

correction of such conditions has expired and the property owner or agent has failed to comply with the notice.

b) The findings required by subsection (a) of this section shall be in writing and included in the report to the county.

(c)

(i) The Board shall notify the owner of the property or a designated agent that a determination of blight or deterioration has been made and that failure to eliminate the conditions c using the blight shall render the property subject to condemnation by the local government under KRS 99. 700 to 99. 730.

(ii) Notice shall be mailed to the owner or designated agent by certified mail, return receipt request d. However, if the address of the owner or a designated agent is unknown and cannot be ascertained by the Board in the exercise of reasonable diligence, copies of the notice shall be posted in a conspicuous place on the property affected.

(iii) The written notice sent to the owner or his or her agent or posted on the property shall describe the conditions that render the property blighted and deteriorated, and shall

(d) An extension of the ninety (90) day time period may be granted by the Board if the owner or designated agent demonstrates that such a period is insufficient to correct the conditions cited in the notice.

7. Eminent Domain. The county may institute eminent domain proceedings pursuant to KRS Chapter 416 against an property which has been certified as blighted or deteriorated by the Board if it finds:

(a) That such property has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare;

(b) That such property Is likely to continue to deteriorate unless corrected;

(c) That the continued deterioration of such property may contribute to the blighting or deterioration of the are immediately surrounding the property; and

(d) That the owner of such property has failed to correct the deterioration of the property.