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**HAMBURG, RUBIN, MULLIN,
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PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITIES

2022

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Industrial Development Authorities (IDA's) Formed by Local Governments and Governed by:

- PA Economic Development Act
- Internal Revenue Code

Types of Financing

- 501(c)(3) Companies
 - Charter Schools
 - Religious Schools
 - Mental Health Facilities
 - Drug and Alcohol Treatment Facilities
 - Continuing Care Communities (if 501(c)(3))
 - Red Cross
 - Heritage Chemical (industry association)
 - YMCA
 - Non-profit College
 - PA Academy of Fine Arts
 - Ambulance Companies
- Manufacturing Companies

Manufacturing

- A new and different article is created that has a distinctive name, character, use.
- Mere assembly is not manufacturing
- May be a change to the form of materials
 - Paper rolls to paper bags, but probably not timber to boards.
 - Printing, but probably not photocopying.
 - Processing, cleaning and canning of food.

Benefits

- Banks can offer lower rates
 - Deduct interest income.
- Borrowers receive lower rates
 - Improves debt service ratio
- Rate discount approximately 20-22 basis points.

Process

- DCED – Application and Approval
- Hearings, Advertising / IDA and Local Approvals
- Geographic Nexis
- Documentation
- Timing

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