

RESOLUTION NO. 23-65

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, FINDING EXISTENCE OF A SLUM OR BLIGHTED AREA IN THE CITY OF MARICOPA, ARIZONA AND DECLARING THE NECESSITY FOR REDEVELOPMENT OF SUCH AREA.

WHEREAS, Title 36 of the Arizona Revised Statutes provides for redevelopment of slum or blighted areas within municipalities; and

WHEREAS, A.R.S. §36-1473 requires that the governing body of a municipality find that “one or more slum or blighted areas exist in the municipality” and that “the redevelopment of that area or areas is necessary in the interest of public health, safety, morals or welfare of the residents of the municipality” prior to the exercise of the powers granted thereby; and

WHEREAS, on September 2, 2008, the City Council made a legislative finding and declaration of necessity for a redevelopment area, which area was reduced by Council approval on August 18, 2020; and

WHEREAS, pursuant to A.R.S. §36-1474(C), “[t]he designation of an area as slum or blighted area terminates ten years after this designation unless substantial action has been taken to remove the slum and blighted conditions” within the area; and

WHEREAS, with the assistance of the property owners, the City has made substantial progress in removing slum and blighted conditions in the area but work still remains to be done to redevelop the area; and

WHEREAS, more than 50 percent of all sites which exist within the boundaries of the area depicted in the map attached hereto as Exhibit A are substandard by reason of poor general site appearance, an unattractive nuisance, or the existence of conditions which endanger life or property; and

WHEREAS, sound economic municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties within the boundaries of the map in Exhibit A through a dominance of defective or inadequate street layout in the area; and

WHEREAS, these factors are conducive to ill health, juvenile delinquency or crime and are detrimental to the public health, safety, morals or welfare; and

WHEREAS, the actions taken to redevelop and revitalize this area will exclude the acquisition of private property through the use of eminent domain for the purposes of economic development in accordance with ARS §12-1131 *et. seq.*; and

WHEREAS, the owners of real property that is within the boundaries of the proposed redevelopment area have been notified by first class mail of the Mayor and Council meeting {00273621}

concerning the findings.

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

SECTION 1. That a blighted area is hereby found to exist within the corporate limits of the City of Maricopa which constitutes an area where sound economic municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties, and in these properties exists conditions which create poor general site appearance or endanger the life or property of the residents of the City of Maricopa. Such area is delineated on the map in Exhibit A, attached hereto and made part hereof by reference.

SECTION 2. The redevelopment of such area is necessary to preserve the public health, safety, morals or welfare of the residents of the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona this 7th day of November, 2023.

APPROVED:

Nancy Smith
Mayor

ATTEST:

Vanessa Bueras, MMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney

EXHIBIT A

Redevelopment Area

Figure 1: Boundary Map

