



CITY OF POTTSVILLE

BLIGHTED PROPERTY REVIEW COMMITTEE

MEETING AGENDA

DATE	TIME	LOCATION
Tuesday, September 8, 2026	4:00 PM	Pottsville City Hall 401 N. Centre St., Pottsville, PA

This meeting is open to the public in accordance with the Pennsylvania Sunshine Act (65 Pa.C.S. § 701 et seq.). The Committee may, by majority vote, adjourn into executive session for any item involving real estate acquisition strategy, negotiation posture, or pending/contemplated legal action, as permitted under the Act. Formal certifications and votes will occur in open session.

I. Call to Order

II. Roll Call / Establishment of Quorum

Mayor Tom Smith	☐ Present ☐ Absent
Herman Fenstermacher (At Large)	☐ Present ☐ Absent
Bud Quandel (Redevelopment Authority)	☐ Present ☐ Absent
Thomas Wood (Planning Commission)	☐ Present ☐ Absent
Brian Kotzmoyer (At Large)	☐ Present ☐ Absent
Rob Straebel (City Administrator)	☐ Present ☐ Absent

III. Approval of Minutes from Previous Meeting

IV. Public Comment *(limited to agenda items)*

Members of the public may address the Committee on items appearing on this agenda, subject to any time limit set by the Chair.

V. Status Review — Preliminary Strategic Blight Plan *(15 min)*

Presentation by FSL Public Finance of the City's Preliminary Strategic Blight Plan (dated September 2, 2026), covering:

- The citywide candidate property inventory spanning multiple corridors of the City
- The ten properties currently targeted under the Redevelopment Authority's grant utilization plan

- The statutory certification framework under 35 P.S. § 1712.1 and Pottsville's local Blight Task Force / Nuisance Ordinance practice
- The Plan's Two-Week Action Matrix (Section 7) and its goal of a Special Meeting to certify priority properties and authorize service of notice on responsible owners and landlords

VI. Review of Most Recent Blighted Property List *(15 min)*

Review of the Blight Task Force's current running list against the candidate inventory in the Plan, including:

- Any properties added to or removed from the list since the Committee's last review
- Code Enforcement update on second-floor occupancy verification at two priority mixed-use properties (ground floor confirmed vacant at both; upper-floor tenancy status pending confirmation)
- Confirmation of independently verified vacancy at a priority commercial property slated for the eminent domain track

VII. Blight Certification — Action Items to Move the Plan Forward *(20 min)*

Discussion and possible action on the following, consistent with the certification sequence and Action Matrix in the Plan:

- Confirm current BPRC membership and enabling ordinance are in order to support certification actions
- Authorize the Committee's solicitor to prepare blight determination packets for the priority properties identified in the Plan
- Authorize the Committee's solicitor, in coordination with the Redevelopment Authority's solicitor, to prepare § 1712.1(e)(2) notices and orders for service on the responsible owners/landlords
- Confirm Planning Commission coordination for the required reuse-consistency review
- **Vote:** schedule a Special Meeting of the Committee within two weeks (target: on or about September 22, 2026) to formally certify priority properties and authorize service of notice, per the Plan's Section 7 timeline

VIII. Review of County Repository List *(15 min)*

Review of parcels that have passed to Schuylkill County ownership through the tax sale process and are held in the County's Repository of Unsold Properties, including the candidate parcels identified in the Plan.

Discussion of a direct repository-sale approach with the Schuylkill County Tax Claim Bureau for these parcels, which does not require BPRC blight certification since title has already passed out of private ownership.

IX. Land Bank — Utilization Strategy *(15 min)*

The Redevelopment Authority's existing land bank is already established as a tool available to the City. Discussion will focus on how the Committee and Authority will actually use it going forward, including:

- Which certified and repository parcels are best suited for transfer into the land bank versus direct RDA-held acquisition
- How land bank holding can streamline clearing title on tax-delinquent and repository parcels ahead of disposition
- Coordination between the BPRC certification track, the repository-sale path discussed above, and land bank intake
- Disposition strategy and timeline for parcels placed in the land bank
- Any action needed from the Committee or Council to formally route priority properties to the land bank

X. Upcoming October 2026 Judicial Sale *(10 min)*

Discussion of the County's upcoming Judicial Sale (October 2026), including:

- Identification of any properties of interest to the City or Redevelopment Authority appearing on the sale list

- Coordination needed prior to the sale, including any pre-sale bidding authorization the Authority may need from Council
- Relationship between properties not sold at Judicial Sale and their subsequent placement in the County Repository (see Item VIII)

XI. Other Business

XII. Next Meeting Date

Confirmation of the date, time, and location of the Special Meeting authorized under Item VII, and the Committee's next regularly scheduled meeting.

XIII. Adjournment

Attachments / Reference Materials: City of Pottsville Preliminary Strategic Blight Plan (FSL Public Finance, September 2, 2026); current Blight Task Force property list; Schuylkill County Repository of Unsold Properties list; Two-Week Action Matrix (Plan Section 7).

Prepared for the Blighted Property Review Committee. Distribution: BPRC members, BPRC Solicitor, Redevelopment Authority, RDA Solicitor, Planning Commission, Code Enforcement Office, City Council/Administration, FSL Public Finance.