

**EAST LAMPETER TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO.383 of 2025**

**AN ORDINANCE SIGNIFYING INTENT TO ORGANIZE A  
MUNICIPAL AUTHORITY FOR THE PURPOSE OF MAKING  
BUSINESS IMPROVEMENTS**

WHEREAS, on August 4, 2025, the Board of Supervisors (the “Board”) for the Township of East Lampeter (the “Township”) approved Ordinance 381 of 2025, establishing the Lincoln Highway Lancaster Business Improvement District (the “LHL BID”); and,

WHEREAS, Ordinance 381 of 2025 provides the intent of the Board to establish a municipal authority (the “BID Authority”) pursuant to the Municipal Authorities Act, Act of June 19, 2001, P.L. 287, No. 22 (53 Pa. C.S. §5601 *et. seq.*) (“MA Act”) to administer the LHL BID; and,

WHEREAS, Ordinance 381 of 2025 further appoints the BID Authority as the managing authority of the LHL BID established herein, with all the rights and powers of a neighborhood improvement management association as defined under section 5(f)(2) of the Pennsylvania Neighborhood Improvement District Act (Act 2000 130 or “the BID Act”), 73 P.S. § 835(f)(2); and

NOW, THEREFORE, in consideration of the above recitals which are incorporated herein by reference and made part of this Ordinance, the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled, hereby ENACTS and ORDAINS as follows:

**ARTICLE I  
Business Improvement Authority**

**Section 1. Organization of the Authority.**

The Board of Supervisors (the “Board”) for the Township of East Lampeter (the “Township”), Lancaster County, Pennsylvania, constituting the governing body of the Township, finds that it is

desirable for the Township to improve the business district located therein and intends to organize a municipal authority under the MA Act for the purpose of providing business improvement and administrative services to benefit the Lincoln Highway Lancaster Business Improvement District located in the Township of East Lampeter, as established by Ordinance 381 of 2025.

**Section 2. Name of the Authority.**

The name of the Authority shall be the “Lincoln Highway Lancaster Business Improvement District Authority.”

**Section 3. Fiscal Year**

The annual fiscal year of the Authority shall begin on the first day of January and end on the thirty-first day of December of each year.

**Section 4. Articles of Incorporation.**

The proposed Articles of Incorporation of the Lincoln Highway Lancaster Business Improvement District Authority (“BID Authority”), in the form attached as Exhibit A and made a part hereof, are hereby approved by the Board.<sup>1</sup>

**Section 5. Appointment of Members.**

The first members of the Board of the BID Authority named in the proposed Articles of Incorporation are hereby specifically appointed members of said Board (the “Board Members”) for the terms and offices set forth after their names. Pursuant to the MA Act, the Board Members shall include property owners, business owners and institutions located in the BID.

**Section 6. Execution of Articles of Incorporation.**

The President of the Board is hereby authorized and directed to execute the Articles of Incorporation on behalf of the Township. The Secretary of the Township is authorized and directed to attest the President’s signature to the Articles of Incorporation. The Secretary is

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<sup>1</sup> Editor’s Note: Exhibit A is on file in the office of the Township Manager.

further authorized to publish notice of intention to file the Articles of Incorporation once in the legal periodical of Lancaster County and once in a newspaper of general circulation in Lancaster County and to file the Articles of Incorporation, a certified copy of this article, and proofs of publication of both the notice of the public meeting and the notice of intention to file said Articles of Incorporation, along with the required filing fee, with the Secretary of the Commonwealth of Pennsylvania.

**Section 7. Payment of fee.**

The Treasurer of the Township is authorized to appropriate from the general treasury of the Township the amount necessary to pay the filing fee referenced in Section 6.

**Section 8. Appointment of the managing authority.**

The managing authority of the LHL BID established herein, with all the rights and powers of a neighborhood improvement management association as defined under the aforementioned BID Act, shall be the BID Authority.

**Section 9. Assessment.**

The BID Authority is empowered to impose the Assessment annually, subject to the following limitations:

- (a) The Assessment shall not be imposed on owner-occupied residential property.
- (b) The Assessment shall not be imposed on tax-exempt property, but tax-exempt property owners are permitted and may be encouraged to provide in-kind services and/or financial contributions to the BID Authority.
- (c) The Assessment shall be calculated by the taxable assessed value as of January 1 of the fiscal year times the established Assessment millage rate.
- (d) The Assessment millage rate levied for any fiscal year shall not exceed the estimated cost of the programs, improvements and services for the same fiscal year as established in an annual budget adopted by the BID Authority.

- (e) The Assessment millage rate levied for any fiscal year shall not exceed fifty percent (50%) of the Township real estate tax millage rate for the same fiscal year.
- (f) Notice of the annual Assessment shall be issued and delivered to the property owner on or about the same time as notice of the annual Township real estate tax notice.
- (g) Property owners subject to the payment of Assessment shall be entitled to a discount from the amount of such Assessment upon making payment of the whole amount thereof within two months after the date of the Assessment notice of the same per centum as established by the Township for payment of the annual Township real estate tax within the same time period.
- (h) Property owners who shall fail to make payment of any the Assessment for four months after the date of the Assessment notice shall be charged a penalty of the same per centum as established by the Township for payment of the annual Township real estate tax for four months after the date of the tax notice, which penalty shall be added to the Assessment for collection purposes.

#### **Section 10. Collection authority.**

- (a) The BID Authority shall be responsible for the collection of the annual Assessment, unless the BID Authority requests that those responsibilities be handled by the Township.
- (b) In the event the Township undertakes the responsibility for the collection of annual Assessment pursuant to subsection (a) above, the Board of Supervisors shall enter into an agreement with the LHL BID, in the form approved by the Township Solicitor, which agreement shall include the following:
  - 1) A description of the respective duties and responsibilities of the Township and the BID Authority with respect to the LHL BID as provided in the final plan approved under § 10 of this Ordinance.

- 2) An agreement that the Township will maintain within the LHL BID the same level of municipal programs and services that were provided within the LHL BID before establishment.
- 3) The tax collector of the Assessment will be responsible for the collection of all Assessments levied within the LHL BID and disbursing the funds to the BID Authority.
- 4) Provisions for notification and collection procedures for delinquent assessments, which may include penalties, interest, collection fees, lien filing and satisfaction fees and other charges imposed for failure to pay promptly as allowed under current laws.

## **ARTICLE III** **General Provisions**

### **Section 11. Further action.**

The proper officers of the Township are hereby severally authorized and empowered on behalf of the Township to execute any and all papers and documents and to do or cause to be done any and all acts and things necessary or appropriate for the implementation of this Ordinance and the organization of the BID Authority in accordance with the MA Act.

### **Section 12. Severability.**

If any sentence, clause, section, article or part of this Ordinance is found to be invalid, unconstitutional, illegal, for any reason, such invalidity, unconstitutionality or illegality shall not affect or impair any of the remaining sections, articles, clauses, parts or provisions of this Ordinance. The Ordinance shall be interpreted and applied as if said invalid, unconstitutional or illegal provision had not been part of the same and it is the intent of the Board of Supervisors that this Ordinance would have been adopted without such invalid, unconstitutional or illegal provision or clause or part thereof.

### **Section 13. Effective date.**

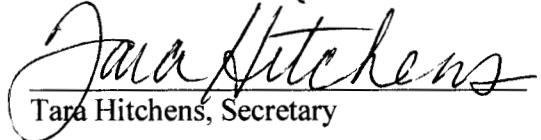
This Ordinance shall become effective five (5) days after enacted.

Duly ordained and enacted by the Supervisors of the Township of East Lampeter, Lancaster County, Pennsylvania, this 15th day of December, 2025.

BOARD OF SUPERVISORS OF  
EAST LAMPETER TOWNSHIP

By:   
(Vice) Chairman

I, Tara Hitchens, Secretary of the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of East Lampeter Township held on December 15, 2025, at which meeting a quorum was present and voted in favor thereof.

  
Tara Hitchens, Secretary

**EXHIBIT A**  
**ARTICLES OF INCORPORATION**

TO: The Secretary of the Commonwealth of Pennsylvania

In compliance with the requirements of the Act of May 2, 1945, P.L. 382, as amended by the Act of June 12, 1947, P.L. 571, known as the "Municipalities Authorities Act of 1945", and as amended, the Township of East Lampeter, County of Lancaster, Pennsylvania, pursuant to a duly adopted ordinance authorizing the formation of a Municipal Authority hereby certifies:

- (a) The name of the Authority is: "Lincoln Highway Lancaster Business Improvement District Authority".
- (b) This Authority is formed under the Act of May 2, 1945 (P.L. 382, No. 164), known as the Municipality Authorities Act of 1945.
- (c) The name of the incorporating municipality is: East Lampeter Township, County of Lancaster, Pennsylvania.
- (d) The incorporating municipality has the following authorities: (i) Industrial and Commercial Development Authority, 2250 Old Philadelphia Pike, Lancaster, Pennsylvania 17602; and (ii) East Lampeter Sewer Authority, 2250 Old Philadelphia Pike, Lancaster, Pennsylvania 17602.
- (e) The names, addresses, and terms of office of the first members of the Governing Board of the Business Improvement District Authority to be formed hereby are attached hereto as Exhibit B and made a part hereof.
- (f) The Township of East Lampeter has retained the right existing under the Act to approve any plan or project of the Authority.
- (g) A copy of the Ordinance authorizing the creation of said Authority certified from the records of the incorporating municipality is attached hereto and made a part hereof and

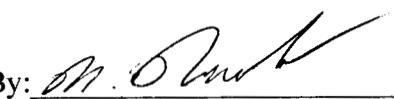
the provisions and limitations contained in said Ordinance are deemed to be a part of these Articles.

(h) The term of existence of said Authority shall be twenty (20) years from the date of the approval of the Articles of Incorporation by the Secretary of the Commonwealth.

**IN WITNESS WHEREOF**, the undersigned being duly authorized Supervisors of the Township of East Lampeter, have hereunto set our hands this 15<sup>th</sup> day of December, 2025.

**(SEAL)**

BOARD OF SUPERVISORS OF  
EAST LAMPETER TOWNSHIP

By:   
(Vice) Chairman

ATTEST:

Judie Kitchens  
(Asst.) Secretary

Filed in the Department of State on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Secretary of the Commonwealth

**Pennsylvania Department of State**  
Bureau of Corporations and Charitable Organizations  
PO Box 8722 | Harrisburg, PA 17105-8722  
T:717-787-1057  
dos.pa.gov/BusinessCharities

**TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:**

BE IT KNOWN THAT,

**CERTIFICATE OF INCORPORATION**

has been granted to

Lincoln Highway Lancaster Business Improvement District

under the authority of the Municipality Authorities Act (53 Pa.C.S. § 5601 - § 5623), and which shall exist through 01/16/2046 unless sooner terminated or dissolved according to law.



Filed this 16th day  
of January, 2026



**Albert Schmidt**  
Secretary of the Commonwealth



**COMMONWEALTH OF PENNSYLVANIA**  
**Department of State**  
**Bureau of Corporations and Charitable Organizations**  
 PO Box 8722  
 Harrisburg, Pennsylvania 17105-8722  
**ARTICLES OF INCORPORATION - AUTHORITY**  
 Fee: \$125

Pennsylvania Department of State

**-FILED-**

File #: 0015122674  
 Date Filed: 1/16/2026

In compliance with the requirements of the applicable provisions, the undersigned hereby states that:

Authority Information

This Municipal Authority is formed under the Municipality Authorities Act 53 Pa.C.S. § 5601 - § 5623.

Type of Authority

Municipal Authority

Authority name

Lincoln Highway Lancaster Business Improvement District

Authority Details

Incorporating municipality name(s)

East Lampeter Township

Board of Authority

Board of Authority: The name, address and term of office of the first members of the board.

Name of individual or organization	Address	Term of Office
Brandon Martin	2425 Lincoln Highway East Lancaster, PA 17602	5 year term
Zac Gieg	2007 Lincoln Highway East Lancaster, PA 17602	4 year term
Krista Burkholder	35 South Willowdale Drive Lancaster, PA 17602	3 year term
Mihir Patel	34 Eastbrook Road Lancaster, PA 17602	2 year term
Steve Sikking	1 Hartman Bridge Road Lancaster, PA 17602	1 year term

Principal Office Address

Address  
2250 Old Philadelphia Pike  
Lancaster, PA 17602

LANCASTER

Term of Authority

**The maximum term permitted is 50 years.**

Term Expiration Date

Expires on a specific date

Term Expiration Date

01/16/2046

Upload Attachments

Proofs of Publication

PROOF OF PUBLICATION - LNP - 12-30-2025  
 (00679319x9DA97).pdf,PROOF OF PUBLICATION -  
 LANCASTER LAW REVIEW - 1-2-2026  
 (00679305x9DA97).pdf,Ordinance 383 Signifying the Intent  
 to Organize a Municipal Authority for the Purpose of Making  
 Business Improvements (1).pdf

Electronic Signature

Articles of Incorporation shall be executed by each incorporating municipality by its proper officers and under its municipal seal.

Upload signatures and municipal seal

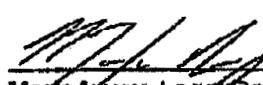
EXHIBIT A.pdf

Wednesday, December 31, 2025

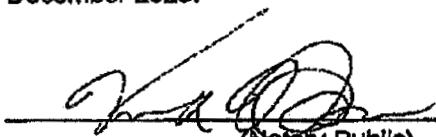
STATE OF PENNSYLVANIA  
COUNTY OF LANCASTER } SS

Mark Avery being duly sworn according to law deposes and says that LNP is a newspaper of general circulation with its principal office and place of business at 101 North Queen St, Lancaster, County of Lancaster and State of Pennsylvania, and was established in 1794, and has been published daily and continuously in said Town, County and State since that year and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor LNP is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Ad Text:  
Date(s) Published: 12/30/2025

  
Mark Avery, Legal Representative

Sworn and subscribed to before me this 31<sup>th</sup> day of December 2025.

  
(Notary Public)

Ad Image On Next Page

Commonwealth of Pennsylvania - Notary Seal  
VICTORIA R BOSTWICK - Notary Public  
Lancaster County  
My Commission Expires November 9, 2026  
Commission Number 1427869

EAST LAMPETER TOWNSHIP  
2250 OLD PHILADELPHIA PIKE  
LANCASTER, PA 17602

213456  
5472430

**EXHIBIT B**

**Name, Addresses, and Terms of Office of the first Business Improvement District Authority Members**

5 Year Term

Brandon Martin

American Music Theater, 2425 Lincoln Highway East, Lancaster PA 17602

4 Year Term

Zac Gieg

Just Press Play, 2007 Lincoln Highway East, Lancaster PA 17602

3 Year Term

Krista Burkholder

The Shops @ Rockvale, 35 S Willowdale Dr, Lancaster PA 17602

2 Year Term

Mihir Patel

Ronks Hospitality, 34 Eastbrook Rd, Lancaster PA 17602

1 Year Term

Steve Sicking

Fulton Steamboat Inn, 1 Hartman Bridge Rd, Lancaster PA 17602