

Ordinance 2003-01

KDZ

**HOPEWELL TOWNSHIP
BEAVER COUNTY, PENNSYLVANIA
ORDINANCE NO. 2003-01**

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY
PENNSYLVANIA, CONTINGENTLY EXEMPTING REAL PROPERTY TAX,
EARNED INCOME TAX, NET PROFITS TAX, MERCANTILE AND
BUSINESS PRIVILEGE TAX WITHIN A SPECIFIC GEOGRAPHIC AREA
IN HOPEWELL TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA,
DESIGNATED AS A KEYSTONE OPPORTUNITY ZONE IN ORDER TO
FOSTER ECONOMIC OPPORTUNITIES, STIMULATE INDUSTRIAL,
COMMERCIAL, RESIDENTIAL IMPROVEMENTS AND PREVENT PHYSICAL
AND INFRASTRUCTURE DETERIORATION WITHIN AREAS OF
HOPEWELL TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA.**

WHEREAS, Hopewell Township, 1700 Clark Boulevard, Aliquippa, Beaver County, Pennsylvania 15001, a first-class township and political subdivision organized under the laws of the Commonwealth of Pennsylvania, recognizes the need to encourage investment in areas within a defined geographical and political boundary of Hopewell Township, Beaver County, Pennsylvania, bounded as follows: 62 acres within a 79.96 acre parcel located adjacent to and north of the Beaver County Jail property; 38 acres within a 50.7 acre parcel located adjacent to and south of the Beaver County Jail property; a total of 100 Keystone Opportunity Zone acres. Legal descriptions of the relevant parcels are set forth in Attachment "A" which is made a part hereof and incorporated by reference as if set forth in its entirety, hereinafter called the "Enhanced Area," that is experiencing distress characterized by high unemployment, low investment of new capital, blighted conditions and under-utilized, obsolete or abandoned industrial, commercial and residential structures, and deteriorated tax base; and,

WHEREAS, the Pennsylvania Keystone Opportunity Zone and Keystone Opportunity Expansion Act, as amended by Act 217 of 2002, 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 Keystone Opportunity Expansion Zone and, as a pre-condition of such application, to enact a binding ordinance that provides within the designated and approved geographic area exemptions, deductions, abatements or credits from all local taxes identified in the Act, which ordinance will be contingent only on DCED's approval of the application; and

WHEREAS, enactment of such exemption will result in improving both the economic, physical, and social conditions within the Enhanced Area 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 Enhanced Area from

January 1, 2004 to December 31, 2013, being the exemption period for the Keystone Opportunity Expansion Zone; and

WHEREAS, Hopewell Township is participating in an application to DCED via the Southwestern Pennsylvania Commission seeking approval of a Keystone Opportunity Expansion Zone.

NOW, THEREFORE, BE IT RESOLVED by the Township of Hopewell, Beaver County, Pennsylvania, that effective as of January 1, 2004 until December 31, 2013, contingent only on DCED's approval of the application for the Keystone Opportunity Expansion Zone, the following provisions shall apply:

1. Real property in the Keystone Opportunity Expansion Zone is exempt from property taxes in accordance with the provisions and limitations hereinafter set forth within the boundaries of the Enhanced Area in accordance with the Act, such exemption to run from January 1, 2004 until December 31, 2013.
2. The exemption shall be 100% of the real property taxation on the assessed evaluation of property within the Enhanced Area.
3. Earned Income and Net Profits Taxes; The Township of Hopewell 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 Enhanced Area attributable to business activity conducted within the Keystone Opportunity Expansion Zone.
4. The provisions of the Act not herein enumerated, shall, nevertheless, be incorporated as part of this ordinance by reference.
5. This ordinance shall become effective January 1, 2004, contingent and conditioned on the approval by DCED of the application with respect to the Enhanced Area of the Hopewell Keystone Opportunity Expansion Zone.

ORDAINED AND ENACTED into an ordinance this 13th day of May, 2003.

ATTEST:



Gerald G. Orsini, Manager

BOARD OF COMMISSIONERS OF
HOPEWELL TOWNSHIP

By: 

Tim Force, President

(SEAL)

LEGAL DESCRIPTION FOR PARCEL A

BEGINNING AT A POINT IN THE PRIVATE RIGHT-OF-WAY AND THE NORTHWEST CORNER OF THE PROPERTY AND THE SOUTH WEST CORNER OF PARCEL A-1; THENCE N 72°20'00" E A DISTANCE OF 832.70'; THENCE CONTINUING ALONG THE OHIO RIVER 100 YEAR FLOOD PLAIN EDGE IN A SOUTHEASTWARDLY DIRECTION APPROXIMATELY 800' TO THE SOUTHEAST CORNER OF PROPERTY, THENCE S 68°53'56" W A DISTANCE OF 934.85'; THENCE N 21°06'05" W A DISTANCE OF 130.53'; THENCE N 68°53'46" E A DISTANCE OF 0.00'; THENCE N 21°06'05" W A DISTANCE OF 486.75'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 32.70', WITH A RADIUS OF 260.00', WITH A CHORD BEARING OF N 17°29'55" W, WITH A CHORD LENGTH OF 32.68', THENCE N 13°53'45" W A DISTANCE OF 170.11'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.35', WITH A RADIUS OF 490.00', WITH A CHORD BEARING OF N 15°43'43" W, WITH A CHORD LENGTH OF 31.34', WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 738900.41 SQUARE FEET, 16.963 ACRES.

LEGAL DESCRIPTION OF PARCEL A-1

BEGINNING AT A POINT IN THE PRIVATE RIGHT-OF-WAY; THENCE S 25°36'25" E A DISTANCE OF 231.23'; THENCE CONTINUING ALONG THE OHIO RIVER 100 YEAR FLOOD PLAIN EDGE IN A SOUTHEASTWARDLY DIRECTION APPROXIMATELY 830' TO THE SOUTHEAST CORNER OF PROPERTY, THENCE N 72°20'00" E A DISTANCE OF 832.70'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 621.59', WITH A RADIUS OF 15045.48', WITH A CHORD BEARING OF N 29°20'10" W, WITH A CHORD LENGTH OF 621.55', THENCE S 49°37'52" W A DISTANCE OF 806.07'; THENCE S 25°36'31" E A DISTANCE OF 0.00'; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 370500.70 SQUARE FEET, 8.506 ACRES

LEGAL DESCRIPTION FOR PARCEL B-1

BEGINNING AT A POINT IN THE PRIVATE RIGHT-OF-WAY AND BEING THE SOUTHWEST CORNER OF PARCEL A; THENCE N 68°53'56" E A DISTANCE OF 934.85'; THENCE CONTINUING ALONG THE OHIO RIVER 100 YEAR FLOOD PLAIN EDGE IN A SOUTHEASTWARDLY DIRECTION APPROXIMATELY 1850' TO THE SOUTHEAST CORNER OF PROPERTY; THENCE S 76°28'00" W A DISTANCE OF 166.33'; THENCE S 75°24'33" W A DISTANCE OF 300.33'; THENCE S 79°30'31" W A DISTANCE OF 255.39'; THENCE N 82°49'01" W A DISTANCE OF 65.24'; THENCE N 51°21'48" W A DISTANCE OF 85.28'; THENCE N 42°34'05" W A DISTANCE OF 80.27'; THENCE S 62°37'52" W A DISTANCE OF 3.18'; THENCE N 23°46'57" W A DISTANCE OF 332.66'; THENCE N 29°35'35" W A DISTANCE OF 225.98'; THENCE N 52°08'28" W A DISTANCE OF 130.50'; THENCE N 25°22'20" W A DISTANCE OF 30.72'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 401.17', WITH A RADIUS OF 9010.42', WITH A CHORD BEARING OF N 19°49'33" W, WITH A CHORD LENGTH OF 401.14', THENCE N 21°06'05" W A DISTANCE OF 469.47'; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1588764.78 SQUARE FEET, 36.473 ACRES

LEGAL DESCRIPTION FOR PARCEL 9-6

BEGINNING AT A POINTING THE PRIVATE RIGHT-OF-WAY AND BEING THE COMMON CORNER OF PARCEL 9-4 TAX MAP NO. 08-01-500; THENCE N 77°39'07" E A DISTANCE OF 661.40'; THENCE CONTINUING ALONG THE OHIO RIVER 100 YEAR FLOOD PLAIN EDGE IN A SOUTHEASTWARDLY DIRECTION APPROXIMATELY 2140' TO THE SOUTHEAST CORNER OF PROPERTY; THENCE S 60°05'30" W A DISTANCE OF 709.95' TO A POINT IN THE PRIVATE RIGHT-OF-WAY; THENCE N 29°54'30" W A DISTANCE OF 200.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 500.33', WITH A RADIUS OF 5160.00', WITH A CHORD BEARING OF N 27°07'50" W, WITH A CHORD LENGTH OF 500.13', THENCE N 24°21'10" W A DISTANCE OF 20.00'; THENCE N 24°21'10" W A DISTANCE OF 441.49'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 430.98', WITH A RADIUS OF 2360.00', WITH A CHORD BEARING OF N 19°07'17" W, WITH A CHORD LENGTH OF 430.38', THENCE N 13°53'23" W A DISTANCE OF 556.44'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 58.56', WITH A RADIUS OF 80.00', WITH A CHORD BEARING OF N 05°38'31" E, WITH A CHORD LENGTH OF 57.27', THENCE N 15°19'48" W A DISTANCE OF 108.54'; THENCE N 04°43'37" W A DISTANCE OF 55.04'; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1649057.95 SQUARE FEET, 37.857 ACRES.

REED, LUCE, TOSH, WOLFORD & DOUGLASS
ATTORNEYS AT LAW

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May 14, 2003

Via Hand-Delivery

Bob Rice
Beaver County Corporation for Economic Development
Suite 300
250 Insurance Street
Beaver, PA 15009

**Re: Certification of True and Correct Copy of
Hopewell Township Ordinance No. 2003-01**

Dear Bob:

I am providing in this correspondence a true and correct copy of Hopewell Township Ordinance No. 2003-01 as certified by Gerald G. Orsini, Hopewell Township Manager, on May 14, 2003.

Please note that this Ordinance addressing a Pennsylvania Keystone Opportunity Zone in Hopewell Township was passed unanimously by the Board of Commissioners of Hopewell Township at its Public Meeting on May 13, 2003. All five Commissioners voted for the adoption of said Ordinance.

If you have any questions, please do not hesitate to call me.

Very truly yours,

REED, LUCE, TOSH, WOLFORD & DOUGLASS



Bernard J. Rabik

BJR:pm
Enclosure

cc: Jeffrey A. Mills, Esquire (w/enc.)
Attorney for Bet-Tech International, Inc.
Hopewell Township Board of Commissioners
Hopewell Township Planning Commission (w/enc.)