



**TOWNSHIP OF NORTH FAYETTE
RESOLUTION NO. 99-24**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE FILING OF AN APPLICATION FOR CDBG FUNDS WITH ALLEGHENY COUNTY ECONOMIC DEVELOPMENT FOR THE SLUM AND BLIGHT DEMOLITION PROJECT.

WHEREAS, there are several vacant and dilapidated structures located within the Township of North Fayette; 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 Township of North Fayette is desirous of obtaining such funds.

NOW, THEREFORE, BE IT RESOLVED, this 10th day of September, 2024, that the Township of North Fayette 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. 5\56, 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.

ATTEST:

**TOWNSHIP OF NORTH FAYETTE
BOARD OF SUPERVISORS**



James Mangan
Township Manager



James Morosetti, Chair