

McKean County Act 152 Blight Demolition Grant – Municipal Application

This grant program is open to municipalities in McKean County who have processes in place to identify and demolish blighted structures. Applications will be reviewed in March and June annually. Upon completion of the project, the municipality will be required to file a lien against the property in the total amount of the grant. If the lien or a portion thereof is recovered by the Municipality within 10 years of the grant award, the municipality will return the funds collected to the County to be reallocated to programs to address blight.

I. Municipal Information

Name of Municipality					
Office Address					
City		State		Zip	
Primary Grant Contact					
Name				Phone	
Email					
Code Enforcement Contact					
Name				Phone	
Email					
Building Inspector Contact					
Name				Phone	
Email					

II. Property Information

Property Address				Year Built	
City		State	PA	Zip	
Owner Name(s)					
Owner Address					
City		State		Zip	
Owner Phone				Cell Phone	
Email					
Property Deed Book		Property Page #		Tax Assessment #	
Is the Structure Vacant?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	If Yes, how long?		

What was the blighted structure used for in the past?

- | | |
|--|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Barn |
| <input type="checkbox"/> Residential House | <input type="checkbox"/> Miscellaneous Out Building |
| <input type="checkbox"/> Residential Mobile Home | <input type="checkbox"/> Other, Please Describe |
| <input type="checkbox"/> Garage | |

III. Blight Designation

Funds can only be used to demolish structures that meet at least three of the following criteria, please check all that apply and provide a brief description of how it was determined to meet each criteria selected.

The building or physical structure is a public nuisance

Explain

The building is in need of substantial rehabilitation and no rehabilitation has taken place during the previous 12 months.

Explain

The building is unfit for human habitation, occupancy, or use
Explain

The condition and vacancy of the building materially increases the risk of fire to the building and to adjacent properties
Explain

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 or b. the municipality has secured the building in order to prevent such hazards after the owner has failed to do so
Explain

The property is an attractive nuisance to children, including but not limited to, the presence of abandoned wells, shafts, basements, excavations, and unsafe structures
Explain

The presence of vermin or the accumulation of debris, uncut vegetations, or physical deterioration of the structure or grounds has created potential health and safety hazards and the owner has failed to take reasonable and necessary measures to remove the hazards.
Explain

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 decrease in property value and loss of business, and the owner has failed to take reasonable and necessary measures to remedy appearance or the condition
Explain

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

Does your municipality have a property maintenance ordinance? Yes No

Does your municipality have a dangerous building or blight ordinance? Yes No

What steps have been taken by the municipality to try to address this problem? (check all that apply)

- Written Warning
- Notice of Violation
- Notice to Repair
- Notice to Demolish
- Violation Tickets / Fines
- Legal Action with District Magistrate
- Blight Designation by Municipal Planning Commission
- Property owner notification of municipality's intent to demolish the structure

Have there been any appeals or hearings related to the property? Yes No

If yes, please summarize:

IV. Shovel Ready

Has the municipality completed all required legal actions and steps necessary to legally demolish the structure according to relevant regulations and ordinances?

Yes No *If yes, attach an Opinion of legal counsel confirming compliance with required legal actions, steps necessary to legally demolish the structure, and relevant regulations and ordinances.*

Do you agree to abide by all applicable municipal bidding and procurement requirements?

Yes No

Do you agree to abide by all applicable environmental, health and safety requirements including but not limited to: floodplain development, asbestos or other hazardous materials, building and/or demolition permits, etc? Yes No

V. Budget

This is a reimbursement grant that will cover the costs of demolition, disposal, and basic site restoration (fill, matching surrounding grade, and grass seed). Legal fees, permit fees, inspection fees, advertising, and other related costs are the responsibility of the municipality.

Estimated Cost of Demolition	\$
Estimated Tipping / Disposal Fees	\$
Total Estimated Cost	\$

Grant Request

The County requires a 25% match for this program. Applicants that provide a higher match commitment will receive a higher ranking in the cost effectiveness review criteria.

Total Estimated Cost	\$
Total Local / Private Match that is Committed (minimum of 25%)	\$
Total Grant Request (Total Cost – Match)	\$

VI. Support Documents

Please include the following with your completed application.

- Current Property Deed
- Photographs of the property showing dangerous characteristics

- Documentation from your building inspector and/or code enforcement officer stating that the property needs to be demolished.
- Opinion of legal counsel confirming compliance with required legal actions, steps necessary to legally demolish the structure, and relevant regulations and ordinances.
- Act 152 Certificate of Attestation (attached) signed by the highest elected official or other authorized representative of the Municipality.
- W-9 Form for the Municipality
- Completed Blight Demolition Bid Forms from each contractor who submitted a bid for the project.

VII. Signature

By signing below, I attest that I am authorized to sign this application on behalf of the applicant and that the information included in this application is true and accurate to the best of my knowledge. I also attest that the Municipality has completed all required legal actions and steps necessary to legally demolish this structure according to relevant regulations and ordinances. In addition, the applicant and I agree to hold harmless and indemnify McKean County, their employees and assigns related to this project.

Signature: _____ Date: _____

Name & Title (Printed): _____

Application Submission

Mail or In Person: McKean County Act 152 Blight Demolition Grant 17137 Route 6 Smethport, PA 16749	Email: rfry@mckeancountypa.org or raveilleux@mckeancountypa.org	Fax: (814) 887-3234
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Act 152 Certificate of Attestation

I, _____, attest that I have read and understand the McKean County Act
Name and Title of Person Completing Form

152 Guidelines, Application and Review Process and that I am authorized to apply for this program on
behalf of _____, herein after referred to as the Municipality.
Name of Municipality

Furthermore, I understand that the McKean County Act 152 Demolition Program solely provides a
source of grant funding to aid the municipality with the removal of blighted properties in McKean
County, and that the responsibility for designating properties as blight, complying with applicable rules,
regulations and legal process related to this designation and the removal of the blighted structure are
solely the responsibility of the Municipality, with the County assuming no liability for these processes or
activities.

Signature: _____

Date: _____