

## **RESOLUTION NO. 2020-2093**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, 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).

WHEREAS, on December 13, 2004, pursuant to A.R.S. § 36-1471 *et seq.*, the Mayor and Council of the City of Goodyear adopted Resolution 04-948 finding that the area generally bounded on the north by I-10, on the east by the city limit boundary, to the south by Broadway Road and on the west by the Bullard Wash, including portion of Estrella Parkway from Lower Buckeye Road south to MC85 (the "Redevelopment Area") to be a slum or blighted are in need of redevelopment; and

WHEREAS, on January 24, 2005, pursuant to A.R.S. § 36-1479, the Mayor and Council of the city of Goodyear adopted the city of Goodyear Redevelopment Plan; and

WHEREAS, on February 13, 2012, by Resolution 12-1475, the Mayor and Council of the city of Goodyear amended the city of Goodyear Redevelopment Plan by adopting The City of Goodyear Redevelopment Plan, as amended February 13, 2012; and

WHEREAS, on January 14, 2013, by Resolution 13-1530, the Mayor and Council of the city of Goodyear amended The City of Goodyear Redevelopment Plan as amended February 13, 2012 by adopting The City of Goodyear Redevelopment Plan, as amended January 14, 2013; and

WHEREAS, on January 13, 2014, by Resolution 14-1686, the Mayor and Council of the city of Goodyear made a finding of substantial action pursuant to A.R.S. § 36-1474(C) and commitment to the Redevelopment Plan, as amended; and

WHEREAS, on June 27, 2016, by Resolution 16-1767, the Mayor and Council of the city of Goodyear designated the city of Goodyear Central Business District pursuant to the requirements of A.R.S. § 42-6209; and

WHEREAS, in 2018, the State Legislature added A.R.S. § 42-6209 (F) (shown below for reference purposes) to require all cities to 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.

WHEREAS, the city of Goodyear single Central Business District has the same boundaries and land area as the city of Goodyear Redevelopment Area, neither of which are being modified by this Resolution; and

WHEREAS, since the adoption of the Redevelopment Plan, the city has undertaken various efforts within the Redevelopment Area to advance the development objectives set forth in the Redevelopment Plan, which are documented in the Introduction and History section of the Redevelopment Plan; and,

WHEREAS, the city of Goodyear Redevelopment Area is generally bound by Interstate-10 to the north, the city limits to the east, Broadway Road to the south, and the Bullard Wash/Estrella Parkway to the west, and is more specifically described in Exhibit A: Redevelopment Area Boundary; and

WHEREAS, pursuant to A.R.S. § 36-1479 (D), the draft Redevelopment Plan was presented to the city of Goodyear Planning and Zoning Commission for review and recommendation, who found the plan to conform with the Goodyear 2025 General Plan on August 26, 2020; and

WHEREAS, pursuant to A.R.S. § 36-1479 (E), each owner of real property located within the boundaries of the Redevelopment Area, as stated on the most recent records of the county assessor, were notified by U.S. Mail of the public hearing on September 28, 2020 before the city of Goodyear City Council; and

WHEREAS, pursuant to A.R.S. § 36-1479 (F), “[a]pproval of a redevelopment plan requires a two-thirds vote of the local governing body;” and

WHEREAS, pursuant to A.R.S. § 36-1479 (G), the Redevelopment Plan is feasible and in conformity with the General Plan for the development of Goodyear as a whole; and

WHEREAS, pursuant to A.R.S. § 36-1479 (G), the City Council finds:

1. A shortage of housing of sound standards and design, adequate for family life, exists in the municipality.
2. The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas under redevelopment.
3. The conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare.
4. The development of the area for predominately residential uses is an integral part of and essential to the program of the municipality for the elimination of the slum or blighted area.

WHEREAS, pursuant to A.R.S. § 36-1473 (A), the city of Goodyear Redevelopment Area is a slum and blighted area in need of redevelopment; and

WHEREAS, pursuant to A.R.S. § 36-1473 (A), redevelopment of this area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the city of Goodyear.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. That certain document titled “Redevelopment Area Boundary”, a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled “City of Goodyear Redevelopment Plan, September 2020”, a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

SECTION 2. The designation of the city of Goodyear Redevelopment Area, described in Exhibit A, is hereby renewed (by at least a two-thirds vote).

SECTION 3. The “City of Goodyear Redevelopment Plan, September 2020” is hereby approved and adopted (by at least a two-thirds vote).

SECTION 4. This Resolution shall become effective upon the date it is passed and adopted by the Mayor and Council of the City of Goodyear.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Georgia Lord, Mayor

Date: \_\_\_\_\_

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Darcie McCracken, City Clerk

\_\_\_\_\_  
Roric Massey, City Attorney

## CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2020-2093 is a true, correct and accurate copy of Resolution No. 2020-2093, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at which a quorum was present and, by a \_\_\_\_\_ vote, \_\_\_\_\_ voted in favor of said resolution.

Given under my hand and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

seal

City Clerk