

**FORD CITY BOROUGH, ARMSTRONG COUNTY, PENNSYLVANIA  
ORDINANCE NO. 679**

**AN ORDINANCE AUTHORIZING A REAL ESTATE TAX ABATEMENT SCHEDULE  
FOR REHABILITATION OF CERTAIN REAL  
PROPERTY PURSUANT TO THE IMPROVEMENT OF  
DETERIORATING REAL PROPERTY OR AREAS TAX EXEMPTION  
ACT, 72 P.S. SECTIONS 4711-101, ET SEQ.**

**WHEREAS**, the Borough of Ford City (the "Borough") located in Armstrong County, Pennsylvania is a local taxing authority with the power to levy a real estate tax; and

**WHEREAS**, Article VIII, Section 2(b)(iii) of the Pennsylvania Constitution and the Improvement of Deteriorating Real Property or Areas Tax Exemption Act, 72 P.S. §§ 4711-101, et seq. (the "Act"), authorize local taxing authorities to provide, abatements from taxation for the construction of improvements to certain deteriorated residential property and areas located within their respective jurisdictions; and

**WHEREAS**, pursuant to Section 4711-202 of the Act, the Ford City Borough Council (the "Borough Council") held a public hearing to discuss the Abatement, including the abatement period and the exemption schedule, as well as, the setting of the boundaries of the deteriorated area (as defined below); and

**WHEREAS**, the Borough Council recognizes the need to encourage the rehabilitation of, improvement to, and construction of residential property and dwelling units; and

**WHEREAS**, pursuant to Section 4711-202 of the Act, the Borough Council hereby designates that the abatement (as defined below) shall apply to all residential property located within the geographical boundaries of the Borough; and

**WHEREAS**, the Borough adopts an Abatement for the construction of Improvements (as defined below) on residential properties located within the geographical boundaries of the Borough.

**NOW, THEREFORE**, be it Ordained and Enacted by the Borough Council of the Borough of Ford City, Armstrong County, Pennsylvania, an Ordinance as follows:

**SECTION 1: Definitions.** For the purposes of the interpretation and administration of this Ordinance, the following definitions shall apply:

- (a) **"Abatement"** means the temporary exemption from real estate taxation the assessed value of certain Improvements located on Deteriorating Property (as defined below) or in a Deteriorating Area (as defined below) according to the terms and conditions hereinafter set forth.

(b) **“Deteriorating Area”** means that portion of the property located within the geographical boundaries of the Borough which the Council of the Borough determines to be physically blighted on the basis of one or more of the following standards:

1. The residential buildings, by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and/or social liabilities;
2. The residential buildings are substandard or unsanitary for healthful and safe living purposes;
3. The residential buildings are overcrowded, poorly spaced, or are so lacking in light, space and air as to be conducive to unwholesome living;
4. The residential buildings are faultily arranged, cover the land to an excessive extent or show a deleterious use of land, or exhibit any combination of the above which is detrimental to health, safety or welfare;
5. A significant percentage of buildings used for residential purposes are more than 20 years of age;
6. A substantial amount of unimproved, overgrown and unsightly vacant land exists which has remained so for a period of five years or more  
  
indicating a growth or total lack of utilization of land for residential purposes; or
7. A disproportionate number of tax exempt or delinquent properties exist in the area.

(c) **“Deteriorating Property”** means a Dwelling Unit (as defined below) located in a Deteriorating Area or a Dwelling Unit which has been or upon request is certified by a health, housing or building inspection agency as unfit for human habitation for rent withholding, or other health or welfare purposes, or has been the subject of an order by such an agency requiring the unit to be vacated, condemned or demolished by reason of noncompliance with laws, ordinances or regulations.

(d) **“Dwelling Unit”** means a house, apartment or group of rooms intended for occupancy as separate living quarters by family or other groups or a person living alone, containing a kitchen or cooking equipment for the exclusive use of the occupants.

(e) **“Improvement”** means repair, construction or reconstruction, including alterations and additions, having the effect of rehabilitating a structure so that it becomes habitable or attains higher standards of housing safety, health or amenity, or is brought

into compliance with laws, ordinances or regulations governing housing standards; ordinary upkeep and maintenance shall not be deemed an improvement.

**SECTION 2: Purpose.** The Borough Council has determined that it is in the best interest of the community to encourage the maintenance of neighborhoods, consistency of zoning districts, rejuvenation of blighted areas and the development of vacant property, and that the adoption of an Abatement with regard to the construction of Improvements to certain Deteriorating Property and Deteriorating Area an appropriate method to achieve the above-stated goals.

**SECTION 3: Schedule of Abatement.** The Abatement from real estate tax for such Improvements to Deteriorating Property or Deteriorating Area will be provided in accordance with the following schedule:

Year One:	100% of the assessed value of the Improvements.
Year Two:	90% of the assessed value of the Improvements.
Year Three:	80% of the assessed value of the Improvements.
Year Four:	70% of the assessed value of the Improvements.
Year Five:	60% of the assessed value of the Improvements.
Year Six:	50% of the assessed value of the Improvements.
Year Seven:	40% of the assessed value of the Improvements.
Year Eight:	30% of the assessed value of the Improvements.
Year Nine:	20% of the assessed value of the Improvements.
Year Ten:	10% of the assessed value of the Improvements.

**SECTION 4: Application for Abatement.** Any person desiring an Abatement pursuant to this Ordinance shall notify the Ford City Borough Codes Officer in writing on a form prescribed by the Borough. The Applicant must submit the form at the time he secures the building permit or, if no building permit or other notification of Improvement is required, at the time he commences construction.

- (a) The Borough's Codes Officer shall immediately notify the Armstrong School District of any approved Abatement application by delivering a copy of the application and approval to the District.

**SECTION 5: Abatement Runs With the Land.** The Abatement from taxes authorized by this Ordinance shall be upon the property and shall not terminate upon the sale, conveyance, bequest or other alienation of such property.

**SECTION 6: Cost Of Improvements.** The cost of Improvements per Dwelling Unit to be exempted existing at the time of the initial request for tax exemption shall be applicable to the exemption request, and subsequent amendments to the Ordinance, if any, and shall not apply to requests initiated prior to their adoption.

**SECTION 7: Repeal of Inconsistent Ordinances.** Any Ordinance or part of an Ordinance is hereby repealed insofar as it is in conflict herewith.

**SECTION 8: Effective Date.** This Ordinance shall become effective on January 1, 2009.

**ORDAINED AND ENACTED** by the Ford City Borough Council, this 21 Day of November, 2008.

BOROUGH OF FORD CITY

BY: Ronald C. Dillard

ATTEST:  
(SEAL)

Lisa Bittner  
Secretary

EXAMINED AND APPROVED this 21 day of November, 2008.

Mayor Marc A. Mantini  
Mayor

FORD CITY BOROUGH, ARMSTRONG COUNTY, PENNSYLVANIA  
ORDINANCE NO. 680

AN ORDINANCE AMENDING ORDINANCE NO. 660  
DEALING WITH AUTHORIZING TAX ABATEMENTS  
FOR PROPERTY TAX ON CERTAIN COMMERCIAL, INDUSTRIAL,  
RETAIL, OR OTHER BUSINESS PROPERTIES

**WHEREAS**, the Ford City Borough Council held a Public Hearing to discuss changing the boundaries of the Improvement Area to consist of the entire geographical area of the Borough of Ford City; and

**WHEREAS**, the Ford City Borough Council has determined that the Improvement Area should include all of the area within the geographical boundaries of the Borough of Ford City;

**NOW THEREFORE**, BE IT ORDAINED AND ENACTED by Ford City Borough Council, as follows:

**SECTION 1.** Pursuant to authority of 72 P.S. § 4722 et seq., Ordinance No. 660 is hereby amended as follows:

Exhibit "A" of Ordinance No. 660 is amended to designate the Improvement Area as all of the area within the geographical boundaries of the Borough of Ford City.

**SECTION 2.** This Ordinance shall become effective January 1, 2009.

DONE, ORDAINED AND ENACTED at a Special Meeting of the Ford City Borough Council held at the Borough Office on the 21 day of November, 2008.

ATTEST [Seal]

Lisa Bittner

Secretary

BOROUGH OF FORD CITY

BY:

Ronald C. Dillard

EXAMINED AND APPROVED this 21 day of November, 2008.

Mayor Max A. Mantini  
Mayor