



REDEVELOPMENT AUTHORITY

of the County of Bucks

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PROCEDURES FOR CLEARING A BLIGHTED PROPERTY

1. Municipality invites Redevelopment Authority to assist with a blighted property.
2. A Cooperation Agreement between Redevelopment Authority and Municipality is prepared and executed.
3. Municipality establishes a Blight/Vacant Property Review Committee by ordinance.
4. Redevelopment Authority/Municipality prepares Blight Report for property.
5. Presentation of blighted property to Blight/Vacant Property Review Committee. Blight/Vacant Property Review Committee passes resolution to certify property is blighted.
6. Presentation of blighted property to Municipal Planning Commission. Municipal Planning Commission passes resolution to certify property is blighted.
7. Municipality's Code Official sends certified letter, along with copies of fully executed resolutions, to property owner of record. The letter is to notify the owner that their property has been declared blighted and they have thirty (30) days to bring their property up to code or submit to the Municipality an acceptable plan to develop the property or bring property up to code. Municipal Code Official notifies the Redevelopment Authority in writing the status of response, or lack thereof, after thirty (30) days.
8. Following notice from Municipal Code Official of no response from property owner, presentation of blighted property to the governing body. Governing body passes a resolution that agrees with the findings of the Blight/Vacant Property Review Committee and the Municipal Planning Commission and directs the Redevelopment Authority in writing to acquire the property by Eminent Domain also indicating acceptable uses for the property.
9. Redevelopment Authority must receive complete Blight Report including all fully executed resolutions, appraisal and any other pertinent documents such as a title report. An appraisal must be completed by a certified appraiser to determine the fair market value of the property.

10. The Blight Report is submitted to the Board of Directors for review and action at the next available meeting of the Board.
11. Redevelopment Authority Board passes a resolution to condemn property under Act 385 and authorize the Redevelopment Authority Solicitor to take all necessary legal actions. Municipality must identify and provide the Redevelopment Authority with funds to cover the appraised value of the property.
12. Redevelopment Authority Solicitor files Declaration of Taking and notifies all lien holders of the taking. Property owner can file Preliminary Objections to the taking within thirty (30) days of proper notification.
13. Redevelopment Authority Solicitor will confirm that the taking is complete, with all time for appeals having expired. The property owner has one year to appeal the amount of just compensation (this has no bearing on ownership of property).
14. Redevelopment Authority may start process of identifying developer, rehabilitating or demolishing of building on property with funding identified by the Municipality.
15. Redevelopment Authority will transfer property to new owner upon completion of blight abatement.