



March 18, 2024

Amy Stewart
Superintendent
Warren County School District
6820 Market Street
Russell, PA 16345-3406

RE: Warren County Comprehensive Plan | Draft Amendment | Project No. 5477-001

Dear Ms. Stewart:

Warren County is considering an amendment to their Comprehensive Plan. In accordance with the provisions of the Pennsylvania Municipalities Planning Code (MPC), Article III, Comprehensive Plan, Section 302, you are provided the opportunity to review and provide comment on the proposed amendment, which is enclosed with this letter.

Comments should be forwarded to me via email (brosselli@mackinengineering.com) or mail (103 Technology Drive, Pittsburgh, PA 15275) by the close of business on May 2nd, 2024. At the conclusion of the public comment period, a public hearing will be held as per Article III, Section 302 (b) of the MPC.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Brandi Rosselli'.

Brandi Rosselli, AICP
Manager, Community Planning

412.788.0472

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103 Technology Drive Suite 200 Pittsburgh, PA

15275

INTEGRITY QUALITY EXCELLENCE



Protect the tax base of the County.



Target Areas:

- Countywide



Why this is important:

- Approximately 32% of Warren County's total acreage is currently owned by the Allegheny National Forest, PA Game Commission and PA State Forest. While there are many benefits that come from the preservation of this land, these are all tax exempt entities and therefore are not contributing financially to the County.
- The US government has enacted several pieces of legislation to address the impact of tax exempt land on local municipalities and counties. These include the Twenty-Five Percent Fund (1908), the Payments in Lieu of Taxes Act (1976), and the Self Determination Act (2000). Unfortunately funds obtained from these sources has been inadequate to address the loss of tax revenue from the conversion of private property to public lands. In addition, some of this legislation has a sunset date, and is not guaranteed to continue to be reauthorized.
- Adding any additional tax exempt properties to the County will only continue to erode the tax base.



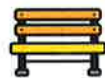
What the County should do:

1. Adopt a policy of "no net loss" of private property.
 - To maintain a reasonable balance of public and private land within the county and to ensure adequate tax revenue, the County should adopt a policy of "no net loss" of private property. This will help address the threat of the conversion of more private land and the loss of additional tax revenue.



Issues/Obstacles:

- The County does not have control over private property and the selling/donation of private land.



Benchmarks for Success:

- Maintain (and not increase) the percentage of non-taxable acreage within the County.
- Increase in tax revenue.