BOARD OF COMMISSIONERS

COUNTY OF YORK

COMMONWEALTH OF PENNSYLVANIA

ORDINANCE 2018-03

AN ORDINANCE To CREATE A BLIGHTED PROPERTY REVIEW COMMITTEE OF THE COUNTY OF YORK

WHEREAS, York County, Pennsylvania, is a Third Class County existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Board of Commissioners desires to create a blighted property review committee to assist in the identification of blighted properties within in the County of York in order to allow for the acquisition and disposition of real property under certain conditions in order to protect the health, safety and general welfare of the citizens of the County of York.

NOW THEREFORE, BE IT ENACTED AND ORDAINED and it is hereby **ENACTED** and **ORDAINED** by the Board of Commissioners of the County of York as follows:

SECTION 1. LEGISLATIVE FINDINGS.

A. There exists within the County of York, both within and outside of certified areas, properties which have become derelict, abandoned, or unfit for or use by reasons of age, obsolescence, prolonged vacancy, dilapidation, deterioration, lack of maintenance and care, or general neglect.

B. Such properties both individually and collectively constitute a blight and nuisance in County neighborhoods, create fire and health hazards, and are in many cases used for immoral and criminal purposes.

C. Such properties constitute unreasonable interferences with the reasonable and lawful use

and enjoyment of other premises in York County neighborhoods, are harmful to the social economic wellbeing of the County of York, depreciate property values, and generally jeopardize the health, safety, and welfare of the public.

D. It is the intent of the County of York to preserve and enhance residential and commercial neighborhoods and neighborhood life and the property uses associated therewith and to discourage destruction and displacement of neighborhoods and neighborhood property uses associated with neighborhood life, including, in particular, displacement of low and moderate income persons.

E. In the County of York there exists a serious sh01tage of affordable, decent, safe or sanitary

housing accommodations and properties for related usages.

F. Vacant property can be a resource for the advancement of economic development in the County of York, including both residential and related reuse and commercial or industrial reuse.

G. Eminent domain is a proper public purpose which will promote public health, safety, and welfare.

H. It is deemed in the best interest of the citizens of the County of York to create a Vacant Property Review Committee to certify to the Redevelopment Authority of the County of York (hereinafter "RACY") blighted properties so that RACY may hold, clear, manage or dispose of property for residential and related reuse and commercial or industrial reuse.

SECTION 2. PURPOSE.

The purpose of these provisions are to establish a Blighted Property Review Committee of the County of York to implement the provisions of the Urban Redevelopment Law, 1945, May 24, P. L. 991, as amended, and to promote reuse of the reinvestment properties in the County of York.

SECTION 3. NAME.

This Blighted Property Review Committee shall be known as the "York County Blighted Property Review Committee" (hereinafter the "Committee").

SECTION 4. DEFINITIONS.

A. "Abandoned Property': A property shall be considered abandoned if:

1. It is a Vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six (6) months;

2. It is a Vacant property or Vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by the York County Assessment Office or Board of Assessment Appeals; or

3. The property has been declared abandoned by the owner, including an estate that is in possession of the property.

B. "Authority" or "Redevelopment Authority" or "RACY": The Redevelopment Authority of the County of York, a public body and a body corporate and politic created and organized in accordance with the provisions of the Urban Redevelopment Law.

C. "Blighted Property": Blighted property shall include:

1. Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with local housing, building, plumbing, fire and related codes,

2. Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to wells, shafts, basements, excavations, and unsafe fences or structures.

3. Any premises which because it is dilapidated, unsanitary, unsafe, vermin infested, or lacking in the facilities and equipment required by the housing code of any municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.

4. Any premises which is a fire hazard, or is otherwise dangerous to the safety of nearby persons or property;

5. Any premises from which the utilities, plumbing, heating, sewage, or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

6. Any Vacant or unimproved lot or parcel of ground in a predominately built up neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.

7. Any unoccupied property which has been tax delinquent for a period of two years.

8. Any property which is Vacant, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from a municipal code enforcement agency.

9. Any Abandoned Property.

D. "Board of Commissioners": The Board of Commissioners of the County of York.

E. "County": The County of York.

F. "Municipal,Municipa1ity": The County of York or any city, borough or township within the County of York.

G. "Municipal Planning Commission": The local municipal planning commission.

H. "County Planning Commission": The York County Planning Commission.

I. "Redevelopment Area": Any area, whether improved or unimproved, which the Planning Commission may find to be blighted because of the existence of the conditions enumerated herein, so as to require redevelopment under the provisions of the Urban Redevelopment

Law, as amended.

J. 'Redevelopment Contract": A contract between the Authority and a redeveloper for the redevelopment of an area under the provisions of the Urban Redevelopment Law, as amended.

K. "Residential and Related Use": Residential and related use shall include residential property for sale or rental and related uses, including, but not limited to, park and recreation areas, neighborhood community service, and neighborhood parking lots,

L. "Vacant": A property shall be considered vacant if:

1. the property is unoccupied or its occupancy has not been authorized by the owner of the property;

2. in the case of an unimproved lot or parcel of ground, a lien for the cost of demolition of any structure located on the property remains unpaid for a period of six (6) months; or

3. n the case of an unimproved lot or parcel of ground, the property has remained in violation of any provision of local building, property maintenance or related codes applicable to such lots or parcels, including licensing requirements, for a period of six (6) months.

SECTION 5. COMPOSITION OF COMMITTEE.

A. The oversight of the Committee shall be vested in its Members, subject only to those powers and functions reserved to the Members.

B. The Committee shall consist of eight (8) Members, as follows:

1. One (1) member of the Board of Commissioners or his/her designee.

2. The Chairman of the Redevelopment Authority or his/her designee.

3. One (1) member of the County Planning Commission, as appointed by the Planning Commission's chairman or his/her designee.

4. Five (5) members to be appointed by the Board of Commissioners, with the selection of the members to be made after due consideration for providing membership on Committee from the various geographic planning regions of the County of York

C. Member shall stand in a fiduciary relation to the Committee and shall perform his or her duties as a Member, in good faith, in a manner he or she reasonably believes to be in the best interests of the Committee, and with such care, including reasonable inquiry, skill, and diligence, as a person of ordinary prudence would exercise under similar circumstances. In

performing his or her duties, a Member shall be entitled to rely in good faith on information, opinions, reports or statements, including financial statements and other financial data prepared or presented by any of the following:

1. One or more Officers or employees of the Committee whom the Members reasonably believe to be reliable and competent in the matters presented; or

2. Counsel, public accountants, or other persons as to matters which the Members reasonably believe to be within the professional or expert competence of such person or persons.

D. A Member shall not be considered to be acting in good faith if the Member has knowledge concerning the matter in question that would cause his or her reliance to be unwarranted.

E. The Officers of the Committee shall be a Chairperson, Vice Chairperson and a Secretary. The Officers of the Committee shall be elected by and from the members of the Committee.

SECTION 6. MEETINGS.

A. The annual meeting of the Members of the Committee ("Annual Meeting") shall be held in the month of January of each year or at such other time as may be determined by the Members at a duly convened meeting or by unanimous written consent, for the transaction of any such business as may come before the Members.

B. Other meetings may be held pursuant to the rules and regulations promulgated by the Committee.

SECTION 7. CERTIFICATION.

The Committee, the Municipal Planning Commission and the County Planning Commission, upon making a determination that any property is a Blighted Property within the terms of this Ordinance, must certify said Blighted Property to the Redevelopment Authority except that:

A. No property shall be certified to the Redevelopment Authority unless it is Vacant.

B. No property shall be certified to the Redevelopment Authority unless the owner of the property or an agent desiglated by him/her for receipt of service of notices within the County has been served with notice of the determination that the property is blighted, together with an appropriate order to eliminate the conditions causing the blight and notification that failure to do so may render the property subject to condemnation under this Ordinance and the Urban Redevelopment Act. The notice shall be served upon the owner or his/her agent in accordance with the rules and regulations established by the Committee. The owner or his/her agent shall have the right of appeal from the determination that the property is blighted in accordance with the rules and regulations established by the Committee.

C. No property shall be certified to the Redevelopment Authority until the time period for

appeal has expired and no appeal has been taken, or, if taken, the appeal has been disposed of and the owner or agent has failed to comply with the order of the Committee or court of law.

SECTION 8. OTHER FUNCTIONS OF THE COMMITTEE.

A. The Committee may advise at its own discretion the County and the Redevelopment Authority in matters relating to the establishment and modification of policies, priorities and procedures affecting the disposition of properties acquired through the certification process of the Committee.

B. The Committee may advise at its own discretion the County and the Redevelopment Authority in matters relating to the provision of financial, advisory, and technical rehabilitation assistance affecting reinvestment of properties acquired through the certification process of the Committee.

C. The Committee may advise at its own discretion other municipal agencies in matters relating to the functions of said agencies affecting the acquisition, disposition, and reinvestment of properties which have been or may be acquired through certification process of the Committee.

D. The Committee may advise at its own discretion appropriate agencies in matters to the disposition of publicly owned properties in the County.

E. T he Committee may advise at its own discretion appropriate agencies in the design, development and implementation of homesteading and other property reinvestment programs which may from time to time be effectuated in the County by such agencies.

F. The Committee shall do such other acts, including but not limited to the promulgation and implementation of rules and regulations as may be necessary to fulfill the duties, obligations, and administration of the Urban Redevelopment Law, as amended, and this Ordinance.

SECTION 9. REUSE OF ACQUIRED PROPERTY.

A. Acquisition and disposition of Blighted Property under this Ordinance shall not require preparation, adoption, or approval of a Redevelopment Area Plan or Redevelopment Proposal, as those terms are defined in the Urban Redevelopment Law, as amended, but at least thirty (30) days prior to the acquisition of any property, the Redevelopment Authority shall transmit identification of the property to the Municipal Planning Commission and the County Planning Commission and shall request a recommendation as to the appropriate reuse of the property. The Redevelopment Authority shall not acquire the property where the Municipal Planning Commission and the County Planning Commission certify the disposition for residential or related use or commercial or industrial reuse would not be in accordance with the Comprehensive Plan of the Municipality or the County.

B. Property disposed of within a Redevelopment Area should be disposed of under a

Redevelopment Contract in accordance with the provisions of the Urban Redevelopment Law, as amended.

C. Property disposed of outside an urban renewal project area shall be disposed of by deed in accordance with the provisions set forth in applicable law.

SECTION 10. INDEMNIFICATION. The Committee may indemnify any Members, officers, employees, or other persons acting on behalf of the Committee and to purchase insurance policies as the Committee shall deem necessary to the extent of such indemnification.

SECTION 11. AMENDMENT.

These bylaws shall not be modified or amended except by written instrument duly executed on behalf of each Member, which shall require the affirmative vote of at least two (2) of the Commissioners representing each Member.

SECTION 12. REPEALER.

This Ordinance shall supersede and repeal all ordinances, resolutions and parts thereof inconsistent or conflicting herewith.

SECTION 13. EFFECTIVE DATE.

This Ordinance shall become effective upon enactment.

SECTION 14. SEVERABILITY.

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair the remaining provisions, sentences, clauses, section or parts of this Ordinance. It is hereby declared to be the intent of the York County Board of Commissioners that this Ordinance would have been adopted and would be enforceable had such unconstitutional, illegal, or invalid sentence, clause, section or part thereof not been included herein.

Duly enacted and ordained this 4th day of April 2018, by the Board of Commissioners of York County, Pennsylvania in lawful session duly assembled.

ATTEST:

Mark Derr
Chief Clerk/Administrator

COUNTY OF YORK

Susan P. Byrnes
President Commissioner

(SEAL)

Doug Hoke
Vice President Commissioner

Christopher B. Reilly
Commissioner

The above Ordinance was ordained, enacted, and adopted on the 4th day of April, 2018, at a regular meeting of the Board of Commissioners of the County of York duly advertised and assembled upon motion of Commissioner Reilly, seconded by Commissioner Hoke and passed with a vote of 3 yes and 0 no.

RULES AND REGULATIONS TO GOVERN PROCEDURES OF THE YORK COUNTY BLIGHTED PROPERTY REVIEW COMMITTEE

I. NAME

York County Blighted Property Review Committee (hereinafter the "Committee").

II. AUTHORIZATION

The authorization for the establishment of the Committee is provided for in the Urban Redevelopment Law, 1945, May 24, P.L. 991, as amended. Pursuant to the Urban Redevelopment Law, the Board of Commissioners of the County of York enacted Ordinance 2018-01, which established the Committee and which further authorized the Committee to adopt rules and regulations..

III. COMMITTEE MEMBERS

Section 1: The Committee shall consist of eight (8) members, as follows:

A. One (1) member of the Board of Commissioners.

B. The Chairman of the Redevelopment Authority of the County of York (hereinafter the "Authority"), or his/her designee.

C. One (1) member of the York County Planning Commission (hereinafter the "County Planning Commission") as appointed by the County Planning Commission's Chairman, or his/her designee,

D. Five (5) members to be appointed by the Board of Commissioners, with the selection of the members to be made after due consideration for providing membership on the Board from the various geographic regions of the County of York.

Section 2: Members shall serve for a term of three (3) years dating from January 1 of the year of their appointment and shall continue their membership until December 31 or until their successors have been selected and qualified. Provided, however, that the initial Members as identified in Section 1. A, B, and C, shall serve for a term of one (1) year and Members appointed by the Board of Commissioners in Section 1. D. shall serve as follows: two (2) years for three members, so appointed, and three (3) years for two members, so appointed.

Section 3: In the event of any vacancy on the Committee, the affected appointing agency (i.e., Board of Commissioners, Redevelopment Authority or Planning Commission) shall appoint a new Member as a replacement.

IV. DESIGNATION OF OFFICERS

The Officers of the Committee shall be a Chairperson, Vice Chairperson and a Secretary. The Chairperson, Vice Chairperson and a Secretary will be elected by a vote of the Members of the Committee as soon as practical; and thereafter, at the Annual Meeting, to serve for one (1) year, or until their successors have been duly elected. In the case of any vacancy occurring in any of said offices, a successor may be elected at any regular meeting of the Committee to complete the unexpired term of the vacant office.

Chairperson - The Chairperson or in the absence of the Chairperson, the Vice Chairperson, shall preside at all meetings of the Committee and perform such duties as may from time to time be requested by the Committee.

Vice Chairperson - The Vice Chairperson shall preside at meetings of the Committee in the Chairperson's absence and shall perform such other duties as may from time to time be requested by the Committee.

Secretary - The Secretary of the Committee shall prepare agenda of regular and special meetings, provide written notice of all meetings to Committee members, arrange for proper and legal notice of hearings, attend to correspondence of the Committee and perform such duties as are normally carried out by The Secretary.

V. MEETINGS

Regular meetings shall be held at a time and place designated by the Chairperson.

Special meetings may be called by the Chairperson or on request of a majority of the Committees provided they are called according to the Sunshine Law and that at least three (3) days written notification of the scheduling of the meeting is provided to all Committee members.

All meetings shall be open to the general public; however, the Committee may meet in closed session for discussion purposes pursuant to the Sunshine Law.

Unless otherwise specified by a majority vote of a quorum of Committee members, Roberts Rules of Order shall govern the proceedings at the meetings of the Committee.

Notices of any meetings shall be given as mutually agreed upon by and between the members of the Committee.

One or more of the members of the Committee may participate in a meeting of the members of the Committee by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. All persons so participating shall be deemed present in person at the meeting.

A quorum for Committee meetings shall consist of five (5) members. Binding action shall require the vote of a majority of Committee members present.

VI. BUSINESS PROCEDURES

An official agenda of regular Committee meetings shall be prepared and mailed to Committee members at least one (1) week prior to the meeting date. Property reports of properties to be considered by the Committee shall accompany the agenda.

All business received after the one (1) week cut off shall be considered as other business.

Special meeting called by the Committee shall cover only the items which have been scheduled in advance for the specific meeting.

VII. OPERATING PROCEDURES

Section 1: List of Potentially Eligible Properties - At the direction of the Committee, a list of properties that are potentially eligible for certification as blighted will be prepared by the Authority. The Authority may obtain input from any city, boroughs, or township within York County (hereinafter "Local Municipality") as to which properties may be potentially eligible for certification as blighted. The planning commission for a Local Municipality (hereinafter 'Municipal Planning Commission") shall be provided with information identifying a potentially eligible property within its Local Municipality that is placed on the list of properties, as aforesaid. The Municipal Planning Commission may provide written comments to the Committee concerning the potentially eligible property, which the Municipal Planning Commission feels would be relevant for the Committee to consider in determining whether the property is blighted. The list shall contain the property's address, owners' names, date of last-known occupancy, and an indication of its current status (i.e. vacant, boarded or placarded as unfit for human habitation under any housing code). The list shall also contain information as to the status of any proceedings pertaining to housing code violations for the property and any prior or current rehabilitation of the property. The properties are listed in order of priority for Committee action based upon the Authority's view of the degree of blighting influence on the neighborhood in which they are located. The Committee selects the properties that it wishes to address.

Section 2: Property Owner Notification Letter - A letter is sent via both regular and certified mail to the owner or its designated agent for the service of notices. The letter explains what action needs to be taken by the property owner to eliminate any blight and provides for a reasonable time period for any action to be taken. The letter does not constitute official action by the Committee, but is only a notice of the fact that the Committee may deem property to be a Blighted Property, as that term is defined in Ordinance 2018-01.

Section 3 : Property Fact Sheet - In the event that the property owner fails to follow the instructions outlined in the Property Notification Letter, the Property Fact Sheet, which is based on the criteria of blight as defined in Ordinance 2018-01, is completed by the Authority based on specifics concerning any evidence of blight, including, but not limited to, any reports of municipal code violations.

Section 4: First Official Notice —

A. The Property Fact Sheet is evaluated and, if the property declared blighted, a Blight Determination Resolution ("BDR") is to be adopted by the Committee.

B. If the Local Municipality in which the property is situated has passed an ordinance pertaining to service of notice of a determination of a public nuisance (hereinafter "Local Nuisance Ordinance"), the procedures set forth in that ordinance will control the process for providing notice and opportunity to appeal a determination by the Committee.

C. Unless a Local Nuisance Ordinance requires otherwise, the Committee's Secretary shall provide notice of the adoption of the BDR, as follows: (1) mail to the property owner or an agent designated by him/her for receipt of service of notices via certified mail, return receipt requested, a copy of the BDR. In the event the mail is returned with notation by the postal authorities that the owner or his/her agent refused to accept the mail, the Secretary shall have the right of service of the BDR by mailing a copy to the owner or his/her agent at the same address by ordinary mail with the return address of the Committee appearing thereon. Service by ordinary mail is complete if the mail is not returned to the Committee within fifteen (15) days after mailing. In the event the mail is returned with the notation by the postal authorities that it was unclaimed, the BDR shall be personally served upon the owner or his agent; (2) post the property with a copy of the BDR; and (3) publicly advertise the adoption of the BDR.

D. In the BDR, the property owner's rights are explained to them. The BDR shall specifically advise the owner of the steps that are to be taken to remedy the blighted condition of the property and of the fact that the failure of the owner to remedy the blighted condition may cause the property to be subject to condemnation. The property owner shall further be advised that it may request a hearing before the Committee to seek a review of the determination.

E. Unless a Local Nuisance Ordinance requires otherwise, a request for a hearing shall be made in writing to be received by the Committee no more than thirty (30) days from the date of the property owner's receipt of the BDR. In all cases, a request for a hearing shall be accompanied by a check in the amount of $350.00, made payable to the Redevelopment Authority of the County of York.

F. In the event the owner of said property decides to comply and remedy the blighted conditions of the property, he/she must provide to the Committee, within thirty (30) days of the property owner's receipt of the BDR, a rehabilitation plan in significant detail to show how the blighted conditions will be removed along with the estimated cost of rehabilitation. The removal of the blighting influences must occur within a six (6) month period from the date of the Committee's acceptance of the plan. A deposit often percent (10%) of the estimated rehabilitation cost or $ 1,000, whichever is less, is required to be posted with the Committee along with the rehabilitation plan before the plan will be accepted. If the Committee accepts the rehabilitation plan, it will take no further action against the subject property, provided the owner diligently carries out the rehabilitation plan. Prior to acceptance of the

rehabilitation plan, the Committee shall be satisfied that: (1) the rehabilitation plan will remedy the blighted conditions identified in the BDR; (2) the rehabilitation plan will remedy the existing municipal housing and other applicable code violations, for which prior notice of violation thereof has been provided to the property owner by the municipality; and (3) a building permit can be issued by the municipality for the work contemplated by the property owner. Upon completion of the rehabilitation plan the deposit shall be refunded to the property owner. If the rehabilitation plan is not completed then the deposit shall be forfeited and the property is returned to the Committee where the steps for a Second Resolution, as provided for in Section 10, will be followed.

Section 5: Hearing before the Committee --

A. Hearings before the Committee shall be conducted in accord with the applicable Local Nuisance Ordinance, if any. If no Local Nuisance Ordinance exists, hearings before the committee shall be conducted in conformance with the Local Agency Law, 1978, April 28, P.L. 202 No. 53, as amended.

B. Upon receipt of a written request for a hearing from a property owner, the Committee shall provide written acknowledgement to the property owner of the request for a hearing and of the scheduling of the hearing. The hearing shall be scheduled at a regular meeting of the Committee.

C. Unless an applicable Local Nuisance Ordinance requires otherwise, notice of the time and place of the hearing shall be given not more than fourteen (14) and not less than seven (7) days in advance of any hearing. Such notice shall be published for two consecutive days in a newspaper of general circulation in York County.

D. The Chairman shall select a Hearing Panel to be comprised three (3) members of the Committee, not to include however the Authority or County Planning Commission representative, and shall select a chairperson for the Hearing Panel.

E. At the hearing before the Hearing Panel the Authority shall present the evidence of blight and shall be subject to cross examination by the property owner or his representative. The property owner shall be afforded an opportunity to present evidence in defense of the determination that blight exists and shall be subject to cross examination by the Authority.

F. The Committee shall keep a record of the proceedings of any hearing, either stenographically or by sound recording. A transcript of the proceeding and copies of graphic or written material received during any hearing shall be made available to any person at their cost.

G. At the conclusion of the hearing, the Hearing Panel shall render a decision as to whether the property is deemed a Blighted Property, as that term is defined in Ordinance 2018-01. The decision of the Hearing Panel shall be deemed a final decision of the Committee. Any appeals from the decision of the Committee may be to the Court of Common Pleas and made pursuant to provisions of the Local Agency Law, 1978, April 28, P. L. 202 No. 53, as amended.

Section 6: Public Notice —

Public notice of the BDR shall be deemed satisfied if the BDR is published in a newspaper of general circulation in York County. Notarized proof of publications shall be retained by the Committee Secretary.

Section 7: Certificate of Service - Posting—

A certificate of service - posting is completed when the property is posted. The property is to be posted by the Authority and is to be done in a manner so as to keep the posting in place for a period of ten (10) days, and can only be removed by tearing it off. This posting is to be witnessed and notarized and a certificate is to be filed with the Committee Secretary.

Section 8: Certificate of Service - Personal Delivery —

A certificate of service — Personal Delivery is completed when the BDR is hand delivered to the owner of said property or his/her authorized agent. This hand delivery is to be witnessed and notarized and retained by the Committee Secretary.

Section 9: Rehabilitation Agreement—

This Agreement is provided to the owner by the Committee upon acceptance by the Committee of owner's rehabilitation plan. All conditions of blight must be addressed and timed elements stated for each violation. This document is signed by a Committee member, the owner of said property, and notarized.

Section 10: Request to County Planning Commission and Municipal Planning Commission -

At such time as: (1) the property owner has failed to timely request a hearing before the Committee, or (2) the property owner has exhausted all appeals, and no Rehabilitation Agreement has been entered into with the Committee, then the Committee shall adopt a "Second Resolution" stating the property owner has been served with a notice of blight, been notified of his/her right to appeal the determination, has failed to correct the violations cited, and has not made satisfactory arrangements to the Committee to begin addressing the violations. Prior to adoption of the Second Resolution, the Authority shall conduct a re-inspection of the property indicating that the violations cited have not been eliminated. Upon adoption of the Second Resolution, the Committee shall transmit to the County Planning Commission and the Municipal Planning Commission, if any, for the municipality in which the property is located the Second Resolution and request that the County Planning Commission and the Municipal Planning Commission determine whether the property is a Blighted Property and, if so, certify said Blighted Property to the Authority. The Authority shall, likewise, be provided with a copy of the Second Resolution and the Committee shall certify said Blighted Property to the Authority.

VIII. STAFF

The Committee may retain its own staff, however, the Committee shall have available to it such staff as the Authority can provide.

IX. AMENDMENTS

These rules and regulations may be amended by a majority vote of the entire membership of the Committee.