

**McKean County Act 152 Blight Demolition Grant – Private Landowner Application**

This grant program is open to landowners in McKean County who own property that has been deemed blighted. Applications will be reviewed in March and June annually. Upon completion of the project, a lien will be placed against the property in the total amount of the grant. This lien will be forgiven 10 years after grant completion.

**I. Property & Owner Information**

Owner Name(s)					
Owner Address					
City		State		Zip	
Owner Phone			Cell Phone		
Email					
<b><i>Property to Be Demolished</i></b>					
Property Address			Year Built		
City		State	PA	Zip	
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                  |   |

**II. Shovel Ready**

Do you own the property in question?

- Yes  No

Are there any liens against the property?  Yes  No

If yes, what type:

- |   |   |
|---|---|
| <input type="checkbox"/> Mortgage       | <input type="checkbox"/> Water / Sewer Lien |
| <input type="checkbox"/> Tax Lien       | <input type="checkbox"/> Other (explain):   |
| <input type="checkbox"/> Municipal Lien |   |

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

**III. Budget**

This is a reimbursement grant that will cover up to \$10,000 of the project expenses including the costs of demolition, disposal, and basic site restoration (fill, matching surrounding grade, and grass seed). Legal fees, permit fees, inspection fees, other related costs, and any expenses that exceed the grant award are the responsibility of the applicant.

Estimated Cost of Demolition & Site Restoration	\$
Estimated Tipping / Disposal Fees	\$
<b>Total Estimated Cost</b>	<b>\$</b>

**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%)	\$
<b>Total Grant Request (Total Cost – Match)</b>	<b>\$</b>

**IV. Support Documents**

Please include the following with your completed application.

- Current Property Deed
- Photographs of the property showing dangerous characteristics
- Documentation that a minimum of three contractors were contacted requesting proposals for demolition of the structure(s)
- Completed Blight Demolition Bid Forms from each contractor who submitted a bid for the project – a minimum of 3 are required.
- Letter from the Code Enforcement Officer for the Municipality in which the structure is located confirming that the structure has been determined to be blight and providing documentation regarding how this determination aligns with the requirements for Blight Designation as detailed in Section VII of this application.
- Completed and signed W-9 Request for Taxpayer Identification Number for property owner

**V. Owner Signature(s) - must be signed by all owners listed on the Deed**

By signing below, I / we attest that as the owner(s) I am / we are authorized to sign this application and that the information included in this application is true and accurate to the best of my / our knowledge. I / we also attest that I / we will abide by all applicable environmental, health and safety requirements including but not limited floodplain development, asbestos or other hazardous materials, building and/or demolition permits, etc. I / we agree to have a lien in the total amount of the grant placed against the property. In addition, the applicant(s) agree to hold harmless and indemnify McKean County, their employees and assigns related to this project.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**The Remainder of this application is to be completed by the Municipality that the property to be demolished is located in.**

**VI. Municipal Information**

Any private land owner applying for this program must have the support of their local municipality. Please have an authorized representative from your local municipality complete sections VI, VII, and VIII of the application.

<b>Property to be Demolished</b>					
Property Owner(s)					
Property Address					
<b>Municipal Information</b>					
Name of Municipality					
Office Address					
City		State		Zip	
<b>Primary Municipal Contact (Manager, Secretary, Supervisor, Mayor, Council Member, etc)</b>					
Name		Phone			
Email					
<b>Code Enforcement Contact</b>					
Name		Phone			
Email					
<b>Building Inspector Contact</b>					
Name		Phone			
Email					

**VII. 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

*Please be sure to provide the applicant with a letter from your Municipal Code Enforcement Officer stating that a property has been designated as blight and providing documentation regarding how this determination aligns with the requirements for Blight Designation as detailed in Section VII of this application.*

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:

**VIII. Municipal Approval**

By signing below, I attest that I am authorized to sign this application on behalf of the municipality this property is located in and that the information provided by the municipality in this application is true and accurate to the best of my knowledge and that the municipality support the proposed demolition of this structure to address blight. In addition, the municipality agrees to hold harmless and indemnify McKean County, their employees and assigns related to this project.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name and Title (printed): \_\_\_\_\_

**Application Submission**

<b>Mail or In Person:</b> McKean County Act 152 Blight Demolition Grant 17137 Route 6 Smethport, PA 16749	<b>Email:</b> <a href="mailto:rfry@mckeancountypa.org">rfry@mckeancountypa.org</a> or <a href="mailto:raveilleux@mckeancountypa.org">raveilleux@mckeancountypa.org</a>	<b>Fax:</b> (814) 887-3234
--	---	-------------------------------