

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 EAST AND WEST
REDEVELOPMENT AREAS.**

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 are two existing redevelopment areas, the Mesa Town Center Redevelopment Area, approved by the City Council, by Resolution No. 7337 and the Southwest Redevelopment Area, approved by the City Council, by Resolution No 10842, as shown on Exhibit A; and

WHEREAS, the City Council by this resolution is creating two new redevelopment areas, the East Redevelopment Area, that abuts the Mesa Town Center Redevelopment Area to the East, and the West Redevelopment Area, that abuts the Mesa Town Center to the west and the Southwest Redevelopment Area to the north, as shown on Exhibit B attached; and

WHEREAS, the City retained a consultant, Matrix Design Group, Inc. who assisted the City in evaluating and analyzing the East Redevelopment Area and West Redevelopment which included an on-site survey of each parcel within the proposed redevelopment area; and

WHEREAS, the consultant prepared the East and West Blight Findings Reports, which are available in the City Clerk's office; and

WHEREAS, the City held an open house for East Redevelopment Area on June 21, 2017 and an open house for the West Redevelopment Area on June 20, 2017 to discuss the proposed Redevelopment Areas with the property owners within each proposed redevelopment area; and

WHEREAS, the City Council is hereby continuing the existing Mesa Town Center Redevelopment Area and 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 East and West Redevelopment Areas:

- 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 these areas 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 East and West Redevelopment Areas 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 East and West Redevelopment Areas as shown on Exhibit B.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA on this 21st day of August 2017.

APPROVED:

Mayor

ATTEST:

City Clerk