

WHEN RECORDED MAIL TO:

**CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349**

CONFORMED COPY
2022-01470 RESOLUTION
01/13/2022 10:07:00 AM Pages: 6 Fees: \$15.00
Requested By: CITY OF SANLUIS
Recorded By: pcovarrubias
Robyn Stallworth Piquette County Recorder, YUMA County AZ



The above area is to be reserved for recording information

CAPTION HEADING:

RESOLUTION

Resolution No. 2205

Relating to the community redevelopment in San Luis; defining the redevelopment area; finding the existence of a slum and/or blighted area in the City of San Luis and declaring the necessity for, and the creation of, the downtown San Luis redevelopment area



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

NO. 2205

A RESOLUTION OF THE SAN LUIS CITY COUNCIL RELATING TO COMMUNITY REDEVELOPMENT IN SAN LUIS; DEFINING THE REDEVELOPMENT AREA; FINDING THE EXISTENCE OF A SLUM AND/OR BLIGHTED AREA IN THE CITY OF SAN LUIS AND DECLARING THE NECESSITY FOR, AND THE CREATION OF, THE DOWNTOWN SAN LUIS REDEVELOPMENT AREA.

WHEREAS, the provisions of Arizona Revised Statutes § 36-1471 et. seq., provide for redevelopment of areas within municipalities; and

WHEREAS, such statutes require certain findings be made by the governing body of a municipality prior to the exercise of the powers granted thereby; and

WHEREAS, the City Council by this resolution is creating a new redevelopment area, the Downtown San Luis Redevelopment Area, as shown on Exhibit "A" attached; and

WHEREAS, the City Council has directed City Staff to evaluate and analyze the Downtown San Luis Redevelopment Area, which included a survey of each parcel within the proposed redevelopment area; and

WHEREAS, City Staff prepared a Finding of Necessity Study for the Downtown San Luis Redevelopment Area which is attached hereto as Exhibit "B" and is on file with the City Clerk's Office; and

WHEREAS, the results of the Finding of Necessity Study for the Downtown San Luis Redevelopment Area have been presented to the City Council of San Luis at a public meeting and have been included in the public record; and

WHEREAS, after having reviewed and considered the Finding of Necessity Study for Downtown San Luis, including the data and analysis contained in the Finding of Necessity Study, and the facts and conditions in the area, and having received and considered such other evidence of the conditions in the area known as Downtown San Luis as have been presented, the City Council of the City of San Luis has determined that certain actions are necessary and appropriate and should be taken to address the conditions now present and expected to be present in the area; and

WHEREAS, the City Council of the City of San Luis desires to exercise the powers and authority conferred by A.R.S. § 36-1471 Et Seq. for redevelopment of the area known as Downtown San Luis; and

WHEREAS, A.R.S. § 36-1471 Et Seq. requires a finding of need for a local governing body to exercise the authority and powers of this article; and

WHEREAS, proper public notice has been provided and notices have been sent by first class mail to the owner of real property that is within the boundaries of the proposed redevelopment area of the time, date and location of the public meeting concerning the findings of the Blight Study.

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona:

SECTION 1: Based on the Finding of Necessity Study for Downtown San Luis Redevelopment Area, dated December 20, 2021, including the data and analysis contained in the Finding of Necessity Study, and based upon the evidence and facts presented, the City Council of the City of San Luis does hereby find that the following slum and/or blight conditions are present either singly or in combination, on a predominance of the properties within the Downtown San Luis Redevelopment Area:

- a. Faulty lot layout in relation to size, adequacy; accessibility or usefulness;
- b. Unsafe and unsanitary conditions;
- c. Deterioration of sites and other improvements;
- e. Improper or obsolete subdivision platting;
- f. The existence of condition that endanger life or property by fire and other causes. Individually or in combination, these conditions substantially impair or arrest the sound business and housing growth in the City of San Luis.

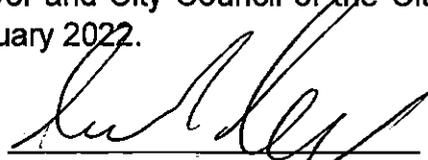
SECTION 2: The Council finds that the redevelopment of the area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of San Luis.

SECTION 3: The Council finds that the Downtown San Luis Redevelopment Area complies with all statutory requirements A.R.S. § 36-1471 Et. Seq., necessary for the creation of a redevelopment area, and Council hereby creates the Downtown San Luis Redevelopment Area as shown on Exhibit "A".

SECTION 4: That the City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this resolution.

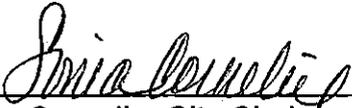
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PASSED, ADOPTED and APPROVED BY THE Mayor and City Council of the City of San Luis, Yuma County, Arizona this 12 day of January 2022.



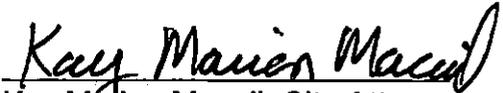
Gerardo Sanchez, Mayor

ATTEST:



Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney

EXHIBIT A

Proposed Redevelopment Area - Área de Reurbanización Propuesta

