CITY OF WILLIAMSPORT, PA
RESOLUTION

RESOLUTION # 9991 DATE 1-8-26

TITLE

RESOLUTION APPROVING AN INTERGOVERNMENTAL COOPERATION AGREEMENT AND MEMORANDUM OF UNDERSTANDING BY AND AMONG THE REDEVELOPMENT AUTHORITY OF WILLIAMSPORT, COUNTY OF LYCOMING, CITY OF WILLIAMSPORT, AND THE WILLIAMSPORT AREA SCHOOL DISTRICT.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Williamsport, that the Intergovernmental Cooperation Agreement, attached hereto, between the City of Williamsport, County of Lycoming, the Williamsport Area School District, and the Redevelopment Authority of the City of Williamsport, related to blighted property maintenance, is hereby approved.

HEREBY, the appropriate City Officials are authorized to execute the attached Amendment between the City of Williamsport and the aforementioned parties and any other documents necessary to accept and execute the attached Agreement.

Approved

City Clerk

President

EXHIBIT A

City of Williamsport Ordinance 6420

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 1786-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec. 2021.	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 9th of Dec. 2021

AN ORDINANCE

6420

AN ORDINANCE AUTHORIZING THE DESIGNATION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF WILIAMSPORT AS THE LAND BANK AUTHORITY

IT IS HEREBY ENACTED AND ORDAINED by the City of Williamsport as follows:

SECTION I: FINDINGS

The City of Williamsport finds and declares that:

A. Vacant, abandoned, and tax-delinquent properties adversely affect the economic and social vitality of the City of Williamsport.

B. Vacant, abandoned, and tax-delinquent properties impose significant costs on taxpayers, neighborhoods and communities throughout the City of Williamsport by lowering property values, increasing fire and police protection costs, decreasing tax revenues, and undermining community cohesion.

C. There is an overriding public need to confront the problems caused by vacant, abandoned, and tax-delinquent properties through the creation and utilization of tools to return these types of properties into vibrant, revitalized places.

D. Land banks are one of the tools that may use to facilitate the return of vacant abandoned, and tax-delinquent properties to productive use.

E. The General Assembly of the Commonwealth of Pennsylvania pursuant to Act 33 of 2018, P.L. 221 (June 19, 2018) granted land bank jurisdictions located with certain counties the authority to designate a redevelopment authority created for the jurisdiction and operating under the Urban Redevelopment Law, as a land bank for the jurisdiction.

F. The Redevelopment Authority of the City of Williamsport as a land bank will confer on the Redevelopment Authority of the City of Williamsport powers of a land bank.

G. The City of Williamsport will benefit from the designation of the Redevelopment Authority of the City of Williamsport as a land bank.

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 186-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec. 20 21	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 9th of Dec 20 21

AN ORDINANCE

SECTION 2. PURPOSE AND AUTHORITY

A. It is the purpose of this Ordinance to designate the Redevelopment Authority of the City of Williamsport to act as a land bank for the City of Williamsport pursuant to the authority granted under Act 33 of 2018, P.L. 221 (June 19, 2018) which amended the Pennsylvania Land Bank Law, 68 Pa. C.S. §§2101-2120.

B. The City of Williamsport is designating the Redevelopment Authority of the City of Williamsport to act as a land bank in order to mitigate blight, encourage the redevelopment of vacant, abandoned, and tax-delinquent properties, foster economic development of these properties, and improve the quality of life of neighborhoods affected by these properties.

SECTION 3. DEFINITIONS

As used in the Ordinance, the following terms shall have the following meanings:

A. "Act 33 of 2018." The act of June 19, 2018, P.L. 221, No. 33, codified at 68 Pa. C.S. § 2104(h).

B. "Authority." The Redevelopment Authority of the City of Williamsport, a redevelopment authority created for the City of Williamsport and operating under the act of May 24, 1945 (P.L. 991, No. 385), known as the Urban Redevelopment Law.

C. "Authority as Land Bank." The Authority when acting as a land bank pursuant to the Land Bank Law and this Ordinance.

D. "Land Bank Activities." Any and all activities, operations, actions and functions undertaken by the Authority pursuant to the Land Bank Law and this Ordinance.

E. "Land Bank Law." The act of October 24, 2012, P.L. 1239, No. 153, codified at 68 Pa. C.S. §§ 2102-2120 and any amendments thereto.

F. "Owner-Occupant." A natural person with a legal or equitable ownership in the property which was the primary residence of the person for at least three consecutive months at any point in the year preceding the date of the initial delinquency.

G. "Person." A corporation, partnership, limited liability company, business trust, other association, government entity (other than the Commonwealth of Pennsylvania), estate, trust or natural person.

H. "Policies." The rules, policies and procedures adopted by the Authority pursuant to this Ordinance and the Land Bank Law.

I. "Real Property." Land and all structures and fixtures thereon and all estates and interests in land, including easements, covenants and leaseholder.

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 178-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec 20 21	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 9th of Dec 20 21

AN ORDINANCE

SECTION 4. DESIGNATION

The Authority is hereby designated as the land bank for the City of Williamsport pursuant to Act 33 of 2018 and § 2104(h)(1) of the Land Bank Law, 68 Pa. C.S. § 2104(h).

SECTION 5. POWERS OF AUTHORITY AS A LAND BANK

The Authority shall have all the powers conferred upon a land bank under the Land Bank Law, including but not limited to § 2107.

SECTION 6. COMMUNITY REPRESENTATION ON BOARD OF THE AUTHORITY

Upon a vacancy or expiration of the term of an Authority's board member occurring after designation of the Authority pursuant to this Ordinance, the City of Williamsport shall appoint a replacement to the Authority's board to ensure that at least one voting board member (i) is a resident of the City of Williamsport (ii) is not a public official or municipal employee, and (iii) maintains membership with a recognized civic organization within the jurisdiction of the City of Williamsport.

Any person may submit recommendations to the City of Williamsport concerning membership of the Authority's Board and appointments thereto by the City of Williamsport.

SECTION 7. ACTION TAKEN BY BOARD OF THE AUTHORITY

All action taken by the Board of the Authority must be done in compliance with §2105(h) of the Land Bank Law.

SECTION 8. ACQUISITION OF REAL PROPERTY

A. The Authority as Land Bank shall hold title in its own name to all Real Property it acquires.
B. The Authority as Land Bank may acquire Real Property by any legal means, on terms and conditions and in a manner the Authority considers proper.
C. If the Authority as Land Bank acquires a residential property occupied by Owner-Occupants, it shall be the Authority's policy to show a preference for keeping the Owner-Occupants within their homes.
D. The Authority as Land Bank shall acquire, hold and dispose of Real Property in accordance with the Land Bank Law.
E. Any person may submit recommendations to the Authority concerning Real Property that could be acquired and the proposed uses for which such property could be redeveloped.

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 1786-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec 20 21	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 6th of Dec 20 21

AN ORDINANCE

SECTION 9. POLICIES

A. The Authority shall develop Policies which are consistent with the Land Bank Law and with this Ordinance.
B. After the adoption of the Policies by the Authority, the Policies shall be reviewed at least annually by the Authority with the opportunity for public input and comment. The Policies shall be published on the Authority's website.
C. The Policies adopted by the Authority shall include ethical standards, financial disclosure standards and conflict of interest guidelines consistent with § 2115 of the Land Bank Law and all other applicable state and local laws.

SECTION 10. FINANCIAL PROVISIONS

A. The Authority shall finance Land Bank Activities through any means authorized under the Land Bank Law or any other applicable law.
B. Finances of the Authority as Land Bank shall be retained and accounted for separately from finances held for other Authority purposes and shall be subject to the annual auditing and reporting requirements of § 2119 of the Land Bank Law.

Section 11. REVOCATION OF THE DESIGNATION

The designation of the Authority as Land Bank may be revoked in the same manner as the dissolution of a land bank under § 2114 of the Land Bank Law.

SECTION 12. FILING OF THE ORDINANCE

Upon adoption of this ordinance, the City of Williamsport shall file a copy of the Ordinance with the Pennsylvania Department of State and provide a copy to the Pennsylvania Department of Community and Economic Development.

SECTION 13. EFFECTIVE DATE

This ordinance shall be effective as of _____.

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 1780-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec 20 21	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 9th of Dec 20 21

SECTION 14: **AN ORDINANCE**

Enacted this 9th day of December 2021.

ATTEST:

Randall Allison, President
Williamsport City Council

Janice M. Frank, City Clerk

Derek Slaughter, Mayor

This ordinance was approved/vetoed this 9th day of December 2021.

INTERGOVERNMENTAL COOPERATION AGREEMENT AND MEMORANDUM OF UNDERSTANDING BY AND AMONG THE REDEVELOPMENT AUTHORITY OF WILLIAMSPORT, COUNTY OF LYCOMING, CITY OF WILLIAMSPORT, AND THE WILLIAMSPORT AREA SCHOOL DISTRICT

This Intergovernmental Cooperation Agreement ("Agreement") is entered into this ___ day of _____, 20__ among and between the **WILLIAMSPORT REDEVELOPMENT AUTHORITY,** created pursuant to the Urban Redevelopment Law of 1945, with its principal office at 144 West Third Street, Williamsport, PA 17701 (hereinafter "Authority"), the **CITY OF WILLIAMSPORT,** a City created under the Third Class Cities Code with its principal office at 100 West Third Street, Williamsport, PA 17701 (hereinafter "City") the **COUNTY OF LYCOMING,** a County created under the County Code, with its principal office at 48 West Third Street, Williamsport, PA 17701 (hereinafter "County"), and the **WILLIAMSPORT AREA SCHOOL DISTRICT,** a school district in the Commonwealth of Pennsylvania, including in its jurisdiction the City which is a party hereto, with its principal office located at 2780 West Fourth Street, Williamsport, PA 17701 (hereinafter "School District").

WHEREAS, as authorized by Act 33 of 2018, the CITY OF WILLIAMSPORT adopted Ordinance No. 5726 designating the Authority to act as a Land Bank (hereinafter "Authority as Land Bank"); and

WHEREAS, the City, the County, the School District and the Authority desire to join to create stronger communities by dealing with blighted, vacant, abandoned, and tax delinquent properties or otherwise obsolete land uses (collectively "Problem Properties") that impair the quality of life, productive growth, and sustainability of the community;

NOW, THEREFORE, the parties, with a mutual desire to work together in promoting effective solutions to these conditions that will encourage productive land uses, stabilize communities and stabilize the tax base, and based upon mutual agreements herein contained, for good and valuable consideration, receipt of which is acknowledged, agree as follows:

1. Recitals. The foregoing Recitals are incorporated into the text of this Agreement.

2. Authority as Land Bank Obligation. The Authority as Land Bank shall consider, in consultation with the City, the acquisition of Problem Properties located in the City. Because the Authority as Land Bank has limited funds, it cannot, and does not, hereby commit to acquiring any properties.

With regard to any properties acquired, the Authority as Land Bank shall attempt to maintain the properties and return them to productive use consistent with the desires of the City as set forth in Ordinance No. 6420 (which is attached hereto as Exhibit A) and any policies and procedures which may be adopted by the Authority as Land Bank and amended from time to

time. The City, the County and the School District are not hereby agreeing to fund, unless specifically negotiated on a case-by-case basis, any acquisition, closing costs, demolition cost, debt service or other costs with respect to the Authority's acquisition of properties in its capacity as Land Bank; nor are the City, County and School District agreeing to fund any costs associated with the sale or leasing of properties acquired by the Authority as Land Bank.

3. Obligations of City, County and School District. The City, County and School District agree, with regard to any property obtained by the Authority as Land Bank, that the City, County and School District shall forgive, exonerate and release the said property from any real estate tax liens or any other liens, including municipal improvement liens, citation costs or any other charges on the property arising in favor of the City, County or School District. The City, County and School District understand that during the time that any property is in the ownership of the Authority, the same shall not be taxable. The City, County and School District understand that when the Authority attempts to return the property to productive use, the use may include a tax-exempt use, such as transfer to the City, County, or School District or to a charitable organization.

Notwithstanding the foregoing, whenever the Authority as Land Bank acquires a property listed on the docket of the Lycoming County Tax Claim Bureau, the Authority as Land Bank shall pay a purchase price equal to the County's, City's and School District's pro rata share of "costs" as hereinafter defined based upon total millage of the County, City and School District combined. "Costs" is defined as costs permitted to be collected by the Lycoming County Tax Claim Bureau under Real Estate Tax Sales Law (hereinafter "RETSL") as now enacted or as hereinafter amended with respect to the collection of delinquent taxes with respect to a respective parcel and its owner(s). "Costs" shall not include the five percent (5%) commission to which the Lycoming County Tax Claim Bureau is entitled under RETSL or any tax or municipal lien. The County, City and School District waive any claim to the monies so paid by the Authority as Land Bank to the Lycoming County Tax Claim Bureau.

If the Authority as Land Bank is able to and does return the property to a taxable use, the City, County and School District agree that, for a period of five (5) years after said property is conveyed by the Authority as Land Bank, one half (1/2) of any real estate taxes collected on the property shall accrue to the benefit of the Authority as Land Bank. The City, County and School District agree to take all action necessary to carry out the allocation of these taxes to the Authority as Land Bank.

The City agrees to maintain the exterior portion of any property acquired by the Authority as Land Bank, including but not limited to, snow or ice clearance, vegetation control, cutting grass and any other agreed upon exterior maintenance during the time the same is owned by the Authority as Land Bank. No representation can be or is made as to the time duration which it will take the Authority as Land Bank to return any property which it acquires to a productive use. The City, County and the School District are not hereby agreeing to fund or perform any capital repairs, replacements or other such work on any property acquired or claimed by the Authority as

Land Bank. If the Authority as Land Bank leases any property it acquires, from that date forward, the City shall be released from any further obligation to maintain the property as set for in this section.

4. Notice. The Authority as Land Bank shall reasonably attempt to supply notice to the representatives designated by the City, County and School District before any action is taken to acquire, rehabilitate, demolish, convey or transfer any property owned by the Authority as Land Bank during the tenure hereof and shall reasonably consult with the designated representative of the City in developing a plan for said property.

5. Term and Termination. This Agreement shall not take effect until all governmental entities approve it. It shall take effect immediately upon the last governing body approving it. Should any governing body terminate its legal obligations under this Agreement, as outlined below, then it shall be void as to all. Any party hereto may terminate this Agreement and withdraw from participation in future acquisitions on thirty (30) days' written notice to the other parties. In the event of withdrawal, all obligations with regard to property already obtained or in process of being obtained by the Authority as Land Bank shall continue until the Authority as Land Bank conveys the same and the five (5) year allocation of one half (1/2) of the tax revenues collected to the Authority as Land Bank shall continue as set forth herein.

6. Independent Contractors. Notwithstanding anything contained herein, each of the parties hereto is and shall remain an independent contractor and the Agreement shall not create any employment, agency, partnership or co-venture relationship and, except as specifically set forth herein, neither party may incur debt or financial obligation in the name of any other party.

7. Compliance with Laws, Ordinances, Rules and Regulations. All activities performed by any party hereunder shall be performed in accordance with all applicable statutes and ordinances.

8. Entire Agreement and Agreement Interpretation. This Agreement constitutes the full and complete understanding and agreement among the parties. No provision of this Agreement shall be construed to create any rights in anyone who is not a party to this Agreement. This Agreement may be amended or revised in writing signed by all of the parties hereto. This Agreement shall be

9. interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania. The resolution of any conflicts or disputes arising hereunder shall be under the

jurisdiction and venue of the Lycoming County Court of Common Pleas.

WILLIAMSPORT REDEVELOPMENT AUTHORITY

BY:_____

CITY OF WILLIAMSPORT

James M. Frank

BY: Derek Slaughter
Mayor

Margaret J. Goodrum
Controller

WILLIAMSPORT AREA SCHOOL DISTRICT

BY:_____

COUNTY OF LYCOMING

BY:_____

CITY OF WILLIAMSPORT, PA
FILE OF CITY COUNCIL

BILL No. 1786-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec 2021.	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 9th of Dec 2021

AN ORDINANCE
6420

AN ORDINANCE AUTHORIZING THE DESIGNATION OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF WILIAMSPORT AS THE LAND BANK AUTHORITY

IT IS HEREBY ENACTED AND ORDAINED by the City of Williamsport as follows:

SECTION I: FINDINGS

The City of Williamsport finds and declares that:

A. Vacant, abandoned, and tax-delinquent properties adversely affect the economic and social vitality of the City of Williamsport.

B. Vacant, abandoned, and tax-delinquent properties impose significant costs on taxpayers, neighborhoods and communities throughout the City of Williamsport by lowering property values, increasing fire and police protection costs, decreasing tax revenues, and undermining community cohesion.

C. There is an overriding public need to confront the problems caused by vacant, abandoned, and tax-delinquent properties through the creation and utilization of tools to return these types of properties into vibrant, revitalized places.

D. Land banks are one of the tools that may use to facilitate the return of vacant abandoned, and tax-delinquent properties to productive use.

E. The General Assembly of the Commonwealth of Pennsylvania pursuant to Act 33 of 2018, P.L. 221 (June 19, 2018) granted land bank jurisdictions located with certain counties the authority to designate a redevelopment authority created for the jurisdiction and operating under the Urban Redevelopment Law, as a land bank for the jurisdiction.

F. The Redevelopment Authority of the City of Williamsport as a land bank will confer on the Redevelopment Authority of the City of Williamsport powers of a land bank.

G. The City of Williamsport will benefit from the designation of the Redevelopment Authority of the City of Williamsport as a land bank.

Exhibit "A"

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 1786-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec 20 21	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 9th of Dec 20 21

AN ORDINANCE

SECTION 2. PURPOSE AND AUTHORITY

A. It is the purpose of this Ordinance to designate the Redevelopment Authority of the City of Williamsport to act as a land bank for the City of Williamsport pursuant to the authority granted under Act 33 of 2018, P.L. 221 (June 19, 2018) which amended the Pennsylvania Land Bank Law, 68 Pa. C.S. §§2101-2120.

B. The City of Williamsport is designating the Redevelopment Authority of the City of Williamsport to act as a land bank in order to mitigate blight, encourage the redevelopment of vacant, abandoned, and tax-delinquent properties, foster economic development of these properties, and improve the quality of life of neighborhoods affected by these properties.

SECTION 3. DEFINITIONS

As used in the Ordinance, the following terms shall have the following meanings:

A. "Act 33 of 2018." The act of June 19, 2018, P.L. 221, No. 33, codified at 68 Pa. C.S. § 2104(h).

B. "Authority." The Redevelopment Authority of the City of Williamsport, a redevelopment authority created for the City of Williamsport and operating under the act of May 24, 1945 (P.L. 991, No. 385), known as the Urban Redevelopment Law.

C. "Authority as Land Bank." The Authority when acting as a land bank pursuant to the Land Bank Law and this Ordinance.

D. "Land Bank Activities." Any and all activities, operations, actions and functions undertaken by the Authority pursuant to the Land Bank Law and this Ordinance.

E. "Land Bank Law." The act of October 24, 2012, P.L. 1239, No. 153, codified at 68 Pa. C.S. §§ 2102-2120 and any amendments thereto.

F. "Owner-Occupant." A natural person with a legal or equitable ownership in the property which was the primary residence of the person for at least three consecutive months at any point in the year preceding the date of the initial delinquency.

G. "Person." A corporation, partnership, limited liability company, business trust, other association, government entity (other than the Commonwealth of Pennsylvania), estate, trust or natural person.

H. "Policies." The rules, policies and procedures adopted by the Authority pursuant to this Ordinance and the Land Bank Law.

I. "Real Property." Land and all structures and fixtures thereon and all estates and interests in land, including easements, covenants and leaseholder.

CITY OF WILLIAMSPORT, PA
FILE OF CITY COUNCIL

BILL No. 186-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec 20 21	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 6th of Dec 20 21

AN ORDINANCE

SECTION 4. DESIGNATION
The Authority is hereby designated as the land bank for the City of Williamsport pursuant to Act 33 of 2018 and § 2104(h)(1) of the Land Bank Law, 68 Pa. C.S. § 2104(h).

SECTION 5. POWERS OF AUTHORITY AS A LAND BANK
The Authority shall have all the powers conferred upon a land bank under the Land Bank Law, including but not limited to § 2107.

SECTION 6. COMMUNITY REPRESENTATION ON BOARD OF THE AUTHORITY
Upon a vacancy or expiration of the term of an Authority's board member occurring after designation of the Authority pursuant to this Ordinance, the City of Williamsport shall appoint a replacement to the Authority's board to ensure that at least one voting board member (i) is a resident of the City of Williamsport (ii) is not a public official or municipal employee, and (iii) maintains membership with a recognized civic organization within the jurisdiction of the City of Williamsport.

Any person may submit recommendations to the City of Williamsport concerning membership of the Authority's Board and appointments thereto by the City of Williamsport.

SECTION 7. ACTION TAKEN BY BOARD OF THE AUTHORITY
All action taken by the Board of the Authority must be done in compliance with §2105(h) of the Land Bank Law.

SECTION 8. ACQUISITION OF REAL PROPERTY

A. The Authority as Land Bank shall hold title in its own name to all Real Property it acquires.
B. The Authority as Land Bank may acquire Real Property by any legal means, on terms and conditions and in a manner the Authority considers proper.
C. If the Authority as Land Bank acquires a residential property occupied by Owner-Occupants, it shall be the Authority's policy to show a preference for keeping the Owner-Occupants within their homes.
D. The Authority as Land Bank shall acquire, hold and dispose of Real Property in accordance with the Land Bank Law.
E. Any person may submit recommendations to the Authority concerning Real Property that could be acquired and the proposed uses for which such property could be redeveloped.

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 1786-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2ND of Dec 20 21	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 9th of Dec 2021

AN ORDINANCE

SECTION 9. POLICIES

A. The Authority shall develop Policies which are consistent with the Land Bank Law and with this Ordinance.

B. After the adoption of the Policies by the Authority, the Policies shall be reviewed at least annually by the Authority with the opportunity for public input and comment. The Policies shall be published on the Authority's website.

C. The Policies adopted by the Authority shall include ethical standards, financial disclosure standards and conflict of interest guidelines consistent with § 2115 of the Land Bank Law and all other applicable state and local laws.

SECTION 10. FINANCIAL PROVISIONS

A. The Authority shall finance Land Bank Activities through any means authorized under the Land Bank Law or any other applicable law.

B. Finances of the Authority as Land Bank shall be retained and accounted for separately from finances held for other Authority purposes and shall be subject to the annual auditing and reporting requirements of § 2119 of the Land Bank Law.

Section 11. REVOCATION OF THE DESIGNATION

The designation of the Authority as Land Bank may be revoked in the same manner as the dissolution of a land bank under § 2114 of the Land Bank Law.

SECTION 12. FILING OF THE ORDINANCE

Upon adoption of this ordinance, the City of Williamsport shall file a copy of the Ordinance with the Pennsylvania Department of State and provide a copy to the Pennsylvania Department of Community and Economic Development.

SECTION 13. EFFECTIVE DATE

This ordinance shall be effective as of _____.

CITY OF WILLIAMSPORT, PA
FILE OF CITY COUNCIL

BILL No. 1780-21

SESSION OF 2021

Approved on first reading	Members of City Council:	Approved on final reading
This day 2nd of Dec 20 21	ALLISON, MIELE, KATZ, YODER MACKEY, PULIZZI, BANKS	This day 9th of Dec 20 21

SECTION 14: **AN ORDINANCE**

Enacted this 9th day of December 2021.

ATTEST:

Randall Allison, President
Williamsport City Council

Janice M. Frank, City Clerk

Derek Slaughter, Mayor

This ordinance was approved/vetoed this 9th day of December 2021.

Williamsport Bureau of Fire Chief Sam Aungst
Retirement Citation Information

- Date of Retirement: January 11, 2026
- Years of Service: 1992-2026
- As of date of retirement, Chief Aungst will have served the City of Williamsport for 27 years, 9 months, and 19 days.

- Home Address: 2204 Mill Lane, Williamsport, PA 17701
- Record of Employment:
  - 3/16/1992 – Hired as Firefighter.
  - 3/16/1995 – Promoted to Firefighter Journeyman.
  - 3/22/2004 – Provisional promotion to Engineer.
  - 7/14/2004 – Promoted to Fire Engineer.
  - 1/10/2011 – Promoted to Fire Inspector.
  - 9/17/2014 – Promoted to Platoon Chief.
  - 3/30/2020 – Named Acting Deputy Fire Chief.
  - 7/3/2020 – Promoted to Deputy Fire Chief.
  - 1/24/22 – Promoted to Fire Chief.
- Achievements:
  - 6/14/22 – Commissioned to the State Fire Advisory Board.
  - From Deputy Chief Kenneth Smith:
    - Throughout his career, he has gone above and beyond expectations. He received the Rescue Technician Award from Lycoming County in the 2000's (not sure how to find the date), served as the chair for the North Central Division for the PA State Fire Commissioner's office, Member of the International Fire Chief's Association, PA Career Fire Chief's Association, International Association of Fire Investigators.
    - When he was asked to be Chief, he was tasked with finalizing the purchase of 2 Fire Engines and a new Tower. With the new apparatus on the way, he saw an opportunity to replace many of our older units and update our fleet. With the sale of the used apparatus, he made the decision to purchase a new Quint (Smaller Ladder truck that can also be used as a Fire Engine, dual purpose), he also made the decision to purchase 3 other vehicles to update our fleet.
    - While employed by the city, he furthered his education and obtained a Bachelor's Degree in Fire Science in 2011 and went even further, obtaining a Master's Degree in Leadership with Emphasis on Disaster Preparedness and Executive Fire Leadership in 2015. While doing so, he obtained many certifications from within the fire service, too many to actually list!

        - He has dedicated his life to the Fire service and there isn't much he doesn't know or can't figure out!

- Military Service:
    - Chief Aungst is both a United States Navy and Air Force Reserves veteran.
    - Served in the Navy from May 1997 – July 1998.
    - Served in the Air Force from May 1998 – May 2006.
    - Deputy Chief Kenneth Smith believes that he served at least 2 deployments.

- Citation to be presented at the Williamsport City Council meeting on December 11, 2025 at 7:00 PM. Trade and Transit II, 3rd Floor.

INTERGOVERNMENTAL COOPERATION AGREEMENT AND MEMORANDUM OF UNDERSTANDING BY AND AMONG THE REDEVELOPMENT AUTHORITY OF WILLIAMSPORT, COUNTY OF LYCOMING, CITY OF WILLIAMSPORT, AND THE WILLIAMSPORT AREA SCHOOL DISTRICT

This Intergovernmental Cooperation Agreement ("Agreement") is entered into this___ day of_____, 20___ among and between the **WILLIAMSPORT REDEVELOPMENT AUTHORITY,** created pursuant to the Urban Redevelopment Law of 1945, with its principal office at 144 West Third Street, Williamsport, PA 17701 (hereinafter "Authority"), the **CITY OF WILLIAMSPORT,** a City created under the Third Class Cities Code with its principal office at 100 West Third Street, Williamsport, PA 17701 (hereinafter "City") the **COUNTY OF LYCOMING,** a County created under the County Code, with its principal office at 48 West Third Street, Williamsport, PA 17701 (hereinafter "County"), and the **WILLIAMSPORT AREA SCHOOL DISTRICT,** a school district in the Commonwealth of Pennsylvania, including in its jurisdiction the City which is a party hereto, with its principal office located at 2780 West Fourth Street, Williamsport, PA 17701 (hereinafter "School District").

WHEREAS, as authorized by Act 33 of 2018, the CITY OF WILLIAMSPORT adopted Ordinance No. 5726 designating the Authority to act as a Land Bank (hereinafter "Authority as Land Bank"); and

WHEREAS, the City, the County, the School District and the Authority desire to join to create stronger communities by dealing with blighted, vacant, abandoned, and tax delinquent properties or otherwise obsolete land uses (collectively "Problem Properties") that impair the quality of life, productive growth, and sustainability of the community;

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1. Recitals. The foregoing Recitals are incorporated into the text of this Agreement.

2. Authority as Land Bank Obligation. The Authority as Land Bank shall consider, in consultation with the City, the acquisition of Problem Properties located in the City. Because the Authority as Land Bank has limited funds, it cannot, and does not, hereby commit to acquiring any properties.

With regard to any properties acquired, the Authority as Land Bank shall attempt to maintain the properties and return them to productive use consistent with the desires of the City as set forth in Ordinance No. 6420 (which is attached hereto as Exhibit A) and any policies and procedures which may be adopted by the Authority as Land Bank and amended from time to

time. The City, the County and the School District are not hereby agreeing to fund, unless specifically negotiated on a case-by-case basis, any acquisition, closing costs, demolition cost, debt service or other costs with respect to the Authority's acquisition of properties in its capacity as Land Bank; nor are the City, County and School District agreeing to fund any costs associated with the sale or leasing of properties acquired by the Authority as Land Bank.

3. Obligations of City, County and School District. The City, County and School District agree, with regard to any property obtained by the Authority as Land Bank, that the City, County and School District shall forgive, exonerate and release the said property from any real estate tax liens or any other liens, including municipal improvement liens, citation costs or any other charges on the property arising in favor of the City, County or School District. The City, County and School District understand that during the time that any property is in the ownership of the Authority, the same shall not be taxable. The City, County and School District understand that when the Authority attempts to return the property to productive use, the use may include a tax-exempt use, such as transfer to the City, County, or School District or to a charitable organization.

Notwithstanding the foregoing, whenever the Authority as Land Bank acquires a property listed on the docket of the Lycoming County Tax Claim Bureau, the Authority as Land Bank shall pay a purchase price equal to the City's and School District's pro rata share of "costs" as hereinafter defined based upon total millage of the County, City and School District combined. "Costs" is defined as costs permitted to be collected by the Lycoming County Tax Claim Bureau under Real Estate Tax Sales Law (hereinafter "RETSL") as now enacted or as hereinafter amended with respect to the collection of delinquent taxes with respect to a respective parcel and its owner(s). "Costs" shall not include the five percent (5%) commission to which the Lycoming County Tax Claim Bureau is entitled under RETSL or any tax or municipal lien. The City and School District waive any claim to the monies so paid by the Authority as Land Bank to the Lycoming County Tax Claim Bureau.

If the Authority as Land Bank is able to and does return the property to a taxable use, the City, County and School District agree that, for a period of five (5) years after said property is conveyed by the Authority as Land Bank, one half (1/2) of any real estate taxes collected on the property shall accrue to the benefit of the Authority as Land Bank. The City, County and School District agree to take all action necessary to carry out the allocation of these taxes to the Authority as Land Bank.

The City agrees to maintain the exterior portion of any property acquired by the Authority as Land Bank, including but not limited to, snow or ice clearance, vegetation control, cutting grass and any other agreed upon exterior maintenance during the time the same is owned by the Authority as Land Bank. No representation can be or is made as to the time duration which it will take the Authority as Land Bank to return any property which it acquires to a productive use. The City, County and the School District are not hereby agreeing to fund or perform any capital repairs, replacements or other such work on any property acquired or claimed by the Authority as

Land Bank. If the Authority as Land Bank leases any property it acquires, from that date forward, the City shall be released from any further obligation to maintain the property as set for in this section.

4. Notice. The Authority as Land Bank shall reasonably attempt to supply notice to the representatives designated by the City, County and School District before any action is taken to acquire, rehabilitate, demolish, convey or transfer any property owned by the Authority as Land Bank during the tenure hereof and shall reasonably consult with the designated representative of the City in developing a plan for said property.

5. Term and Termination. This Agreement shall not take effect until all governmental entities approve it. It shall take effect immediately upon the last governing body approving it. Should any governing body terminate its legal obligations under this Agreement, as outlined below, then it shall be void as to all. Any party hereto may terminate this Agreement and withdraw from participation in future acquisitions on thirty (30) days' written notice to the other parties. In the event of withdrawal, all obligations with regard to property already obtained or in process of being obtained by the Authority as Land Bank shall continue until the Authority as Land Bank conveys the same and the five (5) year allocation of one half (1/2) of the tax revenues collected to the Authority as Land Bank shall continue as set forth herein.

6. Independent Contractors. Notwithstanding anything contained herein, each of the parties hereto is and shall remain an independent contractor and the Agreement shall not create any employment, agency, partnership or co-venture relationship and, except as specifically set forth herein, neither party may incur debt or financial obligation in the name of any other party.

7. Compliance with Laws, Ordinances, Rules and Regulations. All activities performed by any party hereunder shall be performed in accordance with all applicable statutes and ordinances.

8. Entire Agreement and Agreement Interpretation. This Agreement constitutes the full and complete understanding and agreement among the parties. No provision of this Agreement shall be construed to create any rights in anyone who is not a party to this Agreement. This Agreement may be amended or revised in writing signed by all of the parties hereto. This Agreement shall be

9. interpreted and construed in accordance with the laws of the Commonwealth of Pennsylvania. The resolution of any conflicts or disputes arising hereunder shall be under the

jurisdiction and venue of the Lycoming County Court of Common Pleas.

WILLIAMSPORT REDEVELOPMENT AUTHORITY

BY:_____

CITY OF WILLIAMSPORT

BY:_____

WILLIAMSPORT AREA SCHOOL DISTRICT

BY:_____

COUNTY OF LYCOMING

BY:_____