

CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA

RESOLUTION NO. 10744

MOVED BY COUNCILPERSON: Arnone

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA, CONFIRMING UPDATING SIDE-LOT PROGRAM

WHEREAS, the City of Johnstown seeks to update the Side-Lot Program documents that permit the waiver of City demolition liens for property owners who purchase abutting lots through Cambria County tax sales or from the City Land Bank under Resolution 10692; and

WHEREAS, the City further intends to establish a provision granting the City the authority to review and, when determined to be in the best interest of the City, waive City demolition liens on lots that do not abut the applicant's residence; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Johnstown, Cambria County, Pennsylvania, hereby adopt the updated Side-Lot Program documents.

RESOLUTION SECONDED BY COUNCILPERSON King

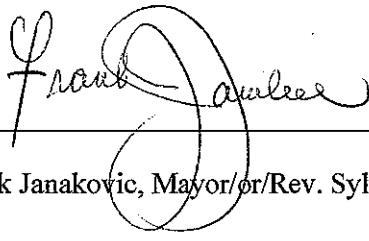
Roll Call:

Arnone			Britt			Clark			Huchel			King			Mock			Janankovic		
Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A	Y	N	A

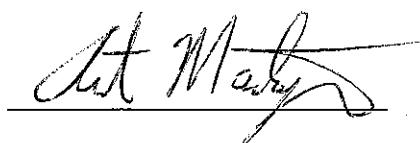
ADOPTED: December 10, 2025

ATTEST:

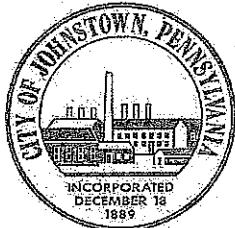
I do hereby certify that the foregoing is a true and correct copy of Resolution No. 10744 as the same adopted by the City Council of the City of Johnstown, Pennsylvania.



Frank Janakovic, Mayor/or/Rev. Sylvia King Dep. Mayor



Arturo Martynuska, City Manager



CITY OF JOHNSTOWN

Department of Community and Economic Development
401 Main Street
Johnstown, PA 15901
814-539-2504, Ext.110

SIDE-LOT PROGRAM

The City of Johnstown is committed to promoting responsible land use and neighborhood revitalization. In support of this mission, the City is offering an opportunity for property owners to reduce the financial burden associated with property acquisition through tax sales.

Property owners within the City of Johnstown who purchase property through the Cambria County Tax Sale and City Landbank may be eligible to have City demolition liens on the purchased property waved. To qualify, the purchased property must directly abut the owner's primary residence or receive approval from the City of Johnstown for a property to be eligible for the Side-Lot Program.

This program is administered by the City of Johnstown Community and Economic Development Department and is part of our continued efforts to support property investment and neighborhood improvement.

How It Works:

1. Apply:

Interested property owners must complete and submit an application to the Department of Community and Economic Development.

2. Eligibility Review:

Once received, the application will undergo a review process to verify that both the property and the owner meet program requirements.

See program eligibility requirements.

3. Approval & Fee:

If the application is approved, the property owner must pay a one-time fee of \$500 to waive the City of Johnstown demolition lien.

This initiative is part of the City's ongoing efforts to encourage neighborhood investment, reduce blight, and support community growth.

Program Eligibility Requirements:

To be considered eligible for the acquisition of a vacant lot under the **City of Johnstown Side-Lot Program**, an applicant must meet the following criteria. All requirements are mandatory and must be fully satisfied at the time of application submission and throughout the review process.

1. Proof of Property Ownership:

The applicant must provide valid documentation demonstrating legal ownership and primary residency of a property that directly abuts the vacant lot. Acceptable proof may include, but is not limited to, a recorded warranty deed or title in the applicant's name. If the property does not abut the primary residence, eligibility under the Side-Lot Program shall be contingent upon formal review and approval by the City of Johnstown.

2. Compliance with Property Maintenance and Zoning Regulations:

The applicant must be in full compliance with all municipal codes and ordinances. This includes, but is not limited to, the absence of any outstanding code violations, property maintenance infractions, zoning noncompliance issues, or similar legal or administrative violations associated with any properties owned by the applicant.

3. Satisfaction of Financial Obligations:

The applicant must have paid in full all municipal and county financial obligations, including but not limited to, real estate taxes, water and sewer charges, and any other fees, assessments, or liens associated with properties under the applicant's ownership. Any applicant who has outstanding City taxes, City utility charges, or City liens will be deemed ineligible to participate. Eligibility may be restored once all such obligations are paid in full.

4. Liability Insurance Coverage:

The applicant shall furnish proof of active liability insurance coverage for the vacant lot upon acquisition. The policy must provide adequate coverage for potential injuries or property damage occurring on the premises and must comply with all applicable legal and safety standards.

5. Lien Waiver Fee:

Upon approval of the application, the applicant shall pay a one-time, non-refundable fee of Five Hundred Dollars (\$500.00) to the City of Johnstown. This payment is required to waive the demolition lien from the City of Johnstown associated with the vacant side-lot.



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APPLICATION SIDE-LOT PROGRAM

I. Applicant Information

1. Property Owner Name: _____
2. Property Owner Primary Address: _____
3. Property Owner Tax Parcel ID Number: _____

II. Property to be Purchased

1. Property Address: _____
2. Property Tax Parcel ID Number: _____
3. Intended Use of the Property to be Purchased: _____

III. Certification and Acknowledgement

By signing below, this certifies that the information provided in this application is true and accurate to the best of their knowledge. The applicant further acknowledges that any misrepresentation or omission of information may result in the denial of the application.

Applicant Signature: _____

Date: _____

VI. Application Review (City of Johnstown)

Approved

- A one-time fee of \$500 must be paid by the applicant to waive an existing City of Johnstown demolition lien.

Denied

- Explanation for denying application: _____

DCED Director: _____

Date: _____