1-101 et seq. (hereinafter "School Code")

(g) The County Code, 16 P.S. § 101 et seq. (hereinafter "County Code").

SECTION 3. DEFINITIONS AND FINDINGS OF FACT

The following words and phrases when used in this Resolution shall have the meaning ascribed to them in this Section, unless the context clearly indicates a different meaning and the County, after public hearing, hereby finds the following facts:

(a) Authority - The Northwest Washington County Authority or such other name as the Authority may from time to time adopt organized as a joint municipal authority pursuant to the Intergovernmental Cooperation Agreement dated

(b) Board - The Board of Assessment Appeals of Washington County, Pennsylvania.

(c) Collector - The person or persons appointed to collect real estate taxes imposed pursuant to the taxing powers of the County.

(d) Construction - The erection of a building or buildings on previously unoccupied land, or upon land on which a building or buildings have been demolished or razed for
the purpose of erecting a new building or buildings consisting of industrial, residential, commercial or other business use designed to obtain higher standards of safety, health, economic use or amenity.

(e) **Contribution** - A payment made voluntarily by a taxpayer whose property is within the Eligible Area to the Northwest Washington County Capital Improvement Trust Fund administered by the Authority in developing public infrastructure facilities projects or services. "Contribution" shall include, without limitation, grants, gifts and donations as defined in the TPA, BIDA or MAA.

(f) **County** - Washington County, Pennsylvania.

(g) **R.A.P. District** - That portion of Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown, and Burgettstown Borough, Washington County also known as the "Eligible Area" and more particularly described on Exhibit "A" attached to this Resolution as established by the Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Township Boards of Supervisors and the McDonald, Midway, West Middletown and Burgettstown Borough Councils pursuant to Code, LERTA, TPA, BIDA, or the MAA.

(h) **Eligible Area** - That geographic area of Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown, and Burgettstown Borough, proposed to
the County by Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown, and Burgettstown Borough, more particularly described on Exhibit "A" attached to this Resolution as approved after prior public hearing by the Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Township Boards of supervisors and the McDonald, Midway, West Middletown, and Burgettstown Borough Councils which meets the requirements of §4725 of LERTA. The geographic area designated as the "R.A.P. District" on Exhibit "A" has been found and determined to be within the following criteria:

(1) The area contains vacant, overgrown and unsightly lots of ground.

(2) The area lacks public infrastructure and thus has defective design or arrangement of buildings, streets or lot layouts.

(3) Much of the area contains economically and socially undesirable land uses.

(4) The area is determined to meet the requirements for redevelopment under criteria set forth in §1702(a) of the Act of May 24, 1945, P.L. 991, No. 385 known as the "Urban Redevelopment Law."

The "Eligible Area" as defined by this Resolution shall be limited to that described on Exhibit "A".
Application of the terms and conditions of the R.A.P. Program shall be limited to the Eligible Area described on Exhibit "A". Properties located in the "Eligible Area" shall be considered "benefitted properties" within the meaning any of the following: (i) the BIDA (ii) TPA, (iii) Municipality Authorities Act, 53 P.S. §301 et seq. (hereinafter "MAA") or (iv) the Code.

(i) Eligible Property - Any industrial, commercial (including residential used for commercial income purposes) or other business property owned by an individual, association or corporation and located in the designated area on Exhibit "A" known as the R.A.P. District or any such property therein 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, ordinances or regulations. (Owner occupied residential property or any residential property with less than 4 dwelling units, including without limitation single family detached housing, duplexes and condominiums, is not Eligible Property under this Resolution.)

(j) Exemption - The term "exemption" as used herein shall mean the allocation to Northwest Washington County Capital Improvement Trust Fund administered by the Authority by the Local Taxing Authority of the revenue generated by the tax based upon the additional assessment
valuation attributable to the actual cost of the Construction, Reconstruction or Improvement made to the eligible property.

(k) **Improvement** - Repair, construction or reconstruction, including without limitation alterations and additions, having the effect of rehabilitating a deteriorating 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.

(l) **Local Taxing Authority** - A county, city borough, incorporated town, township, institution, district or school district having authority to levy real property taxes (i.e., the Avella, Burgettstown, Ft. Cherry and Cannon-McMillan School Districts, and Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown, and Burgettstown Borough and the County of Washington).

(m) **Maximum Amount of Exemption for R.A.P. District** - The maximum amount of exemption for the R.A.P. District pursuant to this Resolution shall be 100% of the millage in effect on a year to year basis (currently 15.8 mils) as applied to the Tax Assessment attributable to Improvements.
(n) **Municipal Governing Body** - The County Commissioners, the Township Supervisors or the Borough Council as appropriate of Washington County, Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Smith and Robinson Townships and McDonald, Midway, West Middletown, Burgettstown and Cecil Boroughs.

(o) **Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown, and Burgettstown Borough** - Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown, and Burgettstown Borough, all in Washington County, Pennsylvania.

(p) **Person** - Any natural person, partnership unincorporated association, or corporation, nonprofit or otherwise. Whenever used in any provision of this Resolution, the word "person" as applied to partnerships shall mean and include all the partners thereof, as applied to unincorporated associations, shall mean and include all members thereof, as supplied to corporations shall mean and include all officials or officers thereof. The term "person" used in this Resolution is synonymous with the word "taxpayer" and "property owner."

(q) **Reconstruction** - The rebuilding of a building or buildings previously erected for the purpose of changing
the economic use or amenity of such structure or to obtain higher standards of safety or health.


(s) **Tax Assessment** - The value of a parcel of real property within Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown, and Burgettstown Borough and County as established by the Board of Assessment Appeals or the Court of Common Pleas pursuant to the provisions of the Fourth to Eighth Class County Assessment Law, 72 P.S. §5453.101 et seq. for the purpose of the levy of real property taxes.

(t) **Tax Year** - The twelve (12) month period from January 1 to December 31 annually.

SECTION 4. **CONTEMPORANEOUS OR SUBSEQUENT ADOPTION**

The terms and conditions of this Resolution and the implementation of any real property tax exemption granted hereunder are contingent upon the adoption of a companion Ordinance(s) by Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown, and Burgettstown Borough. Pursuant to the Act relating to Inter-Governmental Cooperation, no amendment to this Resolution shall be effective unless consented to by each Municipal Governing Body having previously passed a R.A.P. Ordinance.
SECTION 5. EXEMPTION

Any property owner, whose real property is located within the Eligible Area and who makes improvements to such real property may apply for and receive from the County an exemption from certain real property taxation upon such improvements in the amounts and in accordance with the provisions and limitations set forth in this Resolution. The exemption of real property taxes by the County is conditioned on a municipality by municipality basis upon the receipt of a 100% millage exemption upon such improvements from Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, West Middletown, Burgettstown, and Midway Boroughs in accordance with the provisions of their Ordinance(s). The exemptions allowed in this Resolution shall become effective in each municipality as each separate municipality enacts its R.A.P. Ordinance.

(a) The maximum amount of the exemption for a taxpayer of real estate taxes under this Resolution and the Ordinance(s) of Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Boroughs shall be limited to the total sums necessary for payment into the Northwest Washington County Capital Improvement Trust Fund administered by the Authority to fund and guarantee debt service, costs and expenses (including planning, financing, acquiring, developing, improving and operating), to sink bonds and to provide

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reserves for future phases of the Master Plan, all related specifically to public infrastructure facilities projects or services within the Northwest Washington County Economic Development District undertaken by the Authority pursuant to the TPA, BIDA, MAA or the Code.

(b) The maximum amount of the exemption for each taxpayer shall be determined in each tax year, after levy of real estate taxes for such tax year by all Local Taxing Authorities.

(c) The exemption from real estate taxes authorized by this Resolution shall be upon the property exempted and shall not terminate upon the sale or exchange of the property.

(d) The exemption from real estate taxes shall be limited to ten years as permitted by LERTA for each building constructed or reconstructed or Improvements on each Eligible Property. No exemption granted under this Resolution shall continue past such time period as determined by LERTA on an Improvement by Improvement basis.

(e) Nothing herein shall preclude a taxpayer or the Local Taxing Authorities from appealing, from time to time, the assessment valuation of the Eligible Property or any increases in assessed value as provided in the Fourth to Eighth Class County Assessment Law, 72 P.S. §5453.101 et seq.
SECTION 6. PROCEDURE FOR OBTAINING EXEMPTION

(a) At the time that a property owner secures a building permit for commencement of Construction, Reconstruction or Improvement of a property within the Eligible Area, the property owner desiring exemption from real estate tax pursuant to this Resolution shall file a request in writing for exemption on a single form provided by Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs, substantially in the form attached hereto and made a part hereof as Exhibit B which is hereby approved by the County.

(b) The property owner must certify on the form provided the following information:

(1) Name and Address of owner.

(2) Lot and block number of the property to be improved.

(3) The date the building permit was issued for construction, reconstruction or improvement.

(4) The type of Construction, Reconstruction or Improvement for which exemption is requested.

(5) The summary of the plan of Construction or Reconstruction or plan of Improvement.

(6) The anticipated date of completion.

(7) The actual costs of Construction, Reconstruction or Improvement.
(8) Where such activity consists of Improvements to bring the property into compliance with laws, ordinances or regulations governing safety or health, specific citations must be made to those laws, ordinances or regulations.

(9) Such other information as may be necessary to process such application for exemption.

(c) The application must be submitted by the property owner to Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs no later than thirty (30) days after the date the building permit was issued.

(d) A copy of the exemption request shall be forwarded by Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs to the Board as well as to the County within thirty (30) days of the date the exemption request was submitted to Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs.

(e) Upon receipt of the exemption request, the Board shall certify the following information to Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway,
West Middletown and Burgettstown Boroughs within thirty (30) days of receipt of the exemption request:

(1) The initial assessed valuation of the property before Construction, Reconstruction or Improvement.

(2) The taxes due for the current year on the property for Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs and County before Construction, Reconstruction or Improvement.

(f) When the Construction, Reconstruction or Improvement has been completed, the property owner shall notify Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs and Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs shall notify the County and Board in writing. Such notice must occur within thirty (30) days of completion. The notice of completion shall include the following information:

(1) Name and address of owner.

(2) Lot and block number of property improved.

(3) The date Construction, Reconstruction or Improvement was completed.
(4) Any modification to the plan of Construction, Reconstruction or Improvement as previously submitted.

(5) The final, adjusted actual costs of Construction, Reconstruction or Improvement.

(g) The Board shall, after notice in writing and with a prior physical inspection, assess the property to determine the assessment valuation attributable to the Construction, Reconstruction or Improvement and eligible for tax exemption under this Resolution.

(h) The Board shall provide in writing to Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs and County and Tax Collector the following information:

(1) The tax assessment of the property prior to Construction, Reconstruction or Improvement.

(2) The increase to assessed valuation attributed to the Construction, Reconstruction or Improvement.

(3) The amount of assessed valuation increase eligible for tax exemption.

(4) The allocation of the increase in assessed valuation eligible for tax exemption by Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs and County.
(i) The County shall promptly notify Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs and the Tax Collector with a copy to the property owner in writing of the maximum amount of tax that may be exempted pursuant to this Resolution and Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs Ordinance(s).

(j) The Tax Collector shall forward the tax bill to the property owner at the appropriate time for each Local Taxing Authority utilizing its established tax collection process as set forth in the County Code, the School Code and the Local Tax Collection Law, 72 P.S. §5511.1 et seq. (the "Local Tax Collection Law").

(k) The property owner shall have the obligation to pay the tax bill as directed within the appropriate time periods as provided in the County Code, the School Code or Local Tax Collection Law.

(l) After first forwarding the Contribution to the Authority for deposit into the Northwest Washington County Capital Improvement Trust Fund, the Tax Collector utilizing its established procedure shall forward the appropriate amount due based on the allocation provided by the Board to each of the Local Taxing Authorities.
(m) The Tax Collector shall arrange for refund of taxes and/or exemption as the case may be based upon the exemption and shall provide evidence of tax exemption in writing to each taxpayer or by way of tax receipts or other documents.

(n) Should the taxpayer's Contribution paid to Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs during any taxable year not take advantage of the maximum exemption available from Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs and County exemptions, the actual amount of exemption granted to each taxpayer from each Local Taxing Authority shall be calculated by the Board applying an allocation based upon the ratio of the participating tax millages of each of the Local Taxing Authorities for each tax year in which an exemption is claimed.

(o) All remaining taxes whether from the base assessment of taxes or on unused amounts of exemption shall be paid to the Tax Collectors of the Local Taxing Authorities according to the normal tax collection process of the School Code and/or the Local Tax Collection Law and the provisions of any other statute or regulation relating to the collection of real estate taxes.
(p) In the event of a tax delinquency whereby the delinquent tax is collected by Washington County, upon receipt of its share of tax, the County shall forward to the Authority 100% of the taxes derived from the millage in effect on a year to year basis (currently 15.8 mills) or the appropriate lesser amount as determined by the Board based upon an assessment appeal.

(q) The Authority may, on behalf of the property owners, provide some or all of the reporting placed upon property owners to the Local Taxing Authorities and the same may be met by an annual report by the Authority to the Local Taxing Authorities.

SECTION 7. ANNUAL QUALIFICATION FOR EXEMPTION

(a) After the initial application for exemption, a property owner need not reapply for an exemption, unless the identity of the property owner should change. Such new property owner desiring to maintain the exemption of tax in succeeding tax years shall notify the County and Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs in writing on or before the 15th day of April, of each tax year in which the identity of the property owner has changed.

The notice shall include the following information:

(1) Name and address of current owner.
(2) Name and address of prior owners during exemption period.

(3) Lot and block number of property improved.

(4) Date that Construction, Reconstruction or Improvement was completed.

(5) Date of initial approval of exemption.

Failure to submit such notice for a succeeding year's exemption before the 15th day of April of each tax year may permit Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs to deny the request for exemption for the tax year, thereby limiting the length of the schedule of taxes exempted to one less year.

(b) The Authority may, on behalf of the property owners, provide some or all of the reporting placed upon property owners to the Local Taxing Authorities and the same may be met by an annual report by the Authority to the Local Taxing Authorities.

SECTION 8. NOTICE TO MT. PLEASANT, HOPEWELL, INDEPENDENCE, CROSS CREEK, JEFFERSON, HANOVER, SMITH AND ROBINSON TOWNSHIPS AND MCDONALD, MIDWAY, WEST MIDDLETOWN, BURGETTSTOWN AND CECIL BOROUGHS

As soon as practical after the adoption of the budgets of Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway,
West Middletown and Burgettstown Boroughs and County and the levy of real estate taxes thereunder, the Local Taxing Authorities shall notify the Authority of the property tax millage rates and allocation to be applied to any exemption for the taxable year.

SECTION 9. PENALTIES FOR VIOLATION OF RESOLUTION

Any person who fails, neglects or refuses to make any exemption request or fails, neglects or refuses to file any certificate of completion or evidence of the Contribution as required by this Resolution within the time limits provided may suffer loss of the exemption available for that taxable year at the sole discretion of Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs. The loss of such exemption in any one taxable year does not preclude exemption in any other taxable year except insofar as the loss of such exemption reduces the maximum period of exemption to one less year.

The County acknowledges that the Authority will use the proceeds from R.A.P. which must be deposited into the Northwest Washington County Capital Improvement Trust Fund to borrow funds, pay and guarantee debt service on such borrowing(s) for public infrastructure facilities projects or services. No penalty shall be exacted by the County which would violate the terms of any Authority loan document, indenture or security instrument or prejudice the financing of any public infrastructure facilities projects or services.

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SECTION 10. MAXIMUM PERIOD OF EXEMPTION

The length of the schedule of taxes exempted shall not exceed ten years, the maximum time period allowed by LERTA from completion of the Construction, Reconstruction or Improvement on an Improvement by Improvement basis.

SECTION 11. EFFECTIVE DATE

(1) The provisions of this Resolution and Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs Ordinance(s) shall become effective on the date identified in Section 1(b) or the date the first municipality within the County adopts its R.A.P. Ordinance and shall impact upon all property within the Eligible Area for which building permits are issued from its effective date. This Resolution and Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs Ordinance(s) shall remain in effect for a period of twenty (20) years from the effective date and requests for exemptions may be filed at the time of issuance of any building permits for Construction, Reconstruction and Improvement at any time during this twenty (20) year period; provided further, that each property owner shall have the benefit of the maximum period of exemption set forth in Section 10, except as set forth in Section 12 below.
SECTION 12. TERMINATION

(a). If at any time during the period in which this Resolution is in effect (including the period of exemption after completion of Construction, Reconstruction or Improvement), all of the Authority’s public infrastructure facilities projects or services within the Northwest Washington County Economic Development District shall be completed, including the payment of all outstanding debt, costs, and expenses, and the Northwest Washington County Capital Improvement Trust Fund is terminated in accordance with the terms of the Intergovernmental Cooperation Agreement, the Authority shall so notify the County of such completion and the provisions of this Resolution shall become null and void upon the adoption of a Resolution by the County terminating the effect of this Resolution.

(b) If, as permitted under the Intergovernmental Cooperation Agreement, a local municipality withdraws from the Northwest Washington County Authority after the Master Planning process as is therein defined and that local municipality terminates its companion R.A.P. Ordinance as required by Section 4 hereof, the area of that local municipality shall automatically, without action by the Board of Commissioners, be deleted from the Eligible Area as defined in Exhibit A. Thereafter no further applications for the exemption set forth in Section 5 hereof shall be accepted from any Person nor additional exemptions granted in the area so removed.
SECTION 13.  SEVERABILITY

The provisions of this Resolution are severable, and if any of its provisions shall be held invalid, illegal or unconstitutional, such decision shall not affect or impair any of the remaining provisions of this Resolution. It is hereby declared to be the intention of the Board of County Commissioners that this Resolution would have been adopted as if such invalid, illegal or unconstitutional provisions had not been included herein.

SECTION 14.  ACTS OF ASSEMBLY

This Resolution is enacted and intended to be in compliance with the provisions of the Acts of Assembly recited above, and where the interpretation of terms or provisions of this Resolution are not in accordance with or in compliance with the provisions of said Acts of Assembly, the provisions of said Acts are intended to be adopted, resolved or enacted by this Resolution as fully as though incorporated, set forth, and made a part of this Resolution.

SECTION 15.  REPEALER

Any resolution or part of any resolution conflicting with the provisions of this Resolution is rescinded insofar as the conflict exists.

SECTION 16.  RULES AND REGULATIONS

The Director of the County Department of Planning is hereby empowered to prescribe, adopt, promulgate and enforce rules
and regulations related to any matter pertaining to the administration and enforcement of this Resolution. No rule or regulation of any kind shall be enforceable unless it has been approved by resolution of the Board of County Commissioners. A copy of such rules and regulations currently in force shall be available for public inspection.

SECTION 17. COOPERATION WITH THE AUTHORITY, COUNTY, MT. PLEASANT, HOPEWELL, INDEPENDENCE, CROSS CREEK, JEFFERSON, HANOVER, CECIL, SMITH AND ROBINSON TOWNSHIPS AND MIDWAY, WEST MIDDLETOWN, BURGETTSTOWN AND MCDONALD BOROUGHS

The County is hereby authorized and directed to enter into such agreements with the Authority, the School Districts, Mt. Pleasant, Hopewell, Independence, Cross Creek, Jefferson, Hanover, Cecil, Smith and Robinson Townships and McDonald, Midway, West Middletown and Burgettstown Boroughs as are necessary from time to time to effectuate the terms of the R.A.P. Resolution. Said agreements shall be in a form approved by the County Solicitor.
SECTION 18.  ADOPTION

Adopted this 22nd day of July, 1993, to become effective according to Sections 1(b) and 11, and shall continue in effect thereafter from year to year pursuant to its terms as approved by the Board of County Commissioners of the County of Washington.

COUNTY OF WASHINGTON
BOARD OF COMMISSIONERS

[Signatures]

CHRISTINE A. MARSHALL
Chief Clerk

[Signatures]

COUNTY OF WASHINGTON
BOARD OF COMMISSIONERS

[Signatures]

[Seal]
EXHIBIT A

WASHINGTON COUNTY MAXIMUM ELIGIBILITY AREA

Thick border outlines potential participating School Districts
EXHIBIT B
NORTHWEST WASHINGTON COUNTY AUTHORITY
ABATEMENT APPLICATION
Application #

Property Owner Information
Name: 

Address of Property: 

Mailing Address of Owner: 

Construction Information
Date Building Permit Issued: Building Permit Number: 

Summary of Construction: 

Anticipated Completion Date: Cost of Construction: 

Property Tax Information
County Lot & Block #: 

Present Assessed Value: Land Building 

It is my desire to participate in the Tax Abatement Program for the purpose of funding the Northwest Washington County Capital Improvement Trust Fund administered by the Northwest Washington County Authority. I understand and agree that under the terms and provisions of the Robinson Township Local Economic Revitalization Tax Assistance Ordinance and the corresponding Fort Cherry School District Resolution, I am eligible for a real estate tax abatement or credit against any payments in lieu of real property taxes in an amount no greater than any yearly contributions which I make to the Northwest Washington County Authority. I authorize the Northwest Washington Authority to examine or duplicate any information contained in the Township Building permit file and to share this information with School District for the purpose of evaluating this application.

I HEREBY CERTIFY THAT THE STATEMENTS MADE IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Date: 

Signature

Position, Title or other Identification of Applicant

Property Address

IT IS A MISDEMEANOR UNDER THE ACT OF DECEMBER 6, 1972, 18 Pa. C.S.A. 4904 TO MAKE A FALSE STATEMENT WITH INTENT TO MISLEAD PUBLIC OFFICIALS.

N.W.C.A. Personnel to Complete

Were improvements required to correct code violations:

No: Yes:

Application Approved: Application Rejected: 

Reason for Rejection: 

Anticipated Tax Year Eligible: 

President Executive Director
MEMORANDUM

TO:    Kathy McCullough-Testa, Recorder of Deeds
       Wayne Fleming, Director of Revenue
       Dorothy Schwerha, Law Librarian

FROM:  Christine S. (Sina) Dallatore, Chief Clerk

DATE:  September 23, 1994

SUBJECT: ORDINANCE ESTABLISHING A MODERN LAND RECORD SYSTEM
         FACILITATING TAX ASSESSMENT AND PROPERTY CONVEYANCING

Attached for your information and file is a copy of Ordinance
No. 4 of 1994 adopted by the Board of Commissioners on
September 22, 1994, which establishes a modern land record system
facilitating tax assessment and property conveyancing (Uniform
Parcel Identification System), effective October 1, 1994.

Provided you have any questions, please feel free to contact me.

Attachment