

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA,
MARICOPA COUNTY, ARIZONA, FINDING THE EXISTENCE OF A
BLIGHTED AREA IN THE CITY OF MESA, AND DECLARING THE
NECESSITY FOR, AND CREATION OF, THE SOUTHWEST
REDEVELOPMENT AREA.**

WHEREAS, the provisions of Arizona Revised Statutes § 36-1471 et seq., provide for redevelopment of areas within municipalities; and

WHEREAS, such statutes require certain findings be made by the governing body of a municipality prior to the exercise of the powers granted thereby; and

WHEREAS, there is an existing redevelopment area, the Mesa Town Center Redevelopment Area, approved by the City Council, by Resolution No. 7337, as shown on Exhibit A; and

WHEREAS, the City Council by this resolution is creating a new redevelopment area, the Southwest Redevelopment Area, that abuts the Mesa Town Center Redevelopment Area to the south, as shown on Exhibit A attached; and

WHEREAS, the City retained a consultant, Zion Public Finance, Inc., who assisted the City in evaluating and analyzing the Southwest Redevelopment Area, which included an on-site survey of each parcel within the proposed redevelopment area; and

WHEREAS, the consultant prepared the Southwest Redevelopment Area Study and the Executive Summary attached hereto as Exhibit B, and the consultant's Determination of Blight Comprehensive Study is on file in the Office of Economic Development and is incorporated by reference herein; and

WHEREAS, the City held an open house on August 16, 2016 to discuss the proposed Southwest Redevelopment Area with the property owners within the proposed redevelopment area; and

WHEREAS, the City Council is hereby continuing the existing Mesa Town Center Redevelopment Area and creating the Southwest Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, STATE OF ARIZONA, AS FOLLOWS:

SECTION 1. The Council finds that the following blight conditions are present. either singly or in combination, on a predominance of the properties within the Southwest Redevelopment Area:

- a. A dominance of defective or inadequate street layout;
- b. Faulty lot layout in relation to size, adequacy; accessibility or usefulness;
- c. Unsafe and unsanitary conditions;

- d. Deterioration of sites and other improvements;
- e. Diversity of ownership;
- f. Improper or obsolete subdivision platting;
- g. The existence of condition that endanger or property by fire or other causes.

Individually or in combination, these conditions substantially impair or arrest the sound business and housing growth within the City of Mesa.

SECTION 2. The Council finds that the redevelopment of the area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Mesa.

SECTION 3. The Council finds that the Southwest Redevelopment Area complies with all statutory requirements, A.R.S. § 36-1471 et seq., necessary for the creation of a redevelopment area, and Council hereby creates the Southwest Redevelopment Area as shown on Exhibit A.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA on this 12th day of September, 2016.

APPROVED:

Mayor

ATTEST:

City Clerk