

## **RESOLUTION NO. R2017-010**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUMA, APPROVING AND ADOPTING THE YUMA NORTH END REDEVELOPMENT AREA OLD TOWN SOUTH SUBAREA REVITALIZATION PLAN 2016 IMPLEMENTATION STRATEGY**

WHEREAS, on August 17, 1983, the Yuma City Council adopted the North End Redevelopment Plan by Resolution 2318 extending from the Colorado River south to 8th Street, bounded on the east by the Southern Pacific (now Union Pacific) Railroad right-of-way, and on the west by 4th Avenue and 5th Avenue (North End Redevelopment Area); and,

WHEREAS, on December 19, 2001, City Council adopted the Yuma Riverfront Master Redevelopment Plan by Resolution R2001-82 as a subarea of the North End Redevelopment Plan; and,

WHEREAS, on January 21, 2004, City Council approved Resolution R2004-01 designating the North End Redevelopment Area as the Central Business District of the City of Yuma; and,

WHEREAS, on February 15, 2012 City Council adopted Resolution R2012-03 making the statutory legislative findings and declaration of necessity required by Arizona Revised Statutes (A.R.S.) § 36-1473 for extending the existing North End Redevelopment Area south beyond Eighth Street along Fourth Avenue (Yuma North End – 4<sup>th</sup> Avenue Redevelopment Area) to Sixteenth Street (Yuma North End - 16<sup>th</sup> Street Redevelopment Area); and,

WHEREAS, on February 15, 2012, City Council approved Resolution R2012-04 designating the Yuma North End – 4<sup>th</sup> Avenue Redevelopment Area and the Yuma North End – 16<sup>th</sup> Street Redevelopment Areas as an extension of the Central Business District of the City of Yuma; and,

WHEREAS, on January 16, 2013, City Council adopted the Yuma North End -16<sup>th</sup> Street & 4<sup>th</sup> Avenue Redevelopment Plan of 2013 by Resolution R2013-10; and,

WHEREAS, City Council finds that substantial action has been taken to remove the slum or blighted conditions previously found to exist in the North End Redevelopment Area, particularly the Riverfront Redevelopment Area and the Yuma North End – 16<sup>th</sup> Street & 4<sup>th</sup> Avenue Redevelopment Area, all of which are part of the Central Business District of the City of Yuma; and,

WHEREAS, conditions of slum and blight still exist within the Central Business District of the City of Yuma and redevelopment of the area is necessary in the interest of the public

health, safety, morals and welfare of the residents of the City of Yuma; and,

WHEREAS, City staff has developed a Yuma North End Redevelopment Area - Old Town South Subarea Revitalization Plan 2016 Implementation Strategy (Implementation Strategy); and,

WHEREAS, City staff have met with various business and property owners, and conducted open meetings, and the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy was also presented to the Design Historic Review Commission and the Planning and Zoning Commission for review and recommendation; and,

WHEREAS, the City Council has held a public hearing on the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy, after first notifying each owner of real property located within the Implementation Strategy boundaries of the time, date and location of the public meeting concerning the proposed adoption of the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy. The City of Yuma provided notice by first class mail to the address stated on the most recent records of the Yuma County Assessor. In addition, the City of Yuma has caused to be published a public notice in a newspaper with a general circulation in Yuma, once on May 5, 2017 and on May 26, 2017, which was at least ten days prior to the date set for the public hearing. The notice described the time, place and purpose of the public hearing and also generally identified the area to be redeveloped under the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy; and,

WHEREAS, interested parties have had an opportunity to express their views concerning the proposed approval and adoption of the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy at the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuma as follows:

SECTION 1: The City Council finds that the Yuma North End Redevelopment Area - Old Town South Subarea Revitalization Plan 2016 Implementation Strategy, on file with the City Clerk's Office, is feasible, complies with A.R.S. 36-1471 *et. seq.*, conforms with the City of Yuma 2012 General Plan and the development of the City of Yuma as a whole.

SECTION 2: The City Council finds that pursuant to A.R.S. § 36-1471(18), the Old Town South Subarea has a predominance of buildings or improvements, whether residential or nonresidential, that threaten the public health, safety or welfare due to the dilapidated, deteriorated, aging or obsolescent buildings or improvements, the lack of public infrastructure, and inadequate provision for sanitation.

SECTION 3: The City Council finds that approval of the Yuma North End Redevelopment Area - Old Town South Subarea Revitalization Plan 2016 Implementation Strategy will

provide City staff with tools and a unified vision for redevelopment of the subarea.

SECTION 4: The Yuma North End Redevelopment Area - Old Town South Subarea Revitalization Plan 2016 Implementation Strategy on file with the City Clerk's Office is approved.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

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Douglas J. Nicholls  
Mayor

ATTESTED:

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Lynda L. Bushong  
City Clerk

APPROVED AS TO FORM:

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Richard W. Files  
City Attorney