

Tax-exempt properties: Montour County

PROPERTIES, from Page A2

| Owner's Name | Property Address |
|---|------------------------|
| Pine Street Evangelical Lutheran Church | 111 L. Mulberry St. |
| Ppl Gas Utilities Corp./C/O Real Estate Services, Genn5 | Center Rd. |
| Ppl Montour, Llc/C/O Montour, Llc | Preserve Rd. |
| Presbyterian Cemetery Co. | Wall St. |
| Presbyterian Church | 9 Church Dr. |
| Presbyterian Church Cemetery | Strawberry Ridge Rd. |
| Redeemer Orthodox Presbyterian Church Of Danville | 1240 Montour Blvd. |
| Reformed German Cemetery/C/O Shiloh United Church Of Christ | Bloom Rd. |
| Roman Catholic Congregation (St. Joseph's Church) | R. Bloom Rd. |
| Sacred Heart Villa | Railroad St. |
| Salvation Army | 260 Mill St. |
| Shaffer Robert & Muriel | 28 Pepper Hills |
| Sharp Ridge M. E. Cemetery | Wonderview Rd. |
| Shiloh Reformed & Evan. Church | 500 Bloom St. |
| Shiloh Reformed Church | Bloom St. |
| Shiloh Reformed Parsonage | 506 Bloom St. |
| Shiloh United Church Of Christ | Bloom St. |
| Sisters Of St. Cyril & Methodius | Railroad St. |
| Slovak School | 600 Railroad St. |
| Smith Raymond J. | 222 Maple St. |
| St James Catholic Cemetery/C/O St Joseph's Church | 2114 Fox Hollow Rd. |
| St James United Church Of Christ | Bloom Rd. |
| St James United Church Of Christ | 2507 Bloom Rd. |
| St John's Bible Church | 101 Billhime Rd. |
| St Johns Lutheran Church | 29 High Rd. |
| St Joseph Cemetery/C/O St Joseph Church | Bloom Rd. |
| St Joseph In Danville, Pa (4800 Union Deposit Road) | R12 E. Center St. |
| St Joseph In Danville, Pa (4800 Union Deposit Road) | 7 Bloom St. |
| St Joseph's Church | E. Center St. |
| St Joseph's Church | Ferry St. |
| St Joseph's Church | 18 E. Center St. |
| St Paul's Evan. Lutheran Cemetery | Frosty Valley Rd. |
| St Paul's Evan. Lutheran Church, Inc. | 60 Frosty Valley Rd. |
| St Pauls Church | E. Mahoning St. |
| St Peters Church Of Columbia Hill | Columbia Hill Rd. |
| St Peters Church Of Grovania | Grovania Dr. |
| Stawberry Ridge Parsonage | Strawberry Ridge Rd. |
| Stoltzfus Israel M. & Rebecca B. | Preserve Road |
| Strawberry Ridge Reformed Church | 1 W. Diehl Rd. |
| Thomas Beaver Free Library | 25 E. Market St. |
| Thompson Richard D. & Patricia A. | 17 Fairland Dr. |
| Township Of Mahoning | Bloom Rd. |
| Township Of Mahoning | Bloom Rd. |
| Township Of Mahoning | 1101 Bloom Rd. |
| Township Of Mahoning | Bloom Rd. |
| Transitional Housing, Inc. And Care Center Of Columbia & Montour Counties | 1 Gatehouse Dr. |
| Trinity Lutheran Church Of Danville | 215 E. Market St. |
| Trinity Reformed Church Of Strawberry Ridge | W. Diehl Rd. |
| Trinity U.methodist Church/C/O Carl Beyers, Sec. Trustee | 306 Lombard Ave. |
| U.s. Government/C/O U.s. Attorney | Sugar Camp Rd. |
| Ugi Penn Natural Gas, Inc. | Green St. |
| Ugi Penn Natural Gas, Inc. | Montour St. |
| Ugi Penn Natural Gas, Inc. | Rooney Ave. |
| Ugi Penn Natural Gas, Inc. | Railroad St. |
| Ugi Penn Natural Gas, Inc. | Railroad St. |
| Uhl Peter J. & Jean M. | 708 E. Front St. |
| United State Of America | 218 U. Mulberry St. |
| United States Army, Corps Of Engineers-Office Of The Chief | Liberty Valley Rd. |
| United States Dept Of Agriculture | 298A Rhoades Hill Rd. |
| United States Of America | 200 Mill St. |
| V. F. W.C/O Robert Vogt | 339 Mill St. |
| Valley Township | Old Valley School Rd. |
| Valley Township/C/O Judy Achy | Indian Run Rd. |
| Valley Township Municipal Authority | 1131 Continental Blvd. |
| Valley Township Supervisors/C/O Judy Achy | Indian Run Rd. |
| Valley Township Supervisors/C/O Judy Achy | Indian Run Rd. |
| Washington Engine & Hose Company | 400.5 Railroad St. |
| Washington Fire & Hose Co., #2 | 2 Fourth St. |
| Washington Hose Co. | Cooper St. |
| Washington Hose Co. | Park Ave. |
| Washington Hose Co. | F0ust St. |
| Washingtonville Borough Sewage Plant | Water St. |
| Washingtonville Evan. Lutheran Church | Strawberry Ridge Rd. |
| Washingtonville Evangelical Lutheran Cong. | Strawberry Ridge Rd. |
| Washingtonville Lutheran Cemetery Assoc. | Strawberry Ridge Rd. |
| Washingtonville Municipal Authority | Water St. |
| Washingtonville Volunteer Fire Co. | Strawberry Ridge Rd. |
| Webb Mark P. & Brenda K. | 9 Jennie's Lane |
| West Hemlock Township Long Cemetery | 569 Columbia Hill Rd. |
| White Hall Cemetery Assoc. | White Hall Rd. |
| White Hall Playground Assoc./C/O Betty Sommers | Sportsman Rd. |
| Wydra John & Susan A. | 175 Columbia Hill Rd. |
| Yeagley Steven J. & Marianne J. | 87 School House Lane |
| Young Mens Christian Assoc. | Library Ave. |

— SOURCE: MONTOUR COUNTY ASSESSOR'S OFFICE

Geisinger skews assessments

SKIEWS, from Page A1

properties for real estate taxation purposes. The presence of Geisinger Health System skews Montour County's ratio of tax-exempt properties, but the medical giant takes steps to make up some of the difference.

According to tax data, in Montour, 3.5 percent of properties — 298 of 8,529 parcels — are tax exempt. Those properties have an assessed value of \$619,949,940 or 33.7 percent of the total property value in the county. There are 8,231 taxable parcels in the county with an assessed total valuation of \$1,217,229,240.

Montour County Commissioner Chairman Ken Holdren said taxes paid on those properties would equal nearly half of the amount produced annually by the county. If properties did not meet one of the state's exemptions, officials could reduce the collection of real estate taxes. "We could make it lower and probably cut taxes in half," Holdren said.

In neighboring Snyder County, the number of tax-exempt properties is 5.0 percent (accounting for 17.45 percent of assessed values), 4.9 percent in Northumberland County (21.1 percent) and 3.9 percent (17.6 percent) in Union.

Geisinger Health System's tax exemptions — at an assessed value of \$341,057,110 on 28 parcels — account for 55 percent of the county's total exemptions. The next largest owners of tax-exempt properties in the county are Danville State Hospital and the Danville Area School District, according to the county commissioners. Geisinger, the state hospital and school district account for 86 percent of the tax exempt properties in the county, Holdren said.

"The county encourages ones (tax-exempt) with the capabilities to contribute in lieu of taxes," Holdren said. "That would help with the services the county provides," he said of the jail, courts, human services and other departments.

Geisinger still pays

Geisinger has properties that are considered taxable — such as administrative space or physician office space — and the health system also pays community assistance payments in lieu of taxes. The medical organization paid \$293,745 to the county, \$210,251 to Mahoning Township and \$963,612 to the Danville school district this year, Holdren said. All payments were made by April 30, 2017.

"We do this to recognize the support we receive from the community, for example, fire and police services, road services, and to assist with the education of our community's students," said Joseph Stender, Geisinger spokesman. "We have paid approximately \$20.3 million since our initial community assistance payment in 1993."

Geisinger and the three taxing authorities agreed to the in-lieu-of-taxes payment in 1993. Geisinger annually reviews the exempt property with the county assessor to determine what portion of the property classified as exempt is used for hospital purposes and what portion is used for non-hospital purposes, Stender said. The assessed value of the space used for non-hospital purposes is subject to the same tax rate as the county's other taxable property, he said. The assessed value of the portion that is subject to the community assistance calculation is about \$87.7 million.

Stender said Geisinger has 28 taxable properties and eight tax-exempt properties which primarily are made up of Geisinger Medical Center, facilities on Woodbine Lane, research buildings and the Life Flight hangar, assessed at a value of \$390.4 million.

The medical organization is paying full tax rates on the Geisinger System Services, which oversees system administrative activities; Geisinger Medical Management Corp., Geisinger's for-profit organization for medical and information technology equipment servicing; and Pine Barn Inn properties, the for-profit hotel and banquet facility the hospital purchased several years ago. Those properties are



Justin Engle/The Daily Item

Geisinger has several facilities on Woodbine Lane which are tax exempt.

| TAX EXEMPT — HIGHEST ASSESSED TOTAL VALUE* | | | |
|--|---|------------------------|---------------|
| Rk | Owner's Name | Property Address | Total A/V |
| 1 | Geisinger Medical Center | 100 N. Academy Ave. | \$297,289,430 |
| 2 | Commonwealth Of Pac/O Dennis Frazier | 200 State Hospital Dr. | \$151,018,900 |
| 3 | Geisinger Clinic | N. Academy Ave. | \$14,821,830 |
| 4 | Danville Area School District | 600 Walnut St. | \$12,541,820 |
| 5 | Danville Area School District | 604 Walnut St. | \$11,784,310 |
| 6 | Geisinger Medical Center | 115 Woodbine Lane | \$11,564,880 |
| 7 | Slovak School | 600 Railroad St. | \$7,644,220 |
| 8 | U.S. Army, Corps Of Engineers-Office Of The Chief | Liberty Valley Rd. | \$6,728,330 |
| 9 | Danville Area School District | 120 Northumberland St. | \$6,293,450 |
| 10 | Danville Area School District | Liberty Valley Rd. | \$5,848,260 |
| 11 | Congregation Of Sisters Of St. Cyril Methodius | Montour Blvd. | \$5,311,600 |
| 12 | Congregation Of Sisters Of St.cyril Methodius | 600 Schoolhouse Rd. | \$4,915,900 |
| 13 | Danville Area School District | 401 E. Front St. | \$3,880,530 |
| 14 | Sisters Of St. Cyril & Methodius | Railroad St. | \$3,874,710 |
| 15 | First Baptist Church | 20 Brookside Dr. | \$3,672,970 |
| 16 | Geisinger Medical Center | N. Academy Ave. | \$3,132,760 |
| 17 | Housing Authority Of Montour | Beaver Place | \$2,330,300 |
| 18 | Housing Authority Of Montour Co. | 1 Beaver Place | \$2,185,200 |
| 19 | Danville Municipal Authority | Northumberland St. | \$2,143,460 |
| 20 | Danville Recreation Center | 1 Liberty St. | \$1,884,480 |

*Includes building and land values

— SOURCE: MONTOUR COUNTY ASSESSOR'S OFFICE



"WE'RE THRILLED TO HAVE GEISINGER HEADQUARTERED IN MONTOUR COUNTY WITH THE JOBS AND THE JOB GROWTH IT BRINGS TO THE AREA. IT IS THE ECONOMIC ENGINE THAT DRIVES THE WHOLE REGION."

— Ken Holdren, Montour County commissioner

assessed at \$49,387,950.

If all Geisinger properties were taxable, it would be paying \$6.2 million, Stender said. Stender said the amount it pays now is about 36 percent of the amount it would need to pay if all properties were taxable. He said the community assistance payments it makes in addition to taxes are not required.

Stender said Geisinger's positive impact on the Pennsylvania economy is \$12.1 billion annually.

Commissioners Vice Chairman Dan Hartman said the county has a good relationship with Geisinger and "certainly appreciates" its payments each year.

Holdren said Geisinger doesn't have to make those payments but does so as "a good corporate citizen."

"We're thrilled to have Geisinger headquartered in Montour County with the jobs and the job growth it brings to the area. It is the economic engine that drives the whole region," he said.

"It is common, but it is voluntary," Doug Hill, executive director of the County Commissioners Association of Pennsylvania and the Assessors Association of Pennsylvania, said of the payment in lieu of taxes. "It's being a good corporate citizen and a recognition. These organizations acknowledge the care about police and fire protection and they care about the municipalities."

Between July 1, 2015, and June 30, 2016, Geisinger's 2016 fiscal year, the organization provided \$611.4 million in community benefit in the form of uncompensated care, governmental underpayments for care it provided, general program services, community outreach, community assistance payments and volunteer hours, Stender said. The amount represents 13.71 percent of Geisinger's total operating expenses and is nearly three times the amount required to meet Pennsylvania's standards as a non-profit, charitable organization, he said.

In addition, he said Geisinger often aids the local community with special projects, including a couple in this fiscal year:

- \$376,000 given to Danville borough to reconstruct Spruce Street.
- \$50,000 to Mahoning Township for the widening of

Red Lane with another \$50,000 to follow in the next fiscal year.

- \$20,000 of the approximately \$180,000 commitment for the Montour Street Bridge.
- \$200,000 to the Danville Area School District for upgrades to its football stadium and track.

"We will do an additional \$75,000 in paving for the borough in fiscal year 2018. However, the streets have not yet been finalized," Stender said.

Geisinger also pays an annual charitable contribution of approximately \$83,000 to the Montour County Coroner's Office, he said.

Other large entities

According to Danville Area School District Business Manager Janis Venna, district properties are exempt from property taxes because they are used for local education and are owned by a nonprofit.

The school district owns six buildings — the high school, the middle school, Liberty-Valley Intermediate School, the primary school, the former Danville Elementary School and the former Riverside Elementary School. They cover about 110 acres, all of which is non-taxable. The high school has an assessed value of \$12.5 million with the newer Primary School's evaluation at \$11.7 million. The district has three other properties valued at more than \$3.8 million.

According to its website, the state hospital, housing the mentally ill, spans 250 acres. It is the oldest state psychiatric facility operating in Pennsylvania, having been incorporated on April 13, 1869, and opened in 1872. The hospital's assessed value of \$151 million is second highest in the county, trailing only Geisinger's main campus, with a value of \$297 million.

The state hospital land was originally owned by pioneer Daniel Montgomery, for whom Danville is named. He willed it to his son, Daniel Strawberry Montgomery, who gave it to his daughter, Margaret, who married W.W. Pineo. As executor of her estate, he conveyed it to the state hospital. The acreage was purchased for \$26,600 with Danville residents contributing \$16,123.

North Central Secure Treatment Unit — a juvenile detention center located on the state hospi-

tal grounds — leases space from the state hospital, Shuler said.

Keystone Opportunity Zone

Green Thumb Industries (GTI), a new medical marijuana growing facility coming to the Iron Town Commerce Center in Danville, is in a Keystone Opportunity Zone, or KOZ, which can allow businesses to pay reduced real estate taxes for a specified number of years, said County Chief Assessor Kathleen Shuler.

The KOZ is a popular option offered by counties to attract businesses.

"Economic development is one of our major priorities," Hartman said. "We are open to seeing and hearing about something new that could attract family-sustaining jobs. An example is GTI, which we have welcomed with open arms. It sounds like they will be a great addition to the county."

GTI must be operational at the Danville location within six months of winning a bid to be one of only 12 companies in the state to grow marijuana. CEO Pete Kadens said the company will invest \$5 million to develop the facility. Jackie Hart, Danville director of code and building development, said the building owner would have to request the tax reductions.

The former Danville Elks in Mahoning Township, which was purchased by a church, is partially tax exempt, Shuler said. She hasn't been notified if the church wants to seek a change.

Redeemer Orthodox Presbyterian Church purchased the former Elks club. Shuler said the portion of the former Elks that was used for wedding receptions, reunions and other events is considered taxable. She said the county commissioners approved the building being partially tax exempt at least five years ago.

Organizations such as the Danville American Legion Post and Danville Veterans of Foreign Wars Post are considered tax-exempt while the Danville Family Moose Center and Danville Masonic Temple are not, she said.

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