



## REQUEST FOR CITY COUNCIL ACTION

<b>MEETING DATE:</b>	August 16, 2017	<input type="checkbox"/> Motion
<b>DEPARTMENT:</b>	City Administration	<input checked="" type="checkbox"/> Resolution
<b>DIVISION:</b>	Yuma Crossing National Heritage Area	<input type="checkbox"/> Ordinance - Introduction
		<input type="checkbox"/> Ordinance - Adoption
		<input checked="" type="checkbox"/> Public Hearing

**TITLE:**

Public Hearing: Old Town South Subarea Revitalization Plan 2016 Implementation Strategy

**SUMMARY RECOMMENDATION:**

Hold the public hearing on the City of Yuma - Old Town South Subarea Revitalization Plan 2016 Implementation Strategy, and approve and adopt the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy. (City Administration/YCNHA) (Charles Flynn)

**REPORT:**

*CLERK'S NOTE: This item was continued from the June 7, 2017, June 21, 2017 and July 19, 2017 regular City Council Meetings by motion of the Yuma City Council.*

On August 17, 1983, the Yuma City Council adopted Resolution No. 2318 creating the North End Redevelopment Area and adopting a North End Redevelopment Plan extending from the Colorado River south to 8<sup>th</sup> Street and bounded on the east by the Southern Pacific Railroad right-of-way, on the west by Fourth Avenue and Fifth Avenue. In January 2004, City Council then approved Resolution R2004-01 designating the North End Redevelopment Area as the Central Business District of the City of Yuma. The Old Town South Subarea is a part of the Redevelopment Plan.

On December 19, 2001, the Yuma City Council adopted a subarea Riverfront Redevelopment Plan by Resolution R2001-82. This Riverfront Redevelopment Plan has resulted in the redevelopment of Hilton Point Hotel, Pivot Point Conference Center, and the John M. Roll Courthouse.

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.

On February 15, 2012 the Yuma 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 redevelopment area south beyond 8<sup>th</sup> Street along both sides of 4<sup>th</sup> Avenue to 16<sup>th</sup> Street. Resolution R2012-04 approved by City Council on the same date, further designated 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.

On January 16, 2013 the Yuma City Council adopted Resolution R2013-10 approving a Redevelopment Plan titled, Yuma North End – 16<sup>th</sup> Street & 4<sup>th</sup> Avenue Redevelopment Plan of 2013. Pursuant to the Redevelopment Plan, the new Sprouts Supermarket, new Taco Bell, and new Dunkin' Donuts have been constructed within the subarea.

At the February 14, 2017 work session, staff presented the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy for the Brownfield Area located in the Yuma North End. The purpose is to help facilitate redevelopment and investment within the Old Town South Subarea (Brownfield Area).

A property survey was completed by Dave Fackler Planning & Development (DFPD) during May of 2016. Each of the properties within the survey area was inventoried and the current observable conditions present were documented. The results of the survey indicate that only one property (2%) was rated as standard. There are also 25 vacant properties (61%) within the Survey Area. The remaining properties surveyed were placed in non-standard condition categories as follows: 6 properties (15%) Deficient-Rehabilitation Feasible, 4 properties (10%) Deficient-Rehabilitation Questionable and 5 properties (12%) Substandard.

A notification to all property owners was mailed on December 15, 2016, inviting them to an open house on January 11, 2017. The open house was held at City Hall – Room 190 from 6 – 8pm, at which time a briefing was provided and input was received from the property owners in attendance.

The notice also described the public hearing process which included a presentation to the Design and Historic Review Commission on January 11, 2017, the City Council work session on February 14, 2017, the Planning and Zoning Commission on April 10, 2017 and a public hearing for a proposed Resolution on the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy at the May 17, 2017 regularly scheduled City Council Meeting.

A second notification to all property owners was mailed on May 3, 2017 notifying them of the change of date in the public hearing from May 17, 2017 to June 7, 2017 and 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 again on May 26, 2017, the last publication of which was at least ten days prior to the date set for the public hearing.

In continuing with the Redevelopment Plan, City staff has developed or caused to be developed the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy for the Yuma North End - Brownfield Area. The adoption of the Old Town South Subarea Revitalization Plan 2016 Implementation Strategy will add an additional phase to the North End Redevelopment Plan to include the subarea of the Brownfield. It will also provide the tools to help facilitate the vision for a University to be located in the Old Town South subarea. Tools such as the Government Property Lease Excise Tax Abatement have proven to be successful in helping spur new investment throughout the redevelopment area.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. 2. 3. 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?  <input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		7/11/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		7/10/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Charles Flynn		5/23/2017		
WRITTEN/SUBMITTED BY:		DATE:		
Bobette Bauermann		5/23/2017		