

**RESOLUTION NO. 21-04**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF MARICOPA, ARIZONA, FINDING THE  
EXISTENCE OF STATUTORY CRITERIA SUPPORTING  
THE CREATION OF AN INFILL INCENTIVE DISTRICT,  
DESIGNATING AN INFILL INCENTIVE DISTRICT, AND  
ADOPTING AN INFILL INCENTIVE PLAN.**

**WHEREAS**, Arizona Revised Statutes (A.R.S.) § 9-499.10, allows governing bodies of cities or towns to designate infill incentive districts in established areas of cities or towns that meet certain requirements; and

**WHEREAS**, once the governing body of a city or town finds the requirements and designates an infill incentive district, the governing body shall adopt an infill incentive plan to encourage redevelopment in the infill incentive district; and

**WHEREAS**, the City has determined that the area previously designated as the Redevelopment Area depicted in Exhibit B of the Plan, which is incorporated herein by reference, meets the statutory criteria for an infill incentive district (the “District”); and

**WHEREAS**, the City has determined that the District generally has older buildings or structures than the rest of the City, there is an absence of development and investment activity in the District compared to other areas in the City, there is a high occurrence of crime in the District, and there is a continuous decline in population in the District, and

**WHEREAS**, the City believes that it would be in the best interest of the City to designate the District as an infill incentive district as allowed by A.R.S. §9-499.10; and

**WHEREAS**, the City’s previously approved Redevelopment District Area Plan provides guidance for investment and growth in the District; and

**WHEREAS**, the City has prepared an addendum to the Redevelopment District Area Plan to serve as the infill incentive plan to implement the incentives provided by state law, which is attached hereto as Exhibit A and incorporated herein by reference (the “Plan”);

**WHEREAS**, the City has determined that it is appropriate to provide the development incentives as allowed by law to encourage development within the District in accordance with the Plan;

**WHEREAS**, the City has determined that additional incentives should be permitted by law and as may be appropriate in specific situations to encourage development in the District in accordance with the Plan; and

**WHEREAS**, the City has determined that projects entitled prior to this resolution will not be eligible for incentives in the Plan; and

**WHEREAS**, the City has determined that the adoption of the Plan attached hereto and the subsequent implementation of the Plan through development agreements or other means will encourage redevelopment, renovation, and preservation of the area commonly referred to as Maricopa Old Town, Heritage District or Maricopa Station and is in the interest of maintaining the public health, welfare, and safety of the community.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Maricopa as follows:

**Section 1.** The City Council finds the area of the City depicted in Exhibit B of the Plan, which is attached hereto as Exhibit A and incorporated herein by reference, meets the following four of the six statutory criteria described in A.R.S. § 9-499.10:

1. There are a large number of vacant older or dilapidated buildings or structures;
2. There is an absence of development and investment activity compared to other areas in the city;
3. There is a high occurrence of crime; and
4. There is a continuous decline in population.

**Section 2.** The area of the City of Maricopa depicted in Exhibit B of the Plan and labeled as the Infill Incentive District is hereby established as an infill incentive district pursuant to A.R.S. § 9-499.10.

**Section 3.** Pursuant to A.R.S §9-499.10, the Infill Incentive Plan attached hereto and incorporated herein as Exhibit A is adopted.

**Section 4.** This resolution shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Maricopa, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2021.

APPROVED:

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Christian Price  
Mayor

ATTEST:

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Vanessa Bueras, CMC  
City Clerk

APPROVED AS TO FORM:

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Denis Fitzgibbons  
City Attorney

# **EXHIBIT A**