

CENTRE COUNTY RESOLUTION NO. 3 of 2013

A RESOLUTION/ORDINANCE AUTHORIZING EXEMPTIONS, DEDUCTIONS, ABATEMENTS AND CREDITS FOR REAL PROPERTY, EARNED INCOME TAX, NET PROFITS, MERCANTILE AND BUSINESS PRIVILEGE TAXES WITHIN A SPECIFIC GEOGRAPHIC AREA IN CENTRE COUNTY DESIGNATED AS A PROPOSED KEYSTONE OPPORTUNITY EXPANSION ZONE ("KOEZ"), IN ORDER TO FOSTER ECONOMIC OPPORTUNITIES, STIMULATE INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL IMPROVEMENTS AND PREVENT PHYSICAL AND INFRASTRUCTURE DETERIORATION WITHIN AREAS OF CENTRE COUNTY, COMMONWEALTH OF PENNSYLVANIA, UPON CERTAIN TERMS AND CONDITIONS.

WHEREAS, Centre County, a county in the Commonwealth of Pennsylvania, recognizes the need to encourage investment in a defined geographical area of Centre County, bounded as set forth in Attachment A ("Proposed KOEZ") that is experiencing distress characterized by one or more of the following: high unemployment, low investment of new capital, blighted conditions, underutilized, obsolete or abandoned industrial commercial and residential structures, deteriorated tax base, and

WHEREAS, the Keystone Opportunity Zone, Keystone Opportunity Expansion Zone and Keystone Opportunity Improvement Zone Act (Act of October 6, 1998, P.L. 705, No. 92), as amended, hereinafter referred to as the "Act," authorizes political subdivisions to apply to the Pennsylvania Department of Community and Economic Development (DCED) for designation of an area within the respective political subdivision as a KOEZ granting exemptions, deductions, abatements or credits from all local taxes identified in the Act; and

WHEREAS, approval of benefits provided in the Act will result in improving the economic, physical, and social conditions within the Proposed KOEZ by stimulating existing businesses employment, creating new employment and diminishing blight; and

WHEREAS, it is expected that increased private and public-sector investors will reverse the disinvestment and conditions of blight within the Proposed KOEZ by the time of its termination; and

WHEREAS, the Proposed KOEZ is not less than ten acres but not more than 350 acres in the aggregate; and

WHEREAS, the Proposed KOEZ is comprised of parcels which are (i) deteriorated, underutilized or unoccupied or (ii) are occupied by a Qualified Business (as that term is defined in the Act) which creates or retains at least 1,000 full-time jobs in Pennsylvania within three years from the designation by DCED of the Proposed KOEZ and makes a capital investment of at least \$500,000,000 in the Proposed KOEZ within three years from the designation by DCED of the Proposed KOEZ.

NOW, THEREFORE, BE IT RESOLVED by the County of Centre that effective as of this date 8/13/13, contingent only upon DCED's approval of the application for the proposed new KOEZ, the following provisions shall apply:

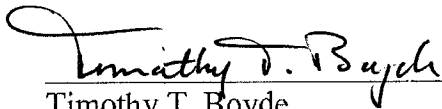
1. Real Property Tax on the Proposed KOEZ is 100% exempt in accordance with the provisions and limitations hereinafter set forth in accordance with the Act, such exemption to begin on January 1, 2014 and to terminate December 31, 2023 (a ten year period).
2. Earned Income and Net Profits Taxes; Business Privilege and Mercantile Taxes. The Township of Spring also waives business gross receipts tax for


operations conducted by a qualified business; earned income received by a resident and/or net profits of a qualified business received by a resident or nonresident of the Proposed KOEZ attributable to business activity conducted with said zone and benefits to begin on January 1, 2014 and to terminate on December 31, 2023 (a ten year period).

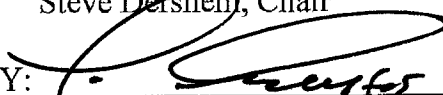
3. The provisions of the Act not herein enumerated, shall, nevertheless, be incorporated as part of this Ordinance by reference.
4. This resolution shall be effective upon execution, conditioned upon the approval of the application by DCED.

RESOLVED or ORDAINED AND ENACTED by the County of Centre,  
Pennsylvania, this 13 day of August, 2013.

ATTEST:

  
\_\_\_\_\_  
Timothy T. Boyde  
Director of Administrative Services

BY:   
\_\_\_\_\_  
Steve Dershem, Chair

BY:   
\_\_\_\_\_  
Chris Exarchos

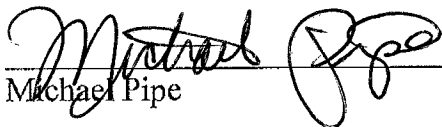

BY:   
\_\_\_\_\_  
Michael Pipe

EXHIBIT A

Legal Description


	C.C.B.O.A. Parcel 1	Pd #10 CAS
	Registry	2/17/12
	13-3/21	
Uniform Parcel Identifier		


PARCEL 1:

ALL that certain message, tenement, tract and parcel of ground situate in the Township of Spring, County of Centre and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a concrete monument located along Pennsylvania Highway Route 53 and on a line oflands of Titan Metal Manufacturing Company; thence along lands of Titan Metal Manufacturing Company and across Logan Branch North eighty-four degrees eight minutes and thirty seconds West (N 84° 08' 30" W) one hundred fifty three and sixty one hundredths (153.60) feet to an iron pin; thence along lands of Titan Metal Manufacturing Company and along Logan Branch North fourteen degrees and sixteen minutes East (N 14° 16' E) one hundred thirty-seven and nineteen one hundredths feet (137.19) to an iron pin; thence along lands of Titan Metal Manufacturing Company North two degrees and thirteen minutes West (N 2° 13' W) one hundred three and forty one hundredths (103.40) feet to an iron pin; thence across Logan Branch South eighty-one degrees and fifty-two minutes East (S 81° 52' E) one hundred fifteen and sixty one hundredths (115.60) feet to an iron pin along Pennsylvania Highway Route 53; thence along said highway South two degrees and eleven minutes East (S 2° 11' E) two hundred thirty-five and eighty-two one hundredths (235.82) feet to the place of beginning.

Tax Parcel 13-3-21

	C.C.B.O.A. Parcel 2	Pd #10 CAS
	Registry	2/17/12
	13-3/22	
Uniform Parcel Identifier		

	C.C.B.O.A. Parcel 3	Pd #10 CAS
	Registry	2/17/12
	13-3/22 B	
Uniform Parcel Identifier		

**PARCEL2:**

ALL that certain piece or parcel of land situate in Spring Township, Centre County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post at edge of the Centre and Kisacoquillas Turnpike; thence by the same North four (4) degrees fifteen (15) minutes East, 118.5 feet to a post; thence by land of Nittany Iron Company, East, 50 feet to a post; thence by same South four (4) degrees fifteen (15) minutes west, 118.5 feet to a post; thence by the same, West 50 feet to the place of beginning.

SUBJECT nevertheless to any portion of the land herein conveyed taken for highway purposes.

Tax Parcel 13-3-22

**PARCEL3:**

ALL that certain parcel of land situated in the Township of Spring, County of Centre, State of Pennsylvania, bounded and described as follows:

BOUNDED on the East by Pennsylvania State Highway Route 144, Public Road from Bellefonte to Pleasant Gap; on the South by Spring Township Road No. 384; on the West and North by lands now of Cerro Corporation.

BEGINNING at the corner junction of the Westerly right-of-way line of said State Highway Route 144 and the Northerly right-of-way line of Spring Township Road No. 348, approximately three-quarters of a mile South of Bellefonte Borough line; thence continuing along said Township right-of-way South 46 degrees 17 minutes West to a corner a distance of 41.40 feet; thence along lands now of Cerro Corporation North 27 degrees 43 minutes West a distance of 144.72 feet to a corner; thence along the lands now of Cerro Corporation North 62 degrees 17 minutes East a distance of 40.00 feet to a corner situated on the Westerly right-of-way line of said State Highway Route No. 144; thence along said State Highway right-of-way South 27 degrees 43 minutes East 134.00 feet to the place of beginning.

Tax Parcel 13-3-22B

**PARCEL 4:**

ALL that certain messuage and lot of ground situate in Spring Township, Centre County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at post on the East side of the State Highway and being the northwest corner of the premises hereby conveyed; thence in an easterly direction parallel with the southern line of lot hereby conveyed 250 feet, more or less, to post corner; thence in a southwesterly direction along other land formerly of Isaac Miller parallel with the line of the premises hereby conveyed along said State Highway a distance of 46 feet to post corner to lands now or late of Charles K. McCafferty; thence in a northwesterly direction along line of land of said Charles K. McCafferty a distance of 250 feet, more or less, to corner on the east side of the state highway; thence in a northerly direction along said state highway a distance of 46 feet to the place of beginning.


Tax Parcel 13-3-90

**PARCEL 5:**

ALL that certain message, tenement and lot of ground situate in Spring Township, Centre County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the western side of the Centre and Kishacoquillas Turnpike some distance south of the toll gate and corner of lot sold to James Flack; thence along said Turnpike south seven (7) degrees east eighty and one-half (80 1/2) feet to a post; thence along land now or formerly of Blanchard westwardly eighty (80) feet to a post near Logan Branch; thence northwardly along Logan Branch eighty and one-half (80 1/2) feet to a post on line of land now or formerly of James Flack; thence eastwardly eighty (80) feet along land of said Flack lot to the place of beginning.

Tax Parcel 13-3-92


	C.C.B.O.A. Parcel #10 015
	Registry 6 2/17/12
	13-3/92
Uniform Parcel Identifier	



**PARCEL 6:**

ALL that certain messuage, tenement and lot of ground situate and being in Spring Township, Centre County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post on the west side of the Centre and Kishacoquillas Turnpike some distance south of the old toll gate; thence along said Turnpike south seven (7) degrees east thirty-nine and one-half (39-1/2) feet to post on line of lot formerly owned by Jared Harper; thence along line of Harper lot referred to westwardly eighty (80) feet to post near Logan Branch; thence northwardly along Logan Branch thirty-nine and one-half (39-1/2) feet to line of land formerly owned by Isaac Miller; thence eastwardly along line of said Miller lot, to post on said Turnpike, the place of beginning.

Tax Parcel 13-3-93

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**PARCEL 7:**


ALL those two (2) certain tracts or parcels of land situate in Spring Township, Centre County, Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: Situate on the west side of the State Highway, formerly the turnpike, at a point at said State Highway, being the southeast corner of the lot of ground now described; thence in a northerly direction, along the west side of said State Highway, a distance of fifty (50) feet to a corner; thence in a westerly direction to margin on Logan's Branch; thence up Logan's Branch, in a southerly direction, fifty (50) feet to a corner; thence in an easterly direction, to the western side of said State Highway, the place of beginning.

TRACT NO. 2: BEGINNING at a post on the western side of said State Highway ten (10) feet south of the southeast corner of lot hereinabove described; thence in a northerly direction ten (10) feet to corner of said southern line above-referred to; thence in a westerly direction along the southern line of lot herein-described, a distance of eighty (80) feet to a post; thence in a southerly direction ten (10) feet to a post; thence in an easterly direction parallel with the southern line of lot herein-above described to said State Highway, the place of beginning. Said premises being ten (10) feet in width along the eastern side and west side thereof and eighty (80) feet in length along the two other sides, and being a strip of land contiguous to the premises hereinabove described.

Tax Parcel 13-3-94

	C.C.B.O.A.	1/2 #10 ONS
	PARCEL Registry 11	2/17/12
	13-3/90	
Uniform Parcel Identifier		

	CG-13	J tu Cfr5
	Registry	;; J? / 1:?
	tlf X 13--3/11:1	
Uniform Parcel Identifier		

**PARCEL 8:**

THE SECOND THEREOF:

BEGINNING at a point 50 feet in a Southeasterly direction from an iron pin; THENCE in a general Southwesterly direction along the purpart above above-described a distance of 210 feet; THENCE Southerly a distance of 50 feet (incorrectly noted as 40 feet in prior deed); THENCE in a Northeasterly direction along other lands now or late of Lou Miller and Donald S. Miller a distance of 210 feet; THENCE in a Northwesterly direction a distance of 50 feet to the place of beginning.

BEING Lots No. 1 and 2 as contained in the plot of lots surveyed by J. Thompson Henry for D. S. Miller and Lou Miller, dated May 31, 1938, and recorded in Centre County Plat Book 4, page 43.

The building located upon the above-described premises is not served by a public water system nor a public sewer system and sellers have not made and do not make any representation or warranties as to the habitability of the premises.

Tax Parcel I3-3-95