

## CITY OF JEANNETTE

## WESTMORELAND COUNTY, PENNSYLVANIA

## RESOLUTION NO. 98-13

A RESOLUTION CONTINGENTLY EXEMPTING  
REAL PROPERTY TAXES WITHIN A SPECIFIC  
GEOGRAPHIC AREA IN THE CITY OF JEANNETTE  
DESIGNATED AS A SUBZONE IN THE PROPOSED  
KEYSTONE OPPORTUNITY ZONE IN ORDER TO  
FOSTER ECONOMIC OPPORTUNITIES, STIMU-  
LATE INDUSTRIAL, COMMERCIAL, RESIDENT-  
IAL IMPROVEMENTS AND PREVENY PHYSICAL  
AND INFRASTRUCTURE DETERIORATION WITH-  
IN AREAS OF THE CITY OF JEANNETTE,  
COMMONWEALTH OF PENNSYLVANIA

**WHEREAS:** the City of Jeannette recognizes the need to encourage investment in areas within a defined and political boundry of the City of Jeannette for a subzone more specifically described on Exhibit "A", which is attached hereto and which is to be part of the proposed Keystone Opportunity Zone that is experiencing economic distress characterized by high unemployment, low investment of new capital, blighted conditions, and underutilized, obsolete or abandoned industrial, commercial and residential structures, and

**WHEREAS:** the Pennsylvania Keystone Opportunity Zone Act, being Act 92 of 1998 effective October 6, 1998, hereinafter referred to as the "Act" authorizes political subdivision to apply to the Department of Community and Economic Development ("DCED") for designation of an area within their respective political boundaries as a subzone within the Keystone Opportunity Zone and, as a precondition of such application, to enact a resolution which provides within the designated and approved subzone of the 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 the economic, physical, and social conditions within the subzone of 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 subzone of the Proposed Keystone Opportunity Zone within the twelve (12) years of exemption as hereinafter provided; and

**RESOLUTION NO. 98-13 - (Continued)**

**WHEREAS:** the City of Jeannette is participating in an application to DCED seeking approval of the subzone of the Proposed Keystone Opportunity Zone.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Jeannette, that effective as of January 1, 1999, contingent only upon DCED's approval of the application for the proposed Keystone Opportunity Zone, the following provisions shall apply:

1. Real Property Tax in the subzone of the Proposed Keystone Opportunity Zone is exempt in accordance with the provisions and limitation hereinafter set forth within the boundaries of the subzone of the Proposed Keystone Opportunity Zone in accordance with the Act for a period of 12 years, commencing January 1, 1999.
2. The exemption shall be 100% of the real property taxation on the assessed valuation of property within the subzone of the Proposed Keystone Opportunity Zone.
3. In regard to Local Earned Income, Net Profits, Business Privilege Taxes, the City of Jeannette also waives business gross receipts tax for operations conducted by a qualified business, earned income received by a resident of the subzone, or net profits of a qualified business received by a resident or nonresident within the subzone of the Proposed Keystone Opportunity Zone attributable to business activity conducted within the subzone of 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 become effective immediately upon January 1, 1999, contingent and conditioned only upon the prior approval by DCED of the application with respect to the subzone of the Proposed Keystone Opportunity Zone.

**THIS RESOLUTION IS ADOPTED BY THE COUNCIL OF THE CITY OF JEANNETTE AT A PUBLIC MEETING HELD THIS 18TH. DAY OF NOVEMBER, 1998.**

**ATTEST:**

/s/ Ronald E. Dinsmore

**RONALD E. DINSMORE,  
CITY CLERK**

**THE CITY OF JEANNETTE:**

/s/ Carl J. Matt

**CARL J. MATT, MAYOR AND  
PRESIDENT OF COUNCIL**

RESOLUTION NO. 98-13 - (Continued)

The undersigned, as Clerk of the City of Jeannette does hereby certify and affirm that this Resolution was duly adopted on the date set forth above and that this is a true and correct copy of the original Resolution enacted and remains in full force and effect and has not been amended, annulled, repealed, changed or rescinded.

DATE: November 18, 1998

RONALD E. DINSMORE,  
CITY CLERK

ALL THAT CERTAIN TRACT OF LAND situate in the City of Jeannette, County of Westmoreland and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at an existing monument on the Southerly right of way or property line of Consolidated Rail Corporation at the dividing line between the premises herein described and property now or formerly of Western Land & Improvement Co., thence along the Southerly right of way or property line of Consolidated Rail Corporation by the arc of a circle curving to the right and having a radius of 5681.50 feet in a general Easterly direction 847.60 feet to an existing monument; thence by a line South 27° 45' West, 209.90 feet to a point in Magee Avenue Extension; thence by a line through Magee Avenue Extension North 82° 35' West, 50.82 feet to a set pin at the Easterly most corner of land conveyed to Howard Gasoline & Oil Co. in Deed Book Volume 2047, page 379; thence along line of land so conveyed to Howard Gasoline and Oil Co. and along the Southerly line of Magee Avenue Extension North 50° 38' West, 142.28 feet to a point on the Easterly line of Ninth Street; thence along the easterly line of Ninth Street South 31° 55' West, 82.74 feet to a set pin; thence crossing Ninth Street North 82° 35' West, 53.52 feet to an existing monument; thence by a line, in part along Ninth Street, in part along the Westerly line of Jeannette Glass and in part along line of land now or formerly of Jeannette Planning Mill Co., South 28° 18' West, 1540.13 feet to a point; thence along line of land now or formerly of Jeannette Planning Mill Co., (Deed Book Volume 238, page 462) the following two (2) courses and distances; (1) South 61° 42' East, 307.55 feet and (2) North 28° 18' East, 113.35 feet to a pin, set at line of land conveyed to Thatcher Glass Manufacturing Co., Inc., BY Deed Book Volume 1609, page 200; thence by said last mentioned line by the arc of a circle deflecting to the left in a general Southeasterly direction having a radius of 287.75 feet an arc distance of 114.75 feet to a point; thence South 89° 52' East, 8.00 feet to a point on line of land now or formerly of Jeannette Glass; thence along said last mentioned line South 61° 42' East, 64.99 feet to a set pin; thence by a line South 39° 55' West, 95.21 feet to a point; thence by a line along sundry lots in the H. Sellers McKee Plan, Plan Book Volume 3, page 1 South 69° 55' West, 679.80 feet to a point in Orange Avenue; thence by a line in Orange Avenue North 65° 20' West, 378.80 feet to a p.k. nail set in Orange Avenue; thence by a line North 29° 25' West, 285.45 feet to a point in Brush Creek; thence by a line North 28° 18' East, 252.46 feet to a set pin on line of land which was conveyed to Wesley T. Orange, Trustee, under Conveyance and Exchange Agreement of record in Deed Book Volume 1955, page 988; thence by said last mentioned line North 35° 20' West, 94.50 feet to a set pin; thence North 50° 17' West, 36.24 feet to an existing monument on the Easterly line of a 13 foot alley; thence along said line of Alley North 31° 26' East, 304.98 feet to a set pin; thence South 58° 34' East, 103.68 feet to a set pin; thence by a line in part along sundry lots in the E.M. Gross Plan, Corporation Book 2, page 560, and in part along land now or formerly of Western Land and Improvement Co., North 28° 18' East, 1106.32 feet to a set pin; thence along line of properly conveyed to Victor Brewing Co. in Deed Book Volume 422, page 149, the following three (3) courses and distances (the last course and distance also being along the Southerly line of Clay Avenue Extension; (1) by the arc of a circle curving to the right, having a radius of 266.37 feet in a general Northeasterly direction an arc distance of 204.25 feet to a set pin; (2) North 72° 14' East, 188.00 feet to an existing monument and (3) North 71° 35' West, 207.02 feet to an existing monument on line of land now or formerly of Western Land & Improvement Co., thence along said last mentioned line, crossing Clay Avenue Extension, North 28° 18' East, 82.15 to an existing monument at the place of beginning.

RESOLUTION NO. 98-13 - (Continued)

This description was prepared in accordance with Plan of Survey by Alpha Engineering Co., Inc., for General Glass Industries Corp., dated October 14, 1987 Drawing No. 130A33-9498.

EXCEPTING AND RESERVING from the above described premises that conveyance of that certain parcel known as Lot 2 in the Jeannette Industrial Park Phase 1 recorded in Plan Book Volume 91, page 194 being comprised of 1.008 acres which was deeded to G.T.W. Holdings, Inc.

For title reference, please refer to Deed Book Volume 3356, page 016 and Deed Book Volume 3356, page 046.

"EXHIBIT"