

AGENDA ITEM #: \_\_\_\_\_

DATE: September 28, 2020

CAR #: 2020-7046A



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Redevelopment Area Designation and Plan Update

**STAFF PRESENTER(S):** Katie Wilken, Planning Manager

**Summary:** Renew the designation of the city of Goodyear Redevelopment Area and adopt a modified Redevelopment Plan. Approval of the Redevelopment Plan requires a two-thirds vote of the City Council.

### **Recommendation:**

1. Conduct a public hearing to receive input regarding renewing the designation of the city of Goodyear Redevelopment Area and adopting a modified Redevelopment Plan.
2. ADOPT RESOLUTION NO. 2020-2093 RENEWING THE DESIGNATION OF THE CITY OF GOODYEAR'S REDEVELOPMENT AREA AND ADOPTING A MODIFIED REDEVELOPMENT PLAN, PURUANT TO A.R.S. § 36-1474, § 36-1479, AND § 42-6209(F).

**Fiscal Impact:** There is no direct budgetary impact associated with the re-designation of the Redevelopment Area or adopting the Redevelopment Plan. There are no plans to acquire property under the Redevelopment Plan. Renewing the designation of the Redevelopment Area and adopting the Redevelopment Plan will allow the city to continue to have the option of using the Government Property Lease Excise Tax (GPLET) program. The Redevelopment Plan does not advocate for or obligate the city to use the GPLET program. The existing agreement with Cancer Treatment Centers of America (CTCA) is not impacted by this action.

## **Background and Previous Actions**

In 2004, the city of Goodyear established the Redevelopment Area through the adoption of Resolution 04-948 and in 2005, adopted the city of Goodyear Redevelopment Plan (The Plan). The Plan has been amended several times in 2012, 2013, and 2014. In 2016, the city of Goodyear adopted Resolution 16-1767 which designated the Central Business District.

## **Staff Analysis**

### **New State Statutory Redevelopment Plan Review Requirement:**

In 2018, the State Legislature added A.R.S. § 42-6209 (F) (shown below for reference purposes) to require all cities to review, and then renew, modify, or terminate any redevelopment area

designation that includes a central business district by October 1, 2020 if the redevelopment area was originally designated before September 30, 2018:

**A.R.S. § 42-6209**

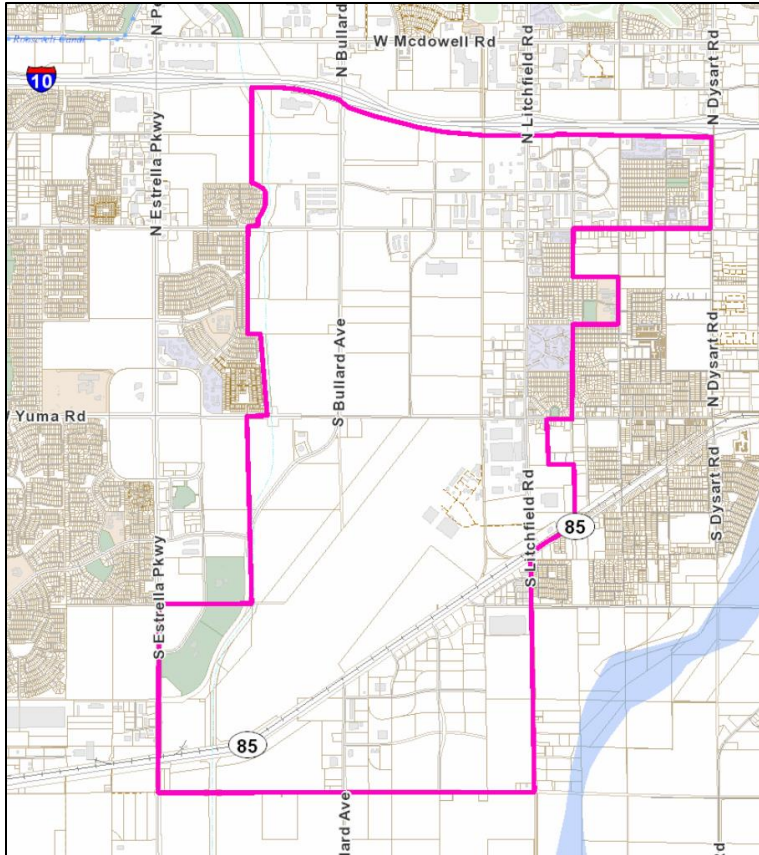
**42-6209. Abatement of tax for government property improvements in single central business district; definition**

**F.** Before October 1, 2020, each city or town shall review the designation of each slum or blighted area that was originally designated before September 30, 2018 and in which a central business district is located. All such slum or blighted areas in which a central business district is located are considered to be valid. Pursuant to the review, the city or town shall either renew, modify or terminate the designation. If the city or town renews or modifies the original designation, the slum or blighted area designation is subject to subsequent reviews on a ten-year cycle. If the city or town fails to renew or modify the designation, the slum or blighted area designation automatically terminates from and after September 30, 2025, or five years after any subsequent review. The termination of a slum or blighted area designation under this subsection does not affect:

- 1.** Any existing project described in section 35-701, paragraph 7, subdivision (a), item (ix) that is within the designated area.
- 2.** Any lease or development agreement to lease government property if either of the following conditions is met with respect to the slum or blighted area:
  - (a)** The lease of the government property improvement was entered into before the termination or modification of the slum or blighted area designation.
  - (b)** A development agreement, ordinance or resolution was approved by the governing body of the government lessor before the termination or modification of the slum or blighted area designation that authorized a lease on the occurrence of specified conditions and the lease was entered into within five years after the date the development agreement was entered into or the ordinance or resolution was approved by the governing body.

**Details of the Request:**

The Redevelopment Area generally consists of an area bounded by I-10 to the north, the city limits to the east, Broadway Road to the south, and Bullard Wash/Estrella Parkway to the west. Below is a map of the area:



The designation of a Redevelopment Area provides a city with tools to make improvements in areas that are in need of redevelopment. Goodyear has had a Redevelopment Area designated since 2004. This is the oldest area of the city and includes Historic Goodyear and North Subdivisions neighborhoods, the Phoenix-Goodyear Airport, the city's superfund sites, and the first commercial developments within Goodyear. The Redevelopment Area and Plan have been used to obtain Community Development Block Grant (CDBG) funds for redevelopment projects such as waterline replacement and parks improvements. The Redevelopment Area in conjunction with the Central Business District allowed the city to use the GPLET program to incentivize CTCA to locate within the Redevelopment Area.

The new statutory requirement specifically impacts the use of the GPLET program. The Redevelopment Area must be redesignated before October 1<sup>st</sup> in order to continue using this program. Past agreements, such as Goodyear's agreement with CTCA are not impacted by the new statutory requirements. The Redevelopment Plan does not commit the city to use the GPLET program nor does it advocate for its use. By redesignating the Redevelopment Area and adopting the revised Redevelopment Plan, the use of the GPLET program remains an option to the city. If the city desired to use the program in the future, it would need to be authorized by Council, following the statutory requirements regulating the GPLET program.

The redevelopment plan outlines the need for the area to be designated as a Redevelopment Area and current conditions within the Redevelopment Area. It also states projects for the redevelopment of the area. The city will be embarking on the creation of its first Five Year

Consolidated Plan which will include public outreach and will allow for an opportunity to identify additional redevelopment projects. The Redevelopment Plan may be amended at that time to add additional projects identified through the Five Year Consolidated Plan process.

**General Plan Conformance:**

Per State Statute, the City Council may approve the redevelopment plan if it finds that the plan is feasible and in conformity with the general plan for the development of the municipality as a whole.

The Redevelopment Plan references the proposed land uses in the General Plan so there is conformance to the Land Use and Transportation Plan. Furthermore, the Goodyear 2025 General Plan states:

Policy GD-2-1-b Promote development within the City's designated growth areas first [which includes the Redevelopment Area].

*By adopting the Redevelopment Plan, it will allow the city to utilize tools to support additional development in the Redevelopment Area.*

Policy GD-2-3-a Encourage infill development within the City's designated Redevelopment Area.

*By adopting the Redevelopment Plan, it will allow the city to utilize tools to support additional development in the Redevelopment Area.*

Objective CC-1-4 Revitalize and support neighborhoods that are aging, at risk, transitional, or in general need of redevelopment.

*The Redevelopment Area includes the city's oldest residential neighborhoods. Adoption of the Redevelopment Plan will make some of these areas eligible for CDBG funds and other resources which can aid in the revitalization of these areas.*

The Goodyear 2025 General Plan is clear in its support for redevelopment. Adoption of the Redevelopment Plan will provide the continued implementation of the goals and policies related to redevelopment activities.

**Planning and Zoning Commission:**

Pursuant to A.R.S. § 36-1479 (D), the Redevelopment Plan must be submitted to the Planning and Zoning Commission for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The Planning and Zoning Commission shall submit recommendations to the City Council within 30 days of receipt of the Plan.

At their meeting on August 26, 2020, the Planning and Zoning Commission found the plan to conform with the general plan and recommended approval of the Redevelopment Plan by unanimous vote (6-0). The Planning and Zoning Commission provided the following recommendations, which have been incorporated into the Plan that has been presented to City Council for adoption:

1. Utilize the landscape areas within data center and other low-activity areas for landscape materials that encourage butterfly habitats. This would also have the benefit of low water usage and low maintenance.
2. Support and encourage community gardens, farmers markets, and similar uses on vacant or underutilized properties to provide community gather places and provide opportunities for healthy food.
3. Enhance the historic areas of Goodyear, both historic neighborhoods and commercial areas. Make it a center for Goodyear that the community can be proud of.

**Public Notice:**

Notice of the public hearing was sent to each property owner within the Redevelopment Area by first class mail to the address stated on the most recent records of the County Assessor. Public notice was published in the Arizona Republic and appeared on September 4<sup>th</sup> and September 11<sup>th</sup>. Public notice and draft documents were published on the city's website at [www.goodyearaz.gov/devapps](http://www.goodyearaz.gov/devapps) for review and comment on August 28<sup>th</sup>, 2020.

**Attachments**

1. Resolution
  - a. Exhibit A– Redevelopment Area Boundary
  - b. Exhibit B – Redevelopment Plan