



ACT 152-2016 INITIAL REPORT

Act 152-2016 amends Act 87-1982 to create a county demolition fund in every county, including home rule counties, and allows the governing body of any county to adopt a resolution or an ordinance that authorizes the recorder of deeds to charge and collect a maximum fee of \$15 for each deed and mortgage recorded. The fee must be deposited in the county demolition fund and used exclusively for the demolition of blighted property in the county.

Within 90 days of imposing the fee, a county that creates a demolition fund must file an initial report with the Department of Community and Economic Development (DCED) which includes plans on how the fund resources are going to be spent. The county must follow up with an annual report within 12 months of imposing the fee and each subsequent year thereafter, detailing how many properties were demolished and the cost of demolition per property. DCED shall post the reports on its publicly accessible website. The legislation shall expire 10 years from its effective date, January 4, 2017.

Please submit the initial report and annual reports to RA-DCEDACT152-2016@pa.gov.

INITIAL REPORT

1. COUNTY: Armstrong		2. DATE: 10/26/2017	
3. DATE ORDINANCE/RESOLUTION ENACTED: 08/17/2017		3. EFFECTIVE DATE: 10/1/2017	
4. APPROXIMATE NUMBER OF PROPERTIES LIKELY TO BE DEMOLISHED PER YEAR: Three			
6. PLEASE PROVIDE A PLAN ON HOW THE REVENUE IN THE COUNTY BLIGHT DEMOLITION FUND UNDER ACT 152 OF 2016 IS INTENDED TO BE SPENT (A PRE-EXISTING BLIGHT DEMOLITION PLAN MAY ALSO SUPPLEMENT THIS INFORMATION):			
<p>On August 17, 2017, the Armstrong County Board of Commissioners adopted a resolution under Pennsylvania's Act 152 to create a blight fund, which is anticipated to generate approximately \$50,000 annually. The resolution followed a recommendation contained in the Armstrong County Blight Task Force Report to help establish a dedicated funding source to address the problem of blight in the county.</p> <p>The Redevelopment Authority of the County of Armstrong (RACA) is designated as the administering agency for the demolition fund and the demolition program. RACA shall receive 5% of the demolition fund monies collected for administrative costs.</p> <p>Preference will be given to vacant properties that are in the county tax repository and that have been identified by municipalities through the blight survey. Additional consideration will be given to repository properties or municipally-owned vacant and abandoned properties with high potential for reuse.</p>			

7. PLEASE INCLUDE ANY OTHER INFORMATION THAT WOULD BE RELEVANT TO THE DEMOLITION PROGRAM OF THE COUNTY:

Armstrong County first began its blight remediation efforts in early 2017 when the county's Department of Planning and Development sent out copies of a Blighted Properties Survey to all 45 municipalities.

The 10-member Blight Task Force, appointed in May 2017, reviewed the completed survey data and examined prevention, remediation, and redevelopment strategies to develop a report containing a series of recommendations to help develop a remediation plan. Among the recommendations was the creation of a fund dedicated exclusively to combat blight.

By August 2017, the Armstrong County Board of Commissioners had adopted a resolution under Pennsylvania's Act 152 to create a blight fund. The county is pursuing other funding sources to assist in the redevelopment of blighted properties.

Additional recommendations by the task force included the development of sample ordinances to be made available to municipalities to help with blight prevention in their respective communities. In early October 2017, the Armstrong Board of Commissioners approved a contract agreement with The Gulotta Group to develop a packet of sample ordinances for the purposes previously outlined.