

AN ORDINANCE AMENDING ORDINANCE NO. 160 OF 1996 TO DESIGNATE THE BOUNDARIES OF AN ADDITIONAL DETERIORATED AREA UNDER AND PURSUANT TO THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ACT, ACT OF DECEMBER 1, 1977, P.L. 237, NO. 76 (72 P.S. §4722, ET SEQ) AND TO PROVIDE FOR CERTAIN EXEMPTIONS FROM REAL PROPERTY TAXES FOR CONTINUING CARE RETIREMENT COMMUNITIES.

WHEREAS, Sugarcreek Borough Ordinance No. 160 of 1996 provides for certain exemptions from real property taxation in designated deteriorated areas, (the "Borough of Sugarcreek LERTA designated areas") in accordance with the Local Economic Revitalization Tax Assistance Act, Act of December 1, 1977, P.L. 237, No. 76 (72 P.S. §4722, et seq) ("LERTA"); and

WHEREAS, the Council of the Borough of Sugarcreek has determined that an additional area within the said Borough should be designated as a deteriorated area and added to the Borough of Sugarcreek LERTA designated areas for the purposes of and in accordance with LERTA; and

WHEREAS, the Council of the Borough of Sugarcreek has further determined that new construction of and/or improvements to a Continuing Care Retirement Community (as hereinafter defined) should be entitled to the real estate tax exemption benefits of the said Ordinance No. 160 of 1996 and LERTA; and

WHEREAS, the Council of the Borough of Sugarcreek, in accordance with LERTA, held a public hearing to determine the boundaries of the said additional designated area.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Borough of Sugarcreek, and it is hereby enacted and ordained by the authority of the same:

SECTION 1

The area outlined on the attached map be, and is hereby, added to, and designated as part of, the Borough of Sugarcreek LERTA designated areas.

SECTION 2

Section 1: DEFINITIONS of Ordinance No. 160 of 1996 be, and is hereby, amended to add Paragraph F. thereto which shall read as follows:

“‘Continuing Care Retirement Community’ means an integrated housing and care development for persons over the age of 55 years (or, for a couple, if one of the partners is over the age of 55 years) offering a coordinated variety of accommodations, services and health care alternatives. The Continuing Care Retirement Community may include, without limitation, independent living facilities, assisted living facilities and nursing home accommodations. Health care alternatives may include, without limitation, in-home visitation services, rehabilitation services and on-site physician and specialty clinics. Social, educational, therapeutic and recreational activities and areas, as well as centers for inter-generational programs, to promote the well-being of the residents of the Continuing Care Retirement Community shall be included. The Continuing Care Retirement Community shall intend to and/or shall provide “continuing care” as defined in Section 3 of the Continuing-Care Provider Registration and Disclosure Act, Act of June 18, 1984, P.L. 391, No. 82, §3 (40 P.S. §3203).”

SECTION 3

Paragraph E of Section 1 DEFINITIONS of Ordinance 160 of 1996 be, and is hereby, amended to read as follows:

Sugarcreek Borough Ordinance No. 176 of 1997

“‘Deteriorated Property’ means any building whether or not it is actually in a state of disrepair, determined to be located in the designated deteriorated areas, which has been determined as any Commercial, Highway/Commercial, Light Industrial/Commercial, Light Industrial, or Industrial zoned areas, as well as any other areas designated by the Council of the Borough of Sugarcreek as Borough of Sugarcreek LERTA designated areas.”

SECTION 4

Paragraph A.3. of Section 2 EXEMPTIONS of Ordinance No. 160 of 1996 be, and is hereby, amended to read as follows:

“3. To be assessed valuation attributable to the cost of construction of a new industrial, commercial or other business unit, including a Continuing Care Retirement Community or component thereof.”

SECTION 5

All other parts of Ordinance No. 160 of 1996 are hereby confirmed and re-enacted, and any and all parts of ordinances enacted prior hereto are repealed insofar as they are inconsistent with this Ordinance.

SECTION 6

This Ordinance shall be effective upon adoption by the Board of Directors of the Valley Grove Area School District and by the Venango County Board of Commissioners of resolutions consenting hereto.

APPROVED this 20th day of August, 1997.

