

RESOLUTION NO. 19-2024
ATTACHMENT C
SLUMS AND BLIGHT RESOLUTION
DEMOLITION

Resolution by the Borough of Jefferson Hills of
Allegheny County, Pennsylvania;

WHEREAS, there are several vacant and dilapidated structures located within the
Municipality of Borough of Jefferson Hills;

AND

WHEREAS, such structures constitute a health and safety hazard to our residents;

AND

WHEREAS, such structures identified for demolition will undergo condemnation
proceedings outlined within local ordinances and are in declaration of the property as a public
nuisance and as being in a hazardous or dangerous condition;

AND

WHEREAS, Allegheny County Economic Development, through the Act 152
Program, has funds available for the removal of such structures;

AND

WHEREAS, the Municipality of Jefferson Hills is desirous of
obtaining such funds.

BE IT THEREFORE RESOLVED, this 4th day of September 2024, that the Municipality of Jefferson Hills determines and declares that such structures individually and collectively constitute blighted property in the municipality as defined by the Urban Redevelopment Law (1945, May 24, P.L. 991; 1978, June 23, P.L. 556, No. 94; as amended, 1988, March 30, P.L. 304, No. 39)

If properties selected for demolition must meet the definition of “blighted property”. As such a blight resolution from the Municipality where the structure(s) are located must be included with the application.

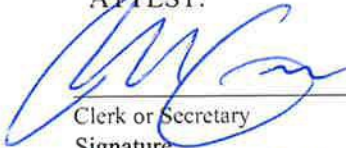
Blighted Property is defined as a property which meets at least three (3) of the criteria under the Abandoned & Blighted Property Conservatorship Act listed below. Please choose applicable conditions for demolition:

- 1. The building or physical structure is a public nuisance.
- 2. The building is in need of substantial rehabilitation and no rehabilitation has taken place during the previous 12 months.
- 3. The building is unfit for human habitation, occupancy or use.
- 4. The condition and vacancy of the building materially increase the risk of fire to the building and to adjacent properties.
- 5. The building is subject to unauthorized entry leading to potential health and safety hazards and one of the following applies:
 - A. The owner has failed to take reasonable and necessary measures to secure the building.
 - B. The municipality has secured the building in order to prevent such hazards after the owner has failed to do so.
- 6. The property is an attractive nuisance to children, including, but not limited to, the presence of abandoned wells, shafts, basements, excavations and unsafe structures.
- 7. The presence of vermin or the accumulation of debris, uncut vegetation or physical deterioration of the structure or grounds has created potential health hazard and safety hazards and the owner has failed to take reasonable and necessary measures to remove the hazards.

8. The dilapidated appearance or other condition of the building negatively affects the economic well-being of residents and businesses in close proximity to the building, including decreases in property value and loss of business, and the owner has failed to take reasonable and necessary measures to remedy appearance or the condition.

9. The property is an attractive nuisance for illicit purposes, including prostitution, drug use and vagrancy.

ATTEST:



Clerk or Secretary
Signature
Michael Glister

Print Name



Council President or Chair/Commissioner's
Signature
Melissa Lynne Steffey

Print Name