




Pennsylvania

Known Condemnations Benefiting Private Parties ⁴⁰⁸

Filed/Authorized Condemnations  1

Threatened Condemnations  106

Legend  = 1  = 100

Lebanon

Mayor Bob Anspach wanted to declare a ten-block area with 136 buildings blighted, although Mullin and Lonergan, a consulting firm, conducted a study in the summer of 2005 and found that two-thirds of the structures are perfectly fine. There was reason, however, to question the conclusion that even one-third are bad. For example, they listed a property as vacant, when it is in fact used as a storage warehouse for PDK Associates' property renovation and rental business. In January 2006, the City approved the study and "blighted" the whole area even as Mayor Anspach acknowledged that the area is in fact nothing of the kind. The Pennsylvania Department of Transportation has plans to acquire 50 properties for a railroad overpass but the other 86 buildings in the newly created Cumberland Street Redevelopment Area were slated for private development.⁴⁰⁹ The "blight" designation would have opened the area to the possibility of eminent domain, but Pennsylvania has since passed legislation restricting the use of eminent domain for private development.⁴¹⁰ The new law will hopefully protect Lebanon owners.

West Reading

In November 2005, officials decided to use eminent domain to seize the Penn View Motel as part of a five-block redevelopment plan. Though the

⁴⁰⁸ These numbers were compiled from news sources. Many cases go unreported, and news reports often do not specify the number of properties against which condemnations were filed or threatened.

⁴⁰⁹ John Latimer, "City panel OKs blight designation," *Lebanon Daily News*, January 12, 2006, at LO-CAL.

⁴¹⁰ 2005 Pa. SB 881 (signed into law May 4, 2006).

redevelopment authority filed the declaration for the taking in court, the government was waiting to receive State and federal funding before proceeding.⁴¹¹ In April 2006, the project received its State funding, clearing the way to acquire the motel.⁴¹² According to motel owner Barry Alan, his business brings 20,000 people to West Reading each year and also provides housing for dozens of long-term tenants.⁴¹³ Once the Borough Council actually acquires the land, it will transfer the property to a private developer, Advanced Building Systems Inc., to put a bank, restaurant and commercial and office space on the site.⁴¹⁴

York

Commissioners approved plans in January 2005 for the Northwest Triangle project, which will include building housing, stores, offices and space for light industry.⁴¹⁵ The project called for the acquisition of 17 properties, three of which are homes.⁴¹⁶ In April 2006, the City purchased much of the property under threat of eminent domain.⁴¹⁷

411 Darrin Youker, "County agency takes first step toward seizing motel property," *Reading Eagle*, November 29, 2005.

412 "Funds bring promise of a brighter future," *Reading Eagle*, April 27, 2006.

413 Shaun Lockhart, "West Reading, Pa., officials set sights on downtown redevelopment," *Reading Eagle* July 10, 2004.

414 Darrin Youker, "County agency takes first step toward seizing motel property," *Reading Eagle*, November 29, 2005.

415 Daina Klimanis, "Project moves forward," *York Dispatch*, January 18, 2006, at Local.

416 Daina Klimanis, "City projects get green light from planners," *York Dispatch*, December 13, 2005.

417 Mike Hoover, "Northwest Triangle begins to take shape," *York Daily Record*, April 13, 2006.