

LM 4/15/09
RAM

RESOLUTION NO. 6 - 2009

A RESOLUTION CONTINGENTLY EXEMPTING REAL PROPERTY TAXES FOR DESIGNATED AREAS OF REAL PROPERTY OR WITHIN A SPECIFIC GEOGRAPHIC AREA IN THE CITY OF HARRISBURG, OR BOROUGH OF STEELTON HEREIN DESIGNATED AS A KEYSTONE OPPORTUNITY ZONE IN ORDER TO FOSTER ECONOMIC OPPORTUNITIES, STIMULATE INDUSTRIAL IMPROVEMENTS AND PREVENT PHYSICAL AND INFRASTRUCTURE DETERIORATION WITHIN AREAS OF DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA

WHEREAS, the Dauphin County Board of Commissioners recognizes the need to encourage investment for specific parcels or areas within a defined geographic and political boundary of the City of Harrisburg and/or the Borough of Steelton shown on a map or legal description, attached hereto, labeled Exhibit "A" and made a part hereof and a list of parcels listed or included in the defined geographical and political boundary, labeled Exhibit "B" and made a part hereof, the aforementioned constituting the Keystone Opportunity Zone that is experiencing economic distress characterized by low investment of new capital, blighted conditions, and underutilized, obsolete or abandoned industrial structures; and

WHEREAS, the Pennsylvania Keystone Economic Opportunity Zone Act, Act 92 of 1998 (hereinafter referred to as the "Act") authorizes political subdivisions to apply to the Department of Community and Economic Development ("DCED") for designation of an area within their respective political boundaries as a Keystone Opportunity Zone and, as a precondition of such application, to enact a resolution which provides within the designated and approved Keystone Opportunity Zone exemptions, deductions, abatements or credits from all local taxes identified in the Act, which resolution will be contingent only upon 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 Proposed Keystone Opportunity Zone by stimulating existing businesses' employment, creating new employment and diminishing blight; and

WHEREAS, it is expected that increased private and public sector investment will reverse the disinvestment and conditions of blight within the Proposed Keystone Opportunity Zone within the twelve (12) years of exemption hereinafter provided; and

WHEREAS, the Dauphin County Board of Commissioners is participating in an application of DCED seeking approval of the Proposed Keystone Opportunity Zone.

NOW, THEREFORE, BE IT RESOLVED, by the Dauphin County Board of Commissioners, that effective as of January 1, 2010, contingent only upon DCED's approval of the application for the Proposed Keystone Opportunity Zone and the adoption by applicable municipal authorities and school districts, the following provisions shall apply.

1. Real Property in the Proposed Keystone Opportunity Zone is exempt from the payment of county and library real estate tax in accordance with the provisions and limitations hereinafter set forth within the boundaries of the Proposed Keystone Opportunity Zone in accordance with the Act for a period of twelve (12) years, commencing January 1, 2010.

2. The exemption shall be 100% of the real property taxation on the assessed valuation of property within the proposed Keystone Opportunity Zone.

3. The Resolution also waives, if applicable, the collection of business gross receipts tax for operations conducted by a qualified business; earned income tax received


by a resident and/or net profits of a qualified business received by a resident or non-resident of the Proposed Keystone Opportunity Zone attributable to business activity conducted within the Proposed Keystone Opportunity Zone.

4. The provisions of the Act not herein enumerated, shall, nevertheless, be incorporated as part of this Resolution by reference.

5. This Resolution shall be come effective immediately on January 1, 2010, contingent and conditioned only upon the prior approval by DCED of the application with respect to the Proposed Keystone Opportunity Zone and the approval of the applicable municipal and school district authorities.


RESOLVED AND ADOPTED this 15 day of April, 2009 by the Dauphin County Board of Commissioners in lawful session duly assembled.

ATTEST:




Chad Saylor
Chief Clerk/Chief of Staff


DAUPHIN COUNTY
BOARD OF COMMISSIONERS



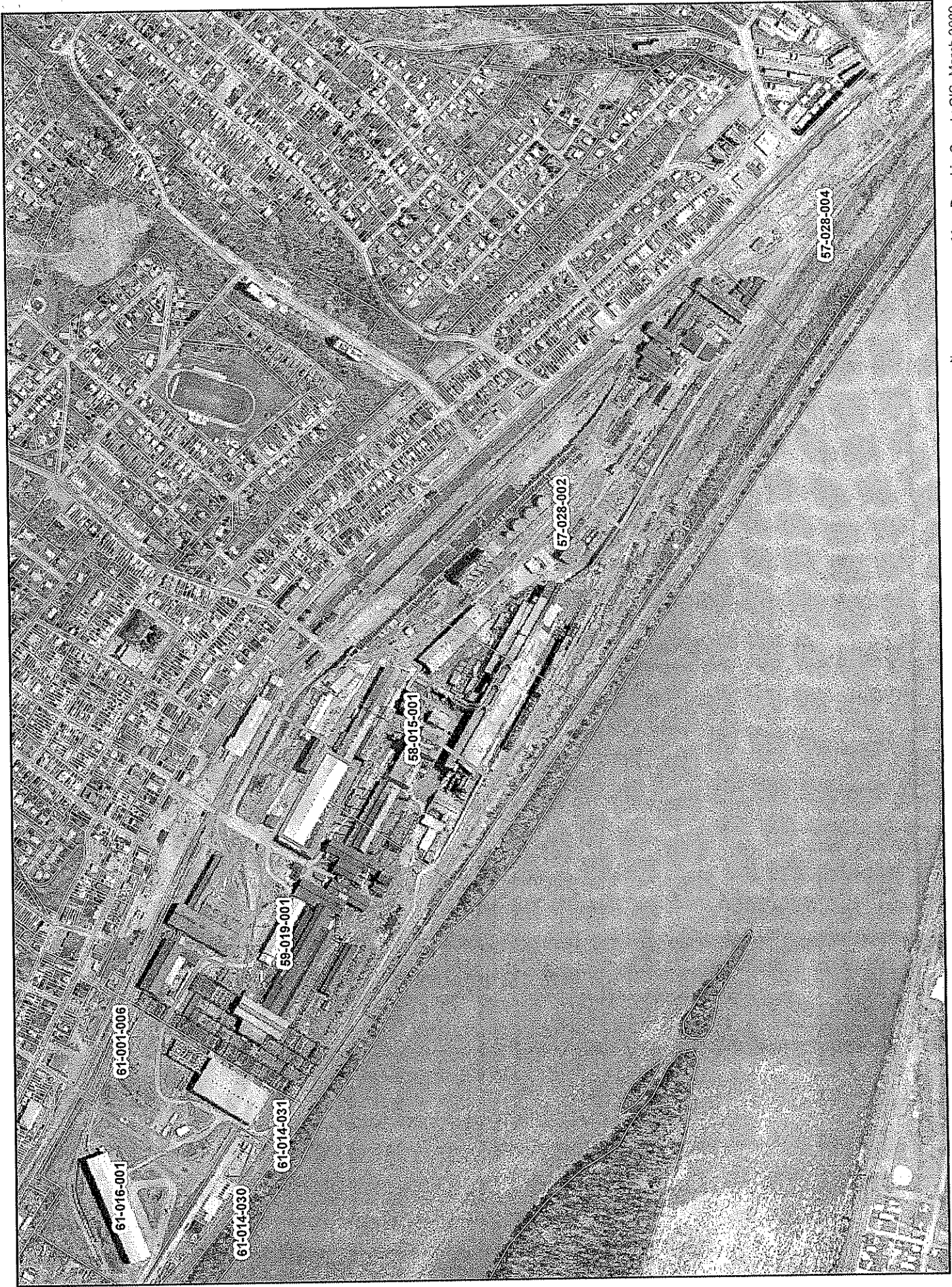
Jeffery T. Haste, Chairman



Dominic DiFrancesco, II, Vice Chairman



George P. Hartwick, III, Secretary



Map: Dauphin County GIS, March 2009
Boundary: Harrisburg Regional Chamber & CREDC



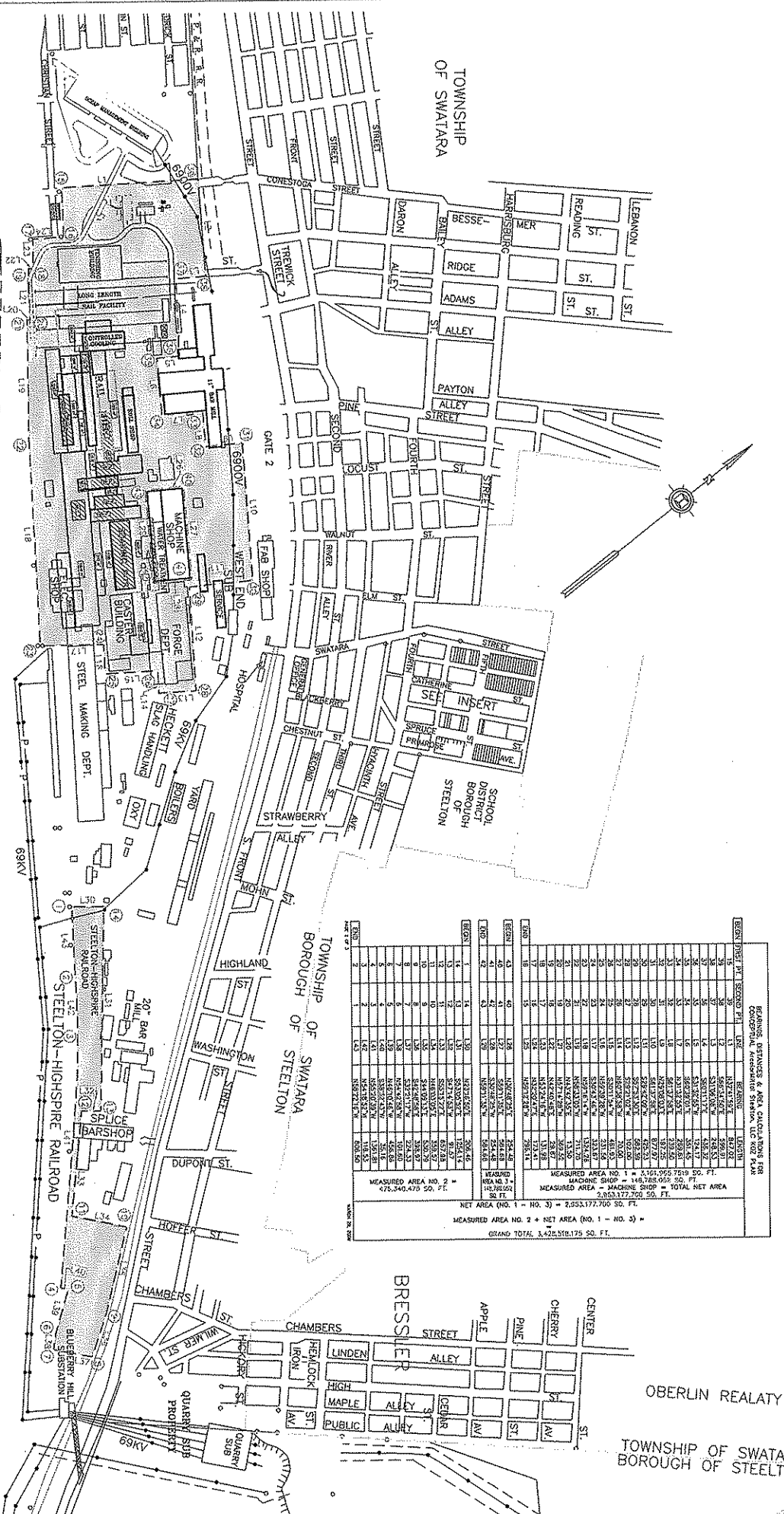
Proposed KOZ Boundary



Parcels



Proposed Keystone Opportunity Zone - Steelton



SUSQUEHANNA RIVER

NO.	AREA	MEASURED AREA	NET AREA
1	1	1,425,518.175 SQ. FT.	1,425,518.175 SQ. FT.
2	2	475,340.470 SQ. FT.	475,340.470 SQ. FT.
3	3	2,953,177.700 SQ. FT.	2,953,177.700 SQ. FT.
NET AREA (NO. 1 - NO. 3) = 4,854,036.345 SQ. FT.			
MEASURED AREA NO. 2 + NET AREA (NO. 1 - NO. 3) = 8,203,154.315 SQ. FT.			
GRAND TOTAL 8,203,154.315 SQ. FT.			

- 1. NEW RELEASE AREA WITHIN P.M. AND BUILDING AREA WITHIN P.M. WITH NEW RELEASE AREA WITHIN P.M.
- 2. NEW RELEASE AREA WITHIN P.M. AND BUILDING AREA WITHIN P.M. WITH NEW RELEASE AREA WITHIN P.M.
- 3. NEW RELEASE AREA WITHIN P.M. AND BUILDING AREA WITHIN P.M. WITH NEW RELEASE AREA WITHIN P.M.
- 4. NEW RELEASE AREA WITHIN P.M. AND BUILDING AREA WITHIN P.M. WITH NEW RELEASE AREA WITHIN P.M.
- 5. NEW RELEASE AREA WITHIN P.M. AND BUILDING AREA WITHIN P.M. WITH NEW RELEASE AREA WITHIN P.M.

Disclaimer

On March 15, 2006 in preparation for the proposed development, the undersigned was retained by the client to provide a preliminary site plan for the proposed development. The client has provided the necessary information for the development of this preliminary site plan. The client warrants that the information provided is true and correct. The undersigned does not warrant the accuracy of the information provided. The undersigned is not responsible for any errors or omissions in this preliminary site plan. The undersigned is not responsible for any consequences arising from the use of this preliminary site plan. The undersigned is not responsible for any consequences arising from the use of this preliminary site plan.

ArcelorMittal USA
Steelton, PA

NO. CONCEPTUAL

DATE: 3/15/06
SCALE: AS SHOWN

OBERLIN REALTY
TOWNSHIP OF SWATA
BOROUGH OF STEELT

Disclaimer

On March 28, 2009 an approximate location survey (metes and bounds) was prepared for ArcelorMittal by RETTEW at the request of ArcelorMittal. The traverse points 1 to 43 were located in the field based on approximate locations of existing features as shown on a conceptual KOZ site plan prepared by ArcelorMittal USA.

The survey equipment used was a ProXH System model which uses the GPS system and has an accuracy of within 1 meter using triangulation from at least five and maximum of nine GPS satellites. The ProXH utilizes the TerraSYNC operating system.

Once the 43 traverse points were captured the attached bearings, distances and areas were calculated using the State Plane Coordinate System.

This survey data is to only be used as an approximate means to determine area for the client's current needs. An accurate survey will be completed in the future to accurately define the bearings, distances and areas at a schedule established by ArcelorMittal.

BEARINGS, DISTANCES & AREA CALCULATIONS FOR
CONCEPTUAL ArcelorMittal Steelton, LLC KOZ PLAN

BEGIN	FIRST PT.	SECOND PT.	LINE	BEARING	LENGTH		
	15	39	L1	N32°41'59"E	847.02	MEASURED AREA NO. 1 = 3,101,965.7519 SQ. FT. MACHINE SHOP = 148,788.052 SQ. FT. MEASURED AREA - MACHINE SHOP = TOTAL NET AREA 2,953,177.700 SQ. FT.	
	39	38	L2	S66°34'50"E	599.91		
	38	37	L3	S31°06'08"W	248.53		
	37	36	L4	S60°11'17"E	436.32		
	36	35	L5	S31°32'55"W	124.17		
	35	34	L6	S60°39'01"E	351.45		
	34	33	L7	N31°32'55"E	269.61		
	33	32	L8	S61°37'58"E	239.50		
	32	31	L9	N29°08'03"E	197.25		
	31	30	L10	S61°37'58"E	877.97		
	30	29	L11	S29°42'09"W	425.23		
	29	28	L12	S57°53'30"E	582.59		
	28	27	L13	S29°21'02"W	102.00		
	27	26	L14	N60°38'58"W	70.00		
	26	25	L15	S30°11'54"W	461.93		
	25	24	L16	N59°39'28"W	231.56		
	24	23	L17	S30°43'46"W	323.67		
	23	22	L18	N59°16'14"W	1324.26		
	22	21	L19	N58°33'05"W	711.70		
	21	20	L20	N43°42'35"E	13.50		
	20	19	L21	N57°14'28"W	369.52		
	19	18	L22	N42°40'48"E	29.87		
	18	17	L23	N53°24'16"W	131.98		
	17	16	L24	N32°20'47"E	173.41		
END	16	15	L25	N59°12'28"W	296.14		
BEGIN	43	40	L26	N30°48'25"E	254.48	MEASURED AREA NO. 3 = 148,788.052 SQ. FT.	NET AREA (NO. 1 - NO. 3) = 2,953,177.700 SQ. FT. MEASURED AREA NO. 2 + NET AREA (NO. 1 - NO. 3) = GRAND TOTAL 3,428,518.175 SQ. FT.
	40	41	L27	S59°11'35"E	584.68		
	41	42	L28	S30°48'25"W	254.48		
END	42	43	L29	N59°11'35"W	584.68		
BEGIN	1	14	L30	N23°16'50"E	206.46	MEASURED AREA NO. 2 = 475,340.475 SQ. FT.	
	14	13	L31	S53°05'52"E	1254.14		
	13	12	L32	S47°14'53"W	91.57		
	12	11	L33	S55°15'22"E	657.98		
	11	10	L34	N46°03'05"E	359.57		
	10	9	L35	S44°09'13"E	530.79		
	9	8	L36	S42°48'58"E	398.97		
	8	7	L37	S32°21'17"W	224.33		
	7	6	L38	N54°42'58"W	101.60		
	6	5	L39	N46°10'46"W	456.86		
	5	4	L40	S38°32'43"W	35.16		
	4	3	L41	N55°20'39"W	1361.81		
	3	2	L42	N54°18'52"W	118.53		
END	2	1	L43	N58°22'16"W	806.50		