

CITY OF ALLENTOWN

No. R169

RESOLUTION

R - 2016

Introduced by the Administration on October 19, 2016

Authorizes the Following Properties to Be Acquired by Eminent Domain by the Redevelopment Authority of the City of Allentown, if necessary: 509 N 7th Street and 448 Hanover Avenue

Resolved by the Council of the City of Allentown, That

WHEREAS, the Council of the City of Allentown by Ordinance No. 12323, dated September 20, 1978, created a Vacant Property Review Committee within the City of Allentown pursuant to Section 12.1(b) of Act No. 94 of 1978 and Section 401 of Ordinance No. 11787, as amended, known as the Administrative Code of the City of Allentown; and

WHEREAS, the City of Allentown Blighted Property Review Committee, on January 13, 2015, and the Allentown City Planning Commission, on February 10, 2015, made a determination that certain vacant properties were blighted pursuant to the provisions of Section 1712.1 of the Commonwealth of Pennsylvania Urban Redevelopment Law; and

WHEREAS, the City of Allentown Blighted Property Review Committee, on August 16, 2016, and the Allentown City Planning Commission, on September 13, 2016, certified that certain vacant properties were blighted pursuant to the provisions of Section 1712.1 of the Commonwealth of Pennsylvania Urban Redevelopment Law; and

WHEREAS, funds are being made available through previously programmed Allentown Community Development Block Grant Funds to provide for the acquisition of blighted properties as defined and identified in accordance with Section 1712.1 of the Commonwealth of Pennsylvania Urban Redevelopment Law; and

WHEREAS, the owners of the subject property or agents designated by the owner for the receipt of services within the municipality have been served with notice of the determination that the property is blighted, together with an appropriate order to eliminate the conditions causing the blight and notification that failure to do so may render the property subject to condemnation in accordance with the provisions of the Commonwealth of Pennsylvania Urban Redevelopment Law; and

WHEREAS, owners of the subject property were given the right to appeal the determination of blight and the subject property was certified to the Redevelopment Authority as blighted until the time period for appeal had expired and no appeal had been taken or if taken, the appeal has been disposed of, and the owner or his or her agent failed to comply with the order to eliminate the conditions causing the blight.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that the following property is to be acquired through eminent domain, if necessary, by the Redevelopment Authority of the City of Allentown:

509 N 7th Street

448 Hanover Avenue

What Department or bureau is Bill originating from? Where did the initiative for the bill originate?

Redevelopment Authority of the City of Allentown

- **Summary and Facts of the Bill**

- **Purpose – Please include the following in your explanation:**

- What does the Bill do – what are the specific goals/tasks the bill seek to accomplish
- What are the Benefits of doing this/Down-side of doing this
- How does this Bill related to the City's Vision/Mission/Priorities

The bill seeks City Council approval to allow the Redevelopment Authority of the City of Allentown acquire one property via eminent domain, if necessary.

- 509 N 7th Street

- 448 Hanover Ave

- **Financial Impact – Please include the following in your explanation:**

- Cost (Initial and ongoing)
- Benefits (initial and ongoing)

The Redevelopment Authority of the City of Allentown will be required to pay the property owners just compensation for the property, to be agreed upon by the court. The Authority will also pay maintenance fees to manage the properties until the properties are transferred to new owners.

- **Funding Sources – Please include the following in your explanation:**

- If transferring funds, please make sure bill gives specific accounts; if appropriating funds from a grant list the agency awarding the grant.

The Redevelopment Authority of the City of Allentown received federal Community Development Block Grant funds to pay for the property acquisition costs.

- **Priority status/Deadlines, if any**

The Redevelopment Authority of the City of Allentown is ready to move forward with the next steps in the eminent domain process as soon as City Council approves this resolution.

- **Why should Council unanimously support this bill?**

City Council should support this bill because the Redevelopment Authority of the City of Allentown will ensure that this blighted properties is quickly rehabilitated and occupied, therefore reducing the number of blighted properties in the City.