

# NORTHAMPTON COUNTY COUNCIL - EASTON, PA

Ordinance No. 710                      SESSION 2021                      Bill No. 802

Introduced by Tara M. Zrinski and Kerry L. Myers on June 17, 2021

Enacted July 6, 2021                      Effective August 5, 2021

Title:            AN ORDINANCE BY NORTHAMPTON COUNTY COUNCIL AMENDING ORDINANCE 635-2018 CONCURRING WITH THE CITY OF EASTON AND THE EASTON AREA SCHOOL DISTRICT, AND PROVIDING FOR PROPERTY TAX EXEMPTION FOR CERTAIN ADDITIONAL PROPERTIES IN THE CITY OF EASTON TO BE LISTED AS DETERIORATED PROPERTY AS DEFINED IN THE CITY OF EASTON RESOLUTION NUMBER 11-2018 PURSUANT TO ACT 76 OF 1977, OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, AS AMENDED (72 P.S. 4722 ET SEQ.) AND ACT 42 OF 1977 OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, AS AMENDED (72 P.S. § 4711-101 ET SEQ.)

WHEREAS, the General Assembly of Pennsylvania passed Act 76 of 1977, known as the Local Economic Revitalization Tax Assistance Law (LERTA), which authorizes local taxing authorities to provide for tax exemption for certain deteriorated industrial, commercial and other business property; and

WHEREAS, the General Assembly of Pennsylvania passed Act 42 of 1977, known as the Improvement of Deteriorating Real Property or Areas Tax Exemption Act (residential LERTA), which authorizes local taxing authorities to provide for tax exemption for certain deteriorated residential property; and

WHEREAS, the City of Easton and the Easton Area School District have approved an amendment to the area previously defined in the City of Easton Ordinance 5625 and City of Easton Resolution 11-2018 by adding the additional properties set forth in Exhibit C as deteriorated properties by Resolution 73-2021; and

WHEREAS, the County Council of Northampton County, in accordance with said Act held a public hearing; and

**WHEREAS**, on April 20, 2018, Northampton County adopted Ordinance 635-2018 adding various tax parcels located in the City of Easton as eligible areas for local revitalization and to provide for tax exemption for these properties; and

**WHEREAS**, Northampton County has determined that additional tax parcels as set forth and depicted in Exhibit C constitute additional deteriorated properties as defined in Act 76 of 1977, 72 P.S. 4722, et seq. and Act 42 of 1977, 72 P.S. §4711-101 et seq. and areas in which improvements are eligible for the Tax Exemption by the Local Taxing Authorities in accordance with this Ordinance and in accordance with all the terms and conditions set forth in Ordinance 635-2018.

**NOW, THEREFORE, BE IT ORDAINED**, by the County Council of Northampton County:

1. The Northampton County Council hereby determines that the following areas of the City of Easton, Northampton County Pennsylvania, shown in Exhibit C and identified by the tax parcel numbers attached hereto contain deteriorated areas as defined in Act 76 of 1977, 72 P.S. § 4722, et seq. and Act 42 of 1977, 72 P.S. §4711-101 et seq. and are areas in which improvements are eligible for the Tax Exemption by the Local Taxing Authorities in accordance with this ordinance.

2. The properties listed in Exhibit C are subject to all the terms, conditions, requirements and obligations as set forth in Ordinance 635-2018, all of whose terms and conditions are incorporated into this ordinance and applicable to this ordinance by references.

3. The provisions of this ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional, such provisions shall not affect or impair any of the remaining sections, clauses or sentences. It is hereby declared to be the intent of the Northampton County Council that this ordinance would have been adopted if such illegal, invalid or unconstitutional sections, clauses or sentences had not been included herein.

4. This ordinance shall take effect thirty (30) days after the date of enactment and shall remain in effect thereafter from year to year, unless repealed, until December 31, 2022.

5. All ordinances, and parts of ordinances, inconsistent herewith are hereby repealed.

This ordinance was advertised on the 23<sup>rd</sup> day of June, 2021 and was adopted by the Northampton County Council on the 1<sup>st</sup> day of July, 2021.

ATTEST:



Linda M. Zembo  
Clerk to Council

Lori Vargo Heffner

Lori Vargo Heffner  
County Council President



Lamont G. McClure, Jr.  
County Executive

**Recommended LERTA Additions**

NUMBER	TAX PARCEL	LOCATION	OWNERS_NAM
72	L9SE2B_14_3	201 Larry Holmes Dr	MJP GRAT INVESTORS LP
73	L9SE2A_12_2	58 CENTRE SQ	GILBERT & MARTINE NIELSON
74	L9SE2A_22_1	37-39 S WEST ST	GREG SCHUYLER
75	L9SE2B_3_7	121 -27 NORTHAMPTON ST	BRIODAD RED LLC
76	M9NE1B_9_8	601 Reynolds Street	601 REYNOLDS ST LLC
77	L9SE4C_23_1	717 Berwick Street	STEPHEN GROTENHUIS
78	M9_11_31_0810	250 Line St	250 LINE STREET LLC
79	L9SE2A_14_16	16-18 South 6th Street	PINE STREET PLAZA LLC
80	L9SE1B_9_13	697 Prospect Ave	REDEVELOPMENT AUTHORITY
81	L9SE2B_2_10	233-235 Northampton St	233 NORTHAMPTON LLC
82	L9SE2B_3_14	157-163 Northampton St	57 FUSION LLC

**Previously Approved LERTA Properties**

1	M9NE2B 10 2	E GRANT ST	THOMPSON DALE E
2	M10 2 10	301 GRANT ST	WITTE HOMES INC
3	L9SE2C 9 11C	S DELAWARE DR	REDEVELOPMENT AUTHORITY
4	L9SE2C 9 11	S DELAWARE DR	BARNDT MICHAEL A JR
5	L9SE2D 8 2	185 S 3RD ST	SARAL INC
6	L9SE2B 13 2	132 S 3RD ST	HERITAGE RIVERVIEW LP
7	L9SE2C 1 2	136 -42 S 3RD ST	HERITAGE RIVERVIEW LP
8	L9SE1B 31 16	623 PINE ST	JABBOUR MICHAEL M & ANTHONY M
9	L9SE1B 31 13	617 PINE ST	BRIGGS TERRY B & MARYALICE
10	L9SE1B 31 1	626 -28 WALNUT AVE	REDEVELOPMENT AUTHORITY OF EASTON
11	L9SE1B 31 3	622 WALNUT ST	HUTLER CHARLES J III
12	L9SE1B 31 14	619 PINE ST	HUTLER CHARLES J III
13	L9SE1B 31 15	621 PINE ST	HUTLER CHARLES
14	L9SE1B 31 2	624 WALNUT ST	HUTLER CHARLES J III
15	L9SE1B 24 5A	675 PINE ST	BALANI HINDRAJ L
16	L9SE2B 10 7A-1	S 3RD ST	EASTON CITY
17	L9SE2A 24 3	27 S 3RD ST	EASTON PARKING AUTHORITY
18	L9SE1B 30 7	627 -29 WALNUT AVE	KONDOUZ MEHMEDALI & TOPOVA AMINA
19	L9SE1B 30 6	623 -25 WALNUT AVE	KONDOUZ MEHMEDALI & TOPOVA AMINA
20	L9SE1B 24 2	684 -96 NORTHAMPTON ST	JOSEPH ELLIOTT M
21	L9SE2A 15 11	418 -26 NORTHAMPTON ST	POMFRET CLUB
22	L9SE1B 16 15	811 NORTHAMPTON ST	EASTON SCHOOL DEVELOPMENT L P
23	L9SE2B 6 3	222 NORTHAMPTON ST	DESAI JAGDISH
24	L9SE2B 6 4	218 -20 NORTHAMPTON ST	EASTON CITY
25	L9SE2B 6 5	212 -16 NORTHAMPTON ST	EASTON CITY
26	L9SE2B 6 6	208 -10 NORTHAMPTON ST	BASSIL YOUSFIEH SIA & ANTOINE ELIAS
27	L9SE2A 8 6	Vacant Land Northampton St	
28	L9SE2A 8 5	509 -11 NORTHAMPTON ST	JABBOUR MICHAEL M & ANTHONY M
29	L9SE2A 8 8	525 NORTHAMPTON ST	COUGHLIN JERRY A & LINDA R
30	L9SE2A 8 4	505 -07 NORTHAMPTON ST	MEN'S COMMUNITY HOUSE LLC
31	L9SE2A 8 7	Vacant Land Northampton St	
32	L9SE2A 9 6	407 NORTHAMPTON ST	RADOGNA JOSEPH R
33	L9SE2A 11 5	301 -303 NORTHAMPTON ST	VP SUBURBAN PA EMERALD LLC

34	L9NE4D 29 14	1129 SPRING GARDEN ST	ROBOFUSION LLC
35	L9NE3D 17 10	56 N 3RD ST	EASTON CITY
36	L9NW3C 10 6	331 -333 N 13TH ST	AMERICAN RADIO WORKS LLC
37	L9NW3C 10 4	1234 WOOD AVE	AMERICAN RADIO WORKS LLC
38	L9NW3C 10 1	1240 WOOD AVE	AMERICAN RADIO WORKS LLC
39	L9NW3C 10 2	1238 WOOD AVE	AMERICAN RADIO WORKS LLC
40	L9NW3C 10 3	1236 WOOD AVE	AMERICAN RADIO WORKS LLC
41	L9NW3C 10 5	1232 WOOD AVE	GULA NICOLE M
42	L9NE3C 4 1A	SPRING GARDEN ST	MITMAN CLAY R &
43	L9NE3C 1 7A	N RIVERSIDE DR	METROPOLITAN EDISON COMPANY
44	L9 23 1	WOOD AVE	EXCALIBUR REALTY COMPANY
45	L9 14 4	HACKETT AVE	EXCALIBUR REALTY COMPANY
46	L9 15 1	N 13TH ST	EXCALIBUR REALTY COMPANY
47	L9NE3D 11 20	59 N 5TH ST	VIVIAN GHALEB
48	L9NE1 23 4	1000 BUSHKILL DR	DEITER FAMILY LIMITED
49	L9NE1 23 3	BUSHKILL DR	STEIN JACOB REVOCABLE LIVING TR AGMT
50	L9NE1 17 10	1111 -13 BUSHKILL DR	STEIN JACOB REVOCABLE LIVING TR AGMT
51	L9SE2B 8 4	108 -16 NORTHAMPTON ST	KAPLAN SIDNEY A & HELENE F
52	L9SE1B 18 6	687 NORTHAMPTON ST	KOORIE PETER G & ODIL
53	L9SE2A 7 1	601 A NORTHAMPTON ST	601 NORTHAMPTON LLC
54	L9NE3C 6 18A	45 LARRY HOLMES DR	RIVERBANK DEVELOPMENT GROUP LP
55	L9SE2A 10 7	353 -59 NORTHAMPTON ST	JABBOUR MICHAEL M & ANTHONY M
56	L9SE1D 11 1	1298 SPRUCE ST	EALER REALTY CORP
57	L9SE2A 10 6	349 -51 NORTHAMPTON ST	CROFTS IAN & ABIGAIL DIAZ
58	L9SE2A 15 3	460 -62 NORTHAMPTON ST	HAMPTON HOTEL INC
59	M9NE1B 11 1	COAL ST	BLACK DIAMOND ENTERPRISES LTD
60	M9NE1B 7 2	457 W LINCOLN ST	SOUTHERN CROSS MANAGEMENT INC
61	L9SE2A 9 7	411-419 Northampton Street	411 NORTHAMPTON LLC
62	L9SE2A 20 20	28-30 S 6TH ST	ARTHUR T SCHMIDT
63	L9SE2A 20 17	36 S 6TH ST	JOHN TRUSZ
64	L9SE2A 20 16	40 S 6TH ST	BLUE SD INVESTMENTS LP
65	L9SE1B 25 15	616 NORTHAMPTON ST	LOUIS SCHWARTZ
66	L9SE1B 25 14	618-20 NORTHAMPTON ST	LOUIS SCHWARTZ
67	L9SE1B 25 13	622-24 NORTHAMPTON ST	LOUIS SCHWARTZ
68	L9SE1B 25 12	626 NORTHAMPTON ST	LOUIS SCHWARTZ
69	L9SE1B 25 11	628 NORTHAMPTON ST	LOUIS SCHWARTZ
70	L9SE1B 25 10	630 NORTHAMPTON ST	LOUIS SCHWARTZ
71	L9SE1B 25 25	627 PINE ST	LOUIS SCHWARTZ

List Updated 5/26/2021

# LERTA Properties

