BOROUGH OF BRIDGEPORT

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2018-009

AN ORDINANCE OF BOROUGH OF BRIDGEPORT, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING ITS CODE OF ORDINANCES BY CREATING A NEW CHAPTER 320, "LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE THAT DESIGNATES AN AREA OF THE BOROUGH IN WHICH NEW CONSTRUCTION OF INDUSTRIAL, COMMERCIAL OR OTHER BUSINESS PROPERTY AND IMPROVEMENTS TO INDUSTRIAL, COMMERCIAL OR OTHER BUSINESS PROPERTY ARE ELIGIBLE FOR A TAX EXEMPTION PURSUANT TO THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ACT ("LERTA") ACT NO. 76 OF 1977, AS AMENDED; PROVIDING FOR AN EXEMPTION ON THE ASSESSMENT ATTRIBUTABLE TO THE ACTUAL COST OF SUCH NEW CONSTRUCTION OR IMPROVEMENTS; AND PROVIDING FOR THE PROCEDURES NECESSARY FOR OBTAINING SUCH TAX EXEMPTION.

WHEREAS, the General Assembly of Pennsylvania passed Act No. 76 of 1977 (72 P.S. §4722 et seq.), known as the Local Economic Revitalization Tax Assistance Act ("LERTA"), which authorizes local taxing authorities to exempt from real property taxation, within certain limitations, the assessed valuation of improvements to, and new construction of, industrial, commercial and other business property in deteriorated areas of economically depressed communities as designated for such purpose by the governing body of the appropriate city, township, incorporated town or borough; and

WHEREAS, the Borough Council of the Borough of Bridgeport, being a "municipal governing body" within the meaning of LERTA, proposes to establish an area within the Borough as an area in which such tax exemption may be granted by the local taxing authorities; and

WHEREAS, the Borough Council of the Borough of Bridgeport held a public hearing on December 11, 2018 for the purpose of determining the boundaries of the designated area in which such exemptions may be granted by the local taxing authorities; and

WHEREAS, the Borough Council of the Borough of Bridgeport, upon recommendation of the Borough of Bridgeport staff and due consideration of the comments made at such public hearing by the local taxing authorities and other knowledgeable and interested public and private agencies and individuals regarding the establishment of the boundaries of an area in the Borough within its jurisdiction may grant tax exemption to new construction or improvements to industrial, commercial, and other business property in accordance with LERTA, has determined that the area hereinafter designated meets one or more of the criteria under the Act.

NOW, THEREFORE, it is hereby ENACTED and ORDAINED by the Borough Council of the Borough of Bridgeport, Montgomery County as follows:

Section One. Chapter 320, Article I, Local Economic Revitalization Tax Assistance is hereby established and shall read as follows:

ARTICLE I
LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE

§320-01 Definitions.

ACT or LERTA
Local Economic Revitalization Tax Assistance Act of the Commonwealth, 72 P.S. §4722 et seq. as amended.

BOROUGH COUNCIL
The Borough of Bridgeport Borough Council.

COMMONWEALTH
The Commonwealth of Pennsylvania.

COMPLETION OF CONSTRUCTION
The issuance of a Certificate of Occupancy by the Borough of Bridgeport.

COUNTY
County of Montgomery, Pennsylvania, acting by and through its Board of County Commissioners, or acting by and through its authorized representatives.

DESIGNATED AREA
The area within the Borough identified in this Ordinance and attached as Exhibit A.

ELIGIBLE PROPERTY
Any industrial, commercial or other business property located within the Designated Area. Property adjacent to areas meeting the criteria of this section, but which would not otherwise qualify, may be included within the Designated Area, if the Local Taxing Authorities determine that new Improvements on such property would encourage, enhance or accelerate improvement of the properties within the Designated Area, and adopt appropriate amends to this legislation, as required by the Act.

IMPROVEMENT(S)
Repair, construction, or reconstruction, including alterations and additions, having the effect of rehabilitating an Eligible Property owned by a Person located within the Designated Area 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; "Improvement" does not include any ordinary upkeep or maintenance.

LOCAL TAXING AUTHORITIES

Borough of Bridgeport, Montgomery County, and the Upper Merion Area School District.

PERSON

Any individual, partnership, company, association, society, trust, corporation, municipality, municipal authority, or other group or entity.

SCHOOL DISTRICT

Upper Merion Area School District, Montgomery County, Pennsylvania, acting by its Board of School Directors, or, in appropriate cases, acting by and through its authorized representatives.

BOROUGH

Borough of Bridgeport, Montgomery County, Pennsylvania, acting by and through its Borough Council, or acting by and through its authorized representatives.

§320-02 Designated Area.

The Borough hereby designates the area within the following boundaries as a "deteriorated area" determined within the meaning of the Act, and one in which the Local Taxing Authorities may grant a tax exemption pursuant to the provisions of the Act. All parcels that qualify as "eligible properties," and are within the designed "deteriorated area", are specifically delineated via the list attached to this ordinance as ***"Exhibit A"***.

§320-03 Exemption Amount.

A. There is hereby exempted from all real estate property taxes, that portion of additional assessment attributable to the actual costs of new Improvements to Eligible Property for which proper application has been made in accordance with this Ordinance.

B. The exemptions authorized by this Ordinance shall be in accordance with the Standard Exemption Schedule subject to provisions and limitations hereinafter set forth.

C. The schedule of real property taxes to be exempted shall be in accordance with the following percentage of the assessed valuation of new Improvements to Eligible Property:

STANDARD EXEMPTION SCHEDULE

Tax Year(s) Following Completion of Construction	Exemption Portion of Assessed Valuation
1	100%
2	80%
3	60%
4	40%
5	20%

D. A tax exemption granted under the Standard Exemption Schedule shall become effective for a five (5) year period from the Completion of Construction for any improvements and shall terminate after the fifth year.

E. A tax exemption granted under this Ordinance shall not terminate upon the sale or exchange of the property.

§320-04 Procedure for Obtaining Exemption.

A. Any Person who is an owner of Eligible Property and who desires tax exemption pursuant to this Ordinance shall apply in writing for such exemption on a form to be provided by the Borough at the principal office of the Borough and must be received by the Borough within sixty (60) days following the date of issuance of a building permit for any new Improvements.

B. The Borough shall make available to any Person desiring to apply for tax exemption in accordance with this Ordinance an application form (the "Application") which shall require such Person to supply the following information:

(1) The name of the owner or owners of the Eligible Property;

(2) The location of the Eligible Property, including the tax parcel identification number assigned to such property for real property tax purposes;

(3) The type of new Improvements to be made on the Eligible Property (industrial, commercial or other business);

(4) The nature of the Improvements to be made on the Eligible Property;

(5) The date on which the relevant building permit was issued, the date on which construction commenced or the estimated date on which it shall

commence;

(6) The cost or estimated cost of the new Improvements;

(7) Whether the Eligible Property has been condemned by any governmental body for non-compliance with laws or Ordinances; and

(8) Such additional information as the Borough may reasonably require.

C. The appropriate official of the Borough shall forward a copy of such completed Application to the County and School District within thirty (30) days following the date on which such Application is filed.

D. The cost of new Improvements to be exempted and the schedule of taxes exempted at the time of an initial request for tax exemption made in accordance with the provisions of this Ordinance shall be applicable to that exemption request, and any subsequent amendment to this Ordinance, if any, shall not apply to Applications filed with the Borough prior to their adoption.

E. The Borough may reject an Application that is incomplete or fails to provide any of the information required under this Ordinance.

§320-05 Disqualification.

A. Any property owner who elects to appeal the assessed value of a property eligible under LERTA during any exemption period granted shall be disqualified from participation in the LERTA Program upon the filing of such an appeal to the Board of Assessment.

B. Any property owner who fails to pay when due any and all non-exempt real estate taxes together with water/sewer rents relating to a participating property in the LERTA Program or any other property as may be owned by the same property owner within the Designated Area shall result in disqualification from participation in the LERTA Program.

C. Any other matter that is determined by the Borough to be in contravention of this Ordinance shall result in disqualification from participation in the LERTA Program.

§320-06 Expiration.

The provisions of this Ordinance shall expire upon the tenth (10^{th}) anniversary of its enactment, unless extended by ordinance duly adopted. Any property tax exemptions granted under the provisions of this Ordinance shall be permitted to continue according to

§320-07 **Appeals.**

Appeals from the reassessment and the amounts eligible for exemption under this Ordinance may be taken by the taxpayer or the Local Taxing Authorities as provided by law.

Section Two. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section Three. Severability. If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section Four. Effective Date. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED by Borough Council of the Borough of Bridgeport this 18th day of December, A.D., 2018.

ATTEST:
BOROUGH COUNCIL

MARYJO DICKINSON SECRETARY

BOROUGH OF BRIDGEPORT

KYLE SHENK PRESIDENT

Approved by the Mayor of the Borough of Bridgeport, this 18th day of December, A.D., 2018.

MARK BARBEE MAYOR

Bridgeport LERTA District
Borough of Bridgeport
Montgomery County, Pennsylvania

0 200 400 800 1,200 1,600
Feet

11/12/2018

List of Eligible Parcels - Bridgeport LERTA District
Ordinance 2018-009

Parcel ID	Listed Physical Address
02-00-00800-00-8	100 DeKalb
02-00-00796-00-3	102 DeKalb
02-00-00808-00-9	106 DeKalb
02-00-00816-00-1	110 Dekalb
02-00-00792-00-7	98 DeKalb
02-00-00804-00-4	106 DeKalb
02-00-00820-00-6	114 DeKalb
02-00-03144-00-4	114 Green
02-00-01084-00-3	105 111 DeKalb
02-00-01088-00-8	113 DeKalb
02-00-01092-00-4	115 DeKalb
02-00-03140-00-8	105 Green
02-00-03148-00-9	116 Green
02-00-05412-00-4	W Second
02-00-03152-00-5	202 Green
02-00-05408-00-8	202 W Second
02-00-01104-00-1	DeKalb St
02-00-01100-00-5	DeKalb St
02-00-01108-00-6	211 DeKalb
02-00-06008-00-2	203 W Third
02-00-01096-00-9	201 DeKalb
02-00-00836-00-8	208 DeKalb
02-00-00840-00-4	210 DeKalb
02-00-00824-00-2	202 DeKalb
02-00-00828-00-7	204 DeKalb
02-00-00832-00-3	206 DeKalb
02-00-00860-00-2	312 DeKalb
02-00-00844-00-9	300 DeKalb
02-00-00868-00-3	318 DeKalb
02-00-00868-01-2	DeKalb St
02-00-00856-00-6	310 DeKalb
02-00-00852-00-1	308 DeKalb
02-00-00864-00-7	314 DeKalb
02-00-00848-00-5	304 DeKalb
02-00-05948-00-8	202 W Third
02-00-03156-00-1	312 Green
02-00-05952-00-4	200 W Third
02-00-02800-00-6	343 W Fourth
02-00-04356-00-7	Merion Street
02-00-00876-00-4	334 DeKalb
02-00-00880-00-9	Dekalb St
02-00-02792-00-5	309 W Fourth

02-00-02788-00-9	307 W Fourth
02-00-02736-00-7	115 W Fourth
02-00-02732-00-2	113 W Fourth
02-00-02772-01-6	135 W Fourth
02-00-02780-00-8	207 W Fourth
02-00-02768-00-2	131 W Fourth
02-00-02772-00-7	133 W Fourth
02-00-02752-00-9	123 W Fourth
02-00-02744-00-8	119 W Fourth
02-00-02724-00-1	105 W Fourth
02-00-02760-00-1	127 W Fourth
02-00-02748-00-4	121 W Fourth
02-00-02756-00-5	125 W Fourth
02-00-03160-01-5	Green St
02-00-02740-00-3	117 W Fourth
02-00-03160-00-6	350 Green
02-00-02728-00-6	111 W Fourth
02-00-02764-00-6	129 W Fourth
02-00-04364-00-8	340 Mill
02-00-04428-00-7	333 Mill
02-00-02716-00-9	59 W Fourth
02-00-02704-00-3	51 W Fourth
02-00-02712-00-4	55 W Fourth
02-00-04976-00-8	21 Railroad
02-00-04976-08-9	19 Railroad
02-00-02708-00-8	53 W Fourth
02-00-04976-05-3	20 Railroad
02-00-04424-00-2	63 W Fourth
02-00-04432-00-3	Mill St
02-00-02664-00-7	76 W Fourth
02-00-04968-00-7	8 Railroad
02-00-04964-00-2	6 Railroad
02-00-01320-00-1	300 Depot
02-00-02672-00-8	3 W Fourth
02-00-02688-00-1	13 W Fourth
02-00-02692-00-6	17 W Fourth
02-00-02700-00-7	47 W Fourth
02-00-02668-00-3	1 W Fourth
02-00-02680-00-9	7 W Fourth
02-00-02676-00-4	5 W Fourth
02-00-02696-00-2	25 W Fourth
02-00-02684-00-5	9 W Fourth
02-00-01316-00-5	310 Depot
02-00-02575-00-6	41 E Fourth
02-00-01376-00-8	3 E Fourth
02-00-02572-00-9	63 E Fourth
02-00-02576-00-5	57 E Fourth

02-00-02580-00-1	25 E Fourth
02-00-02568-00-4	69 E Fourth
02-00-02464-00-9	311 E Fourth
02-00-02524-00-3	139 E Fourth
02-00-02544-00-1	111 E Fourth
02-00-02556-00-7	103 E Fourth
02-00-02472-00-1	237 E Fourth
02-00-02532-00-4	133 E Fourth
02-00-02512-00-6	209 E Fourth
02-00-02496-00-4	217 E Fourth
02-00-02528-00-8	137 E Fourth
02-00-02536-00-9	115 E Fourth
02-00-02460-00-4	313 E Fourth
02-00-02500-00-9	215 E Fourth
02-00-02516-00-2	203 E Fourth
02-00-02540-00-5	113 E Fourth
02-00-02492-00-8	219 E Fourth
02-00-02508-00-1	211 E Fourth
02-00-02552-00-2	105 E Fourth
02-00-02520-00-7	201 E Fourth
02-00-02504-00-5	213 E Fourth
02-00-02476-00-6	233 E Fourth
02-00-03136-00-3	201 E Front
02-00-02480-00-2	227-229 E Fourth
02-00-02484-00-7	223 E Fourth
02-00-02488-00-3	221 E Fourth
02-00-02920-00-3	222 E Front
02-00-02483-00-8	225 E Fourth
02-00-02560-00-3	101 E Fourth
02-00-02468-00-5	301 E Fourth
02-00-02548-00-6	109 E Fourth
02-00-02452-15-4	401 E Fourth
02-00-02452-13-6	401 E Fourth
02-00-02452-24-5	401 E Fourth
02-00-02452-14-5	401 E Fourth
02-00-02452-21-8	401 E Fourth
02-00-02452-18-1	401 E Fourth
02-00-02452-22-7	401 E Fourth
02-00-02452-03-6	401 E Fourth
02-00-02317-00-3	401 E Fourth
02-00-02452-20-9	401 E Fourth
02-00-02452-05-4	401 E Fourth
02-00-02452-06-3	401 E Fourth
02-00-02452-04-5	401 E Fourth
02-00-02452-16-3	401 E Fourth
02-00-02452-01-8	401 E Fourth
02-00-02452-02-7	401 E Fourth

02-00-02452-10-9	401 E Fourth
02-00-02452-12-7	401 E Fourth
02-00-02452-07-2	401 E Fourth
02-00-02452-25-4	401 E Fourth
02-00-02452-11-8	401 E Fourth
02-00-02452-08-1	401 E Fourth
02-00-02452-23-6	401 E Fourth
02-00-02452-00-9	401 E Fourth
02-00-02452-17-2	401 E Fourth
02-00-02324-00-5	122 E Fourth
02-00-02316-00-4	408 E Fourth
02-00-04036-00-3	202 Hurst
02-00-02312-00-8	350 E Fourth
02-00-02308-00-3	306 E Fourth
02-00-02284-00-9	208 E Fourth
02-00-03528-00-7	329 Grove
02-00-02292-00-1	212 E Fourth
02-00-02300-00-2	216 E Fourth
02-00-02304-00-7	266 E Fourth
02-00-03516-00-1	266 E Fourth
02-00-02276-00-8	204 E Fourth
02-00-02280-00-4	206 E Fourth
02-00-02272-00-3	202 E Fourth
02-00-03520-00-6	323 Grove
02-00-03524-00-2	325 Grove
02-00-02296-00-6	214 E Fourth
02-00-02288-00-5	210 E Fourth
02-00-04032-01-6	115 Holstein
02-00-02364-00-1	100 E Fourth
02-00-02344-00-3	106 E Fourth
02-00-02336-00-2	112 E Fourth
02-00-02340-00-7	108 E Fourth
02-00-02332-00-6	116 E Fourth
02-00-02356-00-9	102 E Fourth
02-00-02360-00-5	100 1/2 E Fourth
02-00-02352-00-4	100 1/2 E Fourth
02-00-02328-00-1	120 E Fourth
02-00-02144-00-5	410 Ford
02-00-02136-00-4	416-418 Ford
02-00-02132-00-8	420 Ford
02-00-02128-00-3	422 Ford
02-00-02148-00-1	408 Ford
02-00-02152-00-6	406 Ford
02-00-02140-00-9	412 Ford
02-00-02160-00-7	400 Ford
02-00-02156-00-2	402 Ford
02-00-02380-00-3	60 E Fourth

02-00-02424-00-4	30 E Fourth
02-00-02420-00-8	34 E Fourth
02-00-01368-00-7	411 Depot
02-00-02412-00-7	40 E Fourth
02-00-02372-00-2	64 E Fourth
02-00-02432-00-5	18 E Fourth
02-00-02384-00-8	58 E Fourth
02-00-02428-00-9	28 E Fourth
02-00-02392-00-9	52 E Fourth
02-00-02436-00-1	20 E Fourth
02-00-02376-00-7	62 E Fourth
02-00-02404-00-6	46 E Fourth
02-00-02368-00-6	66 E Fourth
02-00-02400-00-1	48 E Fourth
02-00-02408-00-2	44 E Fourth
02-00-02396-00-5	50 E Fourth
02-00-02440-00-6	E Fourth
02-00-02388-00-4	54 E Fourth
02-00-02232-00-7	425 Ford
02-00-02416-00-3	38 E Fourth
02-00-02656-00-6	56 W Fourth
02-00-02648-00-5	16 W Fourth
02-00-02636-00-8	10 W Fourth
02-00-02640-00-4	12 W Fourth
02-00-02644-00-9	14 W Fourth
02-00-02652-00-1	24 W Fourth
02-00-05352-00-1	45 W Rambo
02-00-00143-00-8	Bush St
02-00-05344-10-8	Depot St
02-00-05344-10-8	Depot St
02-00-05344-20-7	Depot St
02-00-02660-00-2	64 W Fourth
02-00-02628-00-7	6 W Fourth
02-00-02632-00-3	8 W Fourth
02-00-04372-00-9	440 Mill
02-00-01768-00-3	113 W Fifth
02-00-01772-00-8	115 W Fifth
02-00-02587-30-9	100 W Fourth
02-00-02588-00-2	100 W Fourth
02-00-03228-00-1	405 Green
02-00-02600-00-8	138 W Fourth
02-00-02592-00-7	132 W Fourth
02-00-02596-00-3	136 W Fourth
02-00-02587-00-3	W Fourth St
02-00-03232-00-6	407 Green
02-00-02608-00-9	212 W Fourth
02-00-02604-00-4	204 W Fourth

02-00-01060-00-9	1082 DeKalb
02-00-01056-00-4	1070 DeKalb
02-00-01260-00-7	1067 DeKalb