

REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE

Blighted Property Mitigation

The Last Line of Code Enforcement



SEPTEMBER 9, 2026

Purpose and overview

01



EXPLAIN

Erie's code enforcement and blight mitigation process.

02



TRACE

The path from complaint investigation through condemnation and post-acquisition.

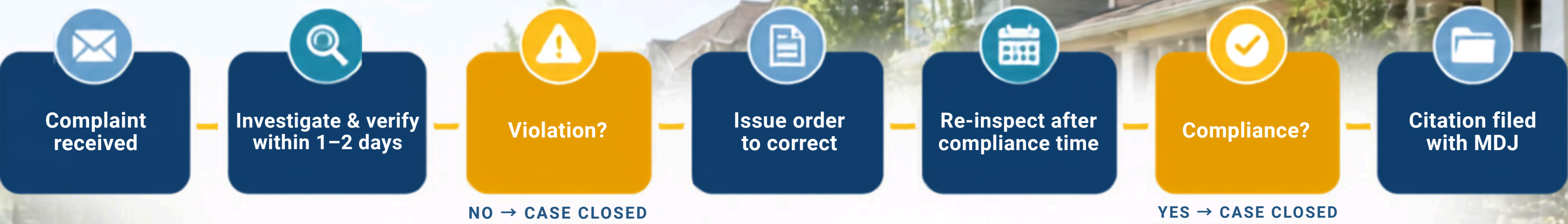
03



PROTECT

Neighborhood quality of life and public safety.

Standard code enforcement process



A verified violation moves through notice, time to comply, re-inspection, and only when necessary, citation.

Tools before blight designation



Notice of Violation

Formal notice and correction deadline



Citation issuance

Judicial enforcement when noncompliance persists



Quality of Life Tickets

Junk, debris, tall grass and vehicle violations



Lien Requests

Grass, board & seal, junk and emergency demolition



Repair or Demolition Orders

Available, but not required for blight designation



SECTION 02

Blighted Property Review Committee



Legal authority • membership • operation



Committee background and legal authority

STATE

Authorized

Pennsylvania Urban Redevelopment Law, 35 P.S. §1701 et seq.

1994

Established

Erie City Council Ordinance 37-1994 creates the committee.

2002

Renamed

Act 2002-113 changes the name to Blighted Property Review Committee.



Committee membership



9 VOTING MEMBERS

- ✓ City Councilperson
- ✓ Redevelopment Authority Executive Director
- ✓ Planning Commission representative
- ✓ Mayor and/or designees
- ✓ 4 appointed citizens



NON-VOTING MEMBERS

- ✓ Housing Officer
- ✓ Code Enforcement Manager
- ✓ Fire Chief or designee
- ✓ Police Chief or designee
- ✓ Tax Claim Bureau Director

Committee operation and meeting schedule

**SECOND
MONDAY**

9:00 A.M.



MONTHLY REVIEW

Reviews properties referred by Code Enforcement or the Redevelopment Authority, then votes on blight designation using the legal criteria.



Blighted property legal standards



01 Public nuisance

Physical condition or code violations



02 Attractive nuisance

Wells, basements or unsafe structures



03 Unfit dwelling

Dilapidated, unsanitary or unsafe



04 Fire hazard

Dangerous structures or conditions



05 Utilities lost

Disconnected or destroyed;
property unfit

Blighted property legal standards

06 Neglected vacant lot

Trash accumulation or vermin



07 Tax delinquency

Unoccupied and delinquent for 2+ years



08 No rehabilitation

Vacant after notice for one year



09 Abandonment

Unpaid municipal liens or owner-declared abandonment



Blight review process



 No - Continue enforcement

 No - Return to enforcement

20 DAYS

Owner appeal period after designation

Owner response options



Submit a Statement of Intent

May pause or stop proceedings



Build a rehabilitation plan

Define scope, schedule and resources



Learn permit & inspection steps

Coordinate before work begins



Maintain the property

Continue general upkeep throughout



Working with Code Enforcement Officers



A shared operating picture

Periodic reviews and bi-weekly update meetings bring together Code Officers, the Demolition Coordinator, Planning Director, Redevelopment Authority and Mayor's Office.



FOCUS

Track progress—or deterioration—to prioritize acquisition.



Blight rescission criteria

- ✓ Full compliance with Exhibit A
- ✓ Permits pulled and finalized
- ✓ Utilities restored
- ✓ Property occupiable
- ✓ Taxes current



Condemnation process overview



Important Context: A blight designation does not result in immediate acquisition. Properties typically remain on the blighted property list for approximately 18 to 24 months before the Redevelopment Authority begins acquisition, providing owners substantial time to correct the conditions or present a viable rehabilitation plan. The timeline above begins only after the Authority decides to move forward with condemnation.

Condemnation review process



Every step preserves due process and the owner's right to just compensation under eminent domain law.

Post-acquisition pathways



REHABILITATE

Sale to developers through developer agreements



RESTORE

Demolition and site restoration



TRANSFER

Sale to an adjoining property owner



ASSEMBLE

Hold for future development or site assemblage

Contact information

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REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE

Thank you.

Questions?

Blighted Property Mitigation
The Last Line of Code Enforcement



Appendix: supporting forms and notices



**STATEMENT
OF INTENT**



EXHIBIT A



**SAMPLE
NOTICES**

Full forms and sample notices are available upon request or in supplementary materials.
This page may be omitted or printed separately as needed.