

# Redevelopment Area Open House

September 28, 2021 and  
October 19, 2021



CITY OF  
**SAN LUIS**  
ARIZONA



## Questions and Comments:

If you have questions or comments please go to the “chat” function and type them in.  
The team will respond to your item at the end of the presentation.

Thank you!



# What is a Redevelopment Area?

- A Redevelopment Area (RDA) is an area designated by the City Council to be in need of revitalization.
- Redevelopment Areas are governed by a group of state statutes contained within Title 36, Chapter 12, Article 3
- Mayor and Council must adopt a resolution finding both of the following:
  - One or more slum or blighted areas exist
  - Redevelopment of the area is necessary in the interest of the public health, safety, morals, or welfare of the residents
- San Luis has requested that J2 Design and Matrix Design Group assess a potential Redevelopment Area in the City of San Luis

# Benefits of a Redevelopment Area

- **City can adopt a Redevelopment Area Plan**

- Community-driven plan
- Enhance streets, sidewalks, landscaping, pedestrian amenities
- Standards for renovated buildings and new buildings; parking lots
- Mix of uses (residential, commercial, office)

- **Benefits and Goals of Redevelopment**

- A redevelopment area is a necessary step for utilizing economic development tools available today (ex: GPLET)
- Could create access to certain federal funds and city general funds that can be used for enhancements

# Proposed Redevelopment Area ■ Área de Reurbanización Propuesta



# What is Blight?

- **Arizona Revised Statutes §36-1471:**

*“Blighted area” means an area, other than a slum area, where sound municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following:*

- **Dominance of defective or inadequate street layout**
- **Faulty lot layout in relation to size, adequacy, accessibility or usefulness**
- **Unsanitary or unsafe conditions**
- **Deteriorations of site or other improvements**
- **Diversity of ownership**
- **Tax or special assessment delinquency exceeding the fair value of the land**
- **Defective or unusual conditions of title**
- **Improper or obsolete subdivision platting**
- **Existence of conditions that endanger life or property by fire or other causes**

# Examples of Blight

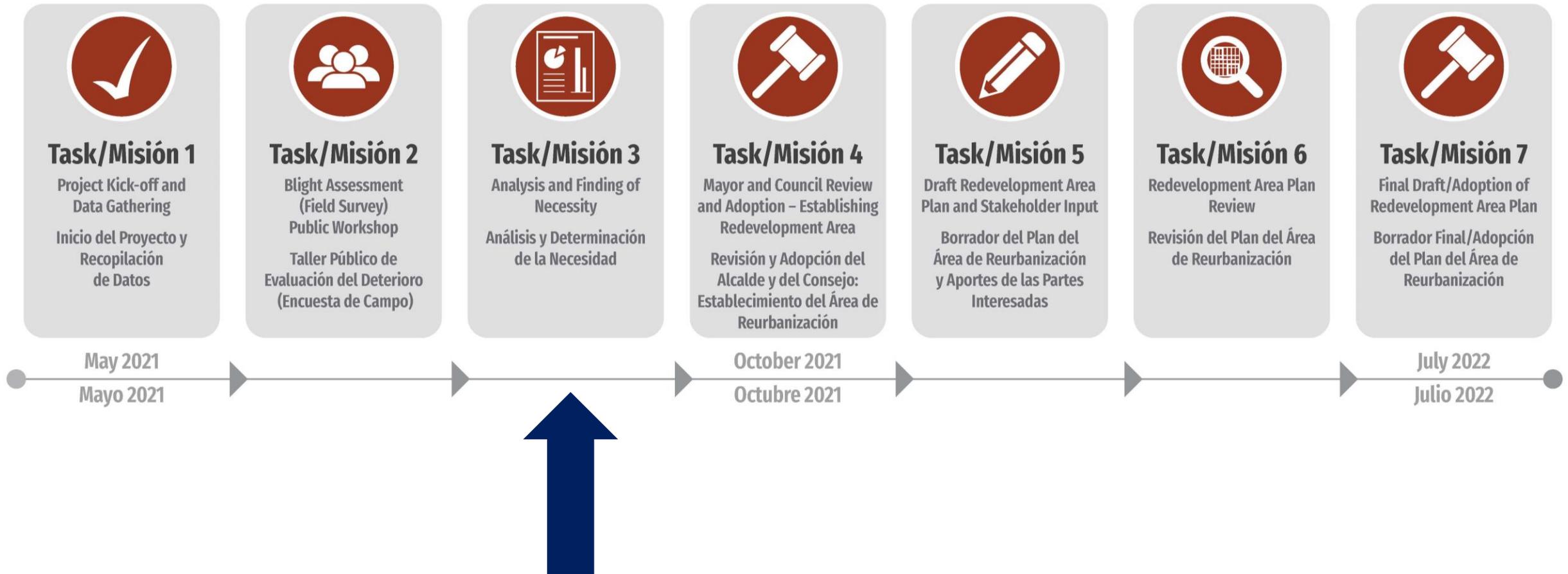


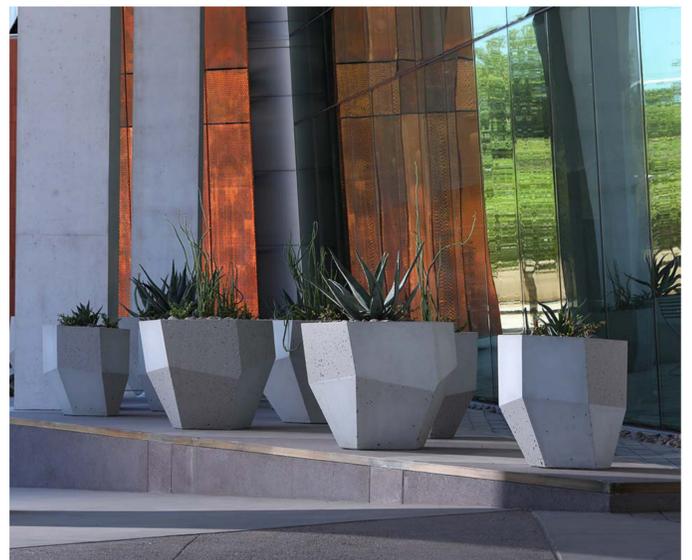
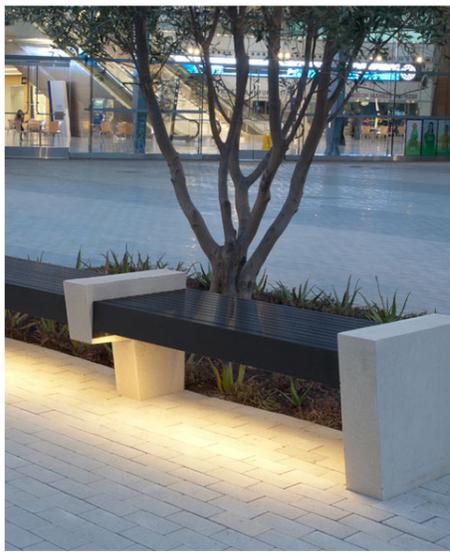
# What does this mean for my property?

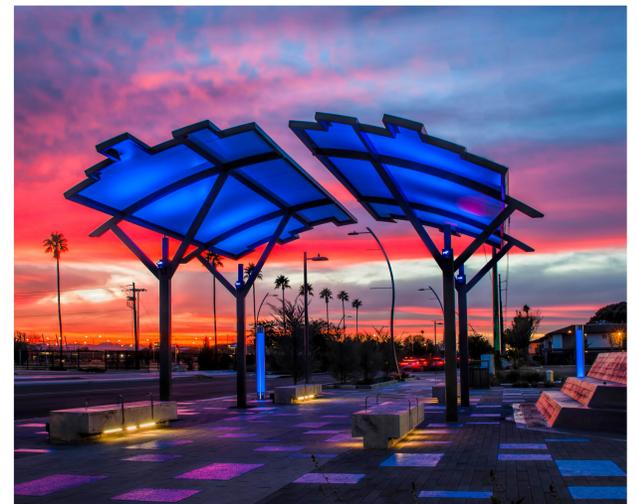
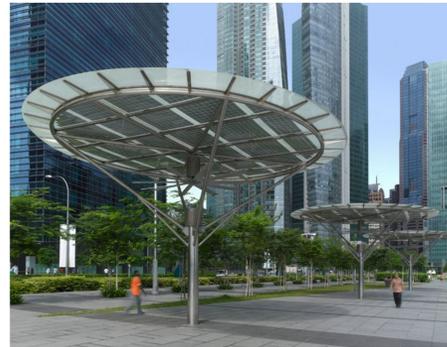
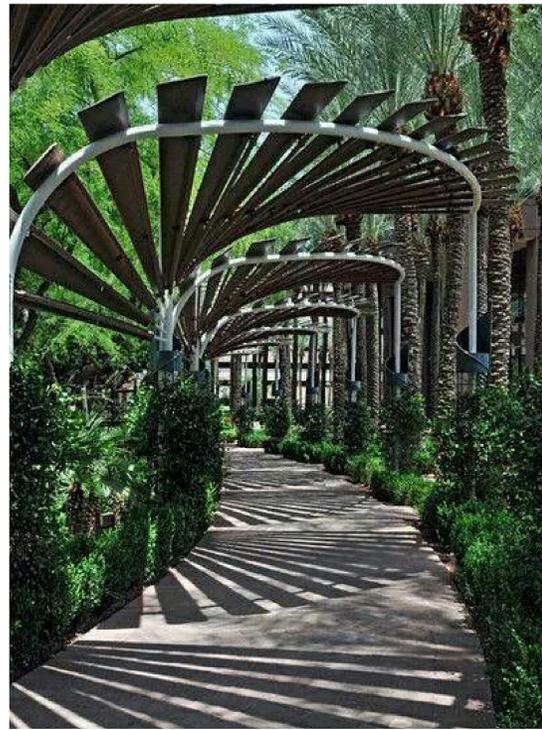
- **A Redevelopment Area DOES NOT:**
  - Decrease property value
  - Raise property taxes
  - Prevent you from maintaining and improving your property
- **A Redevelopment Area DOES:**
  - Make tax incentives available for desired projects
  - Allow the adoption of a Redevelopment Area Plan
  - Increase investment and development

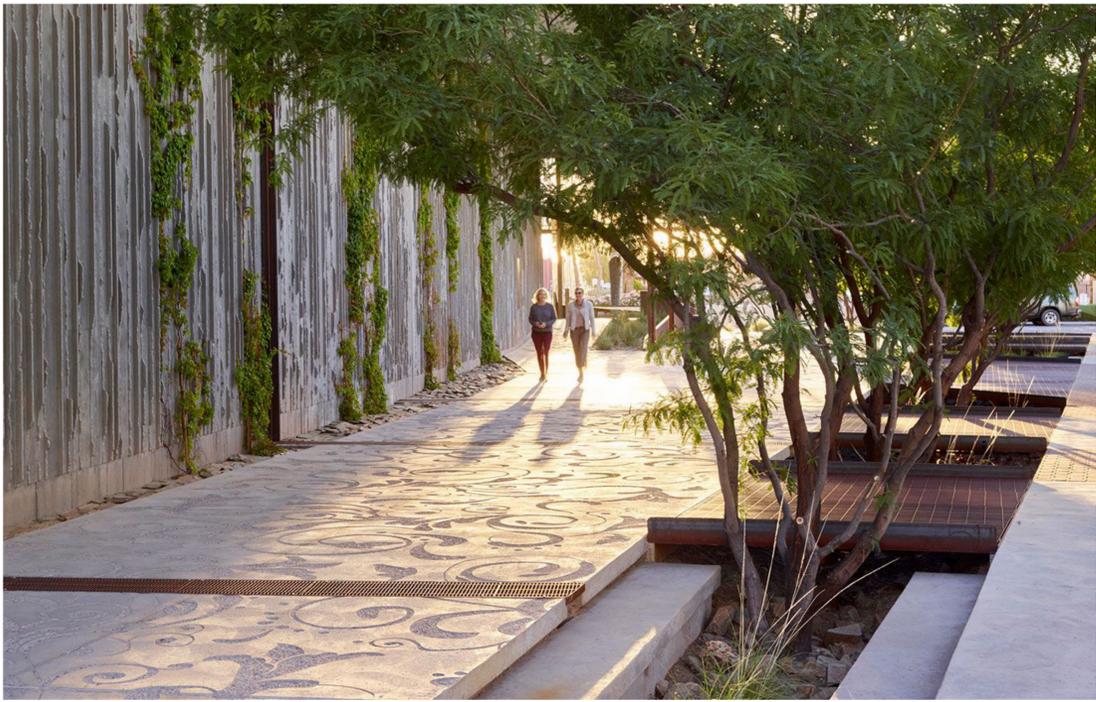
# Next Steps

## Project Schedule ■ Programa del Proyecto

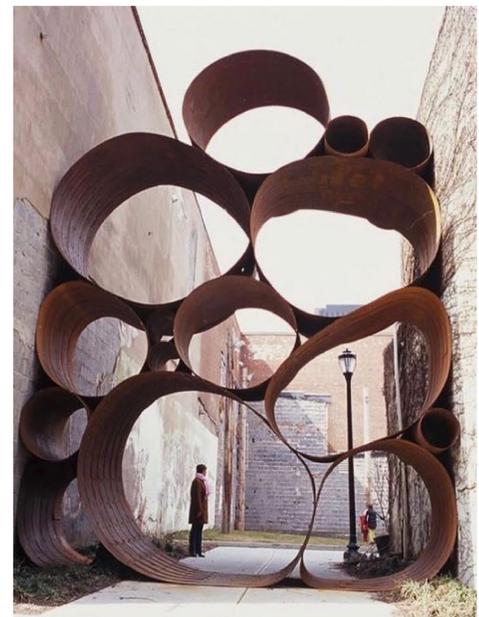












The background of the slide is an aerial photograph of a rural landscape, showing a grid of agricultural fields and some buildings. A solid blue overlay covers the entire image. A thick white horizontal bar runs across the middle of the slide, containing the word "Questions" in white text.

# Questions