

PUBLIC NOTICE

Stroudsburg Borough Council will conduct a Public Hearing on Tuesday, June 2, 2020 at 7:00 pm as part of the regularly scheduled meeting. The purpose of the Public Hearing is to consider public input and determine boundaries of a “deteriorated area or areas” pursuant to Pennsylvania’s Local Economic Revitalization Tax Assistance Act (“LERTA”). Borough Council shall solicit and consider recommendations from local taxing authorities, planning commission or redevelopment authority concerning the location of boundaries of a “deteriorated area or areas” in accordance with Title 72 P.S. §4725 of LERTA. The determination of “deteriorated area or areas” is a pre-condition to the Borough acting upon a proposed LERTA Ordinance. A summary of the proposed LERTA Ordinance, as authorized by the Pennsylvania Borough Code is as follows:

Title. An Ordinance amending the Stroudsburg Borough Code, adding Part 6, Local Economic Revitalization Tax Assistance to Chapter 24 Taxation; providing a real estate tax exemption for new construction and improvements to deteriorated property in deteriorated areas pursuant to LERTA and establishing standards and qualifications for such exemption.

Recitals. The Ordinance contains up to one dozen recitals describing the legislative enabling authority and legislative objectives of the Ordinance.

Section 1. This section establishes Part 6 to Chapter 24 of the Borough Code, §610-616.

§24-610. This section establishes the title of the Ordinance as Stroudsburg Borough LERTA Ordinance.

§24-611. Authority. This section establishes the legislative enabling authority for the Ordinance.

§24-612. Definitions. This section defines the terms “act,” “LERTA,” “Borough,” “Commonwealth,” “County,” “Deteriorated Area,” “Eligible Property,” “Improvement,” “Local Taxing Authorities,” and “School District.”

§24-613. Designation of Deteriorated Area(s). This section establishes tax-exempt eligibility for property owners making an Improvement to Eligible Property within a designated deteriorated area.

§24-614. Exemptions. This section exempts from real property taxation a portion of additional assessment attributable to new Improvements to Eligible Property. This section also establishes an administrative procedure for a property owner to submit a request for exemption at the time of securing a building permit, prior to commencing construction, pay a one-time application fee to the Borough and other criteria.

§24-615. Exclusions and Revocations. This section conditions any tax exemptions granted per LERTA on compliance with other Borough Codes and Ordinances including, by way of example only, timely payment of Borough real estate taxes.

§24-616. Sunset Provision. This section establishes a ten-year term for the Ordinance and further assures any taxpayer received exemption during the Ordinance term. The benefit of the full exemptions authorized herein.

Section 2. Severability. This section provides that any term of the Ordinance found void, illegal or unenforceable shall not affect the remaining valid portions of the Ordinance.

Section 3. Repealer. This section repeals any Ordinances or resolutions inconsistent with the LERTA Ordinance.

Section 4. Effective Date. This section states that Ordinance shall become effective immediately in accordance with the Pennsylvania Borough Code.

The Borough Building remains closed to the public during Governor Wolf's and the Borough's respective Emergency Declarations. The Public Hearing will be conducted electronically via Zoom and the Borough's Facebook livestream page. Any person wishing to be heard on the proposed Ordinance shall contact the Borough Manager in advance at (570) 421-5444 during normal business hours or via email at bace@stroudsburgboro.com at least 24 hours in advance of the Public Hearing. The Borough Manager's office can issue further instructions for access to the Public Hearing and public participation.

Anthony Lanfrank, President
Brian Ace, Borough Manager
Stroudsburg Borough