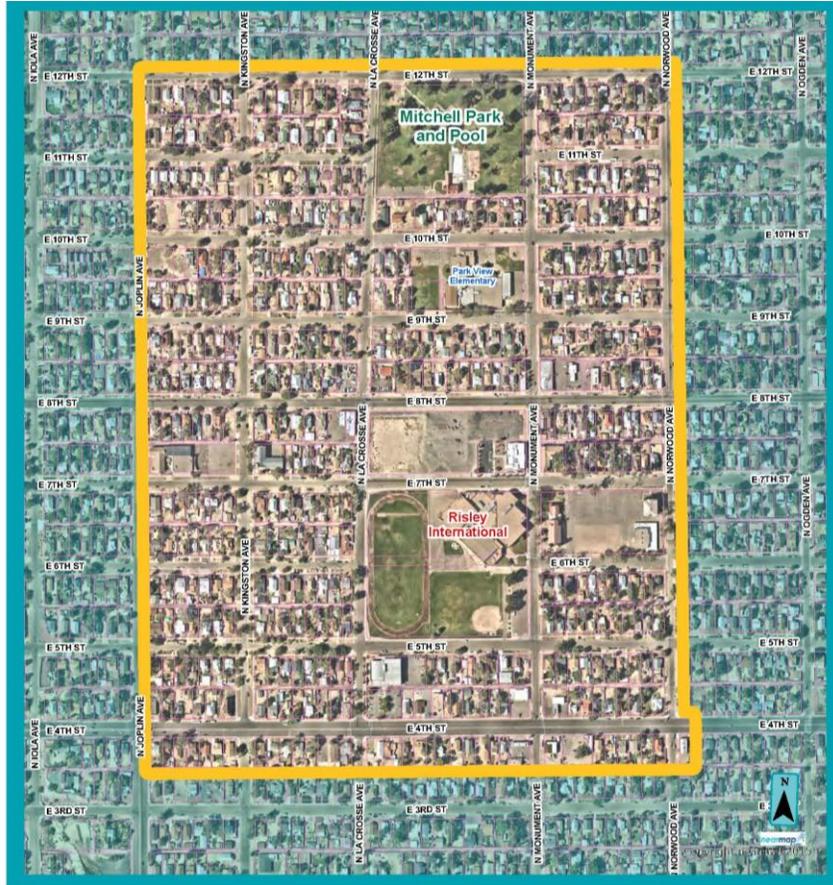
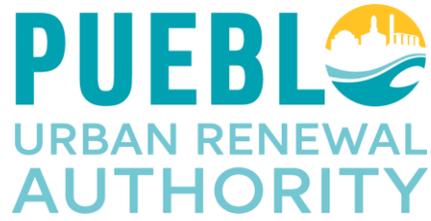


EXHIBIT A



Mitchell Park South Conditions Study

August 12, 2021

Prepared by:
Jerry M. Pacheco
Executive Director
Pueblo Urban Renewal Authority

1.0 INTRODUCTION

The purpose of a Conditions Survey is to determine if the presence of physical factors in an area of a municipality are sufficient to qualify as a “Blighted Area” as defined in Section 31-25-103(2) of the Colorado Revised Statutes (“C.R.S.”). This Conditions Survey was conducted in the area (the “Survey Area”) described in Exhibit A and depicted in Exhibit B, both of which are attached to and made a part of this Conditions Survey. If conditions that meet the definition set forth in Section 2.0 of this Conditions Survey are present in the Survey Area, the Survey Area will qualify as an Urban Renewal Area under the provisions of the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes (the “Act”).

The Conditions Survey is based on information contained in various documents related to environmental conditions, historical references, real estate data, county mapping sources, and on-site inspection of the Survey Area conducted by Pueblo Urban Renewal Authority staff and consultation with legal counsel experienced with the requirements of the Act.

2.0 LEGAL REQUIREMENTS – BLIGHTED AREA

The purpose of this Conditions Survey is to provide information that demonstrates if and to what extent, conditions in the Survey Area match any of the factors that characterize a blighted area as defined in the Act.

According to Section 107(1)(c)(I) of the Act any particular condition found to be present may satisfy as many of the factors listed in the definition of “blighted area” as are applicable to such condition. In this case several of the conditions found in the Survey Area can be listed in multiple statutory categories.

Section 31-25-103(2) of the Act defines “blighted area” as follows:

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;

- (g) Defective or unusual conditions of title rendering the title non-marketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if and, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

3.0 SURVEY RESULTS

The Mitchell Park South area is approximately 134 acres located in the middle of the East Side neighborhood. Notices of the conditions survey have been mailed to all listed property owners according to the County Assessor’s data set.

In 2004, the City of Pueblo Planning and Community Development office prepared a neighborhood plan for the Eastside area. Goals and objectives identified in the plan remain desired by the community. Some goals and objectives of the Eastside Neighborhood Plan have been completed such as the Skate Park, Veteran’s Housing on 4th Street and some repaving performed by the Colorado Department of Transportation.



Figure 1

Based on visual observation, historical references, real estate data and county mapping sources, the qualifying conditions listed in this Conditions Survey exist within the boundaries of the Survey Area (Figure 1).

The Conditions Survey did not evaluate whether factor (g) listed in the definitions above was present in the Survey Area. Evaluation of conditions of title would require more time and resources than available at the time other conditions were being evaluated.

The Survey Area contains approximately 134 acres and is described in Exhibit A and depicted in Exhibit B. The Survey Area is characterized by vacant commercial buildings, deteriorated and dilapidated single-family homes, unkept accessory structures and fences in disrepair. The alleys are not paved, and the weeds grow between the alley ruts. Cracked sidewalks and broken curbs lead to soil erosion that finds its way into our waterways. These conditions are generally located throughout the Survey Area. This Conditions Survey advises PURA to carry out the redevelopment

of the area if an urban renewal plan is approved by City Council. The following pictorial examples demonstrate the conditions described below.

3.1 Slum, Deteriorated, or Deteriorating Structures.

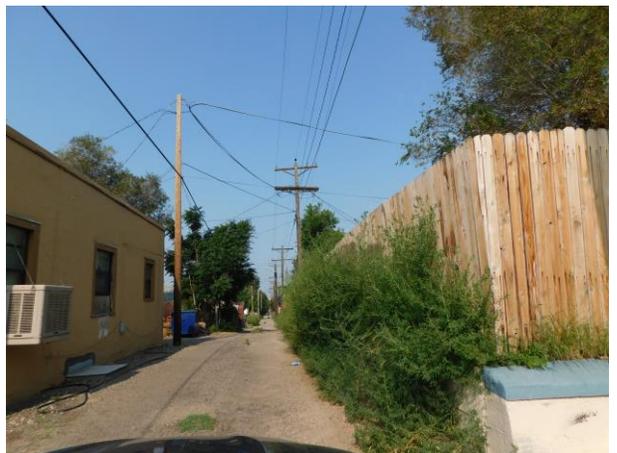
Twenty-one single family home sites in the Survey Area are severely deteriorated and/or boarded up. These homes are often invaded and vandalized. The Regional Building Department has posted, “DO NOT ENTER” signage that is often ignored resulting in illegal trespass and creation of an attractive nuisance in the neighborhood.





3.2 Predominance of Defective or Inadequate Street Layout.

The Survey Area lacks adequately paved alleys. As a direct result of this, weeds are overgrown, and soil erosion is contaminating the water shed from these alleys and adjoining properties.



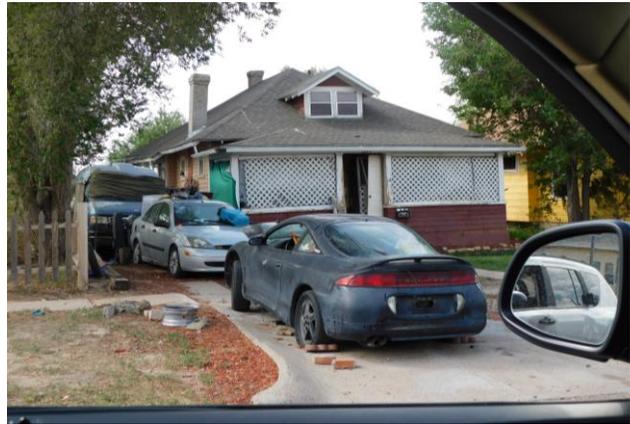
3.3 Unsanitary or Unsafe Conditions.

Several of the boarded-up homes serve as an attractive nuisance in the neighborhood, Regional Building has determined that they are not suitable for any occupancy. Given the age of the neighborhood there are many large trees that have died and are expensive for homeowners to remove.



3.4 Deterioration of Site or Other Improvements.

In the neighborhood, there are approximately 218 rental properties. It is observable that the predominance of rental properties has a negative impact to home values and properties that adjoin them. Often, multiple people that are unrelated live in a rental home and there is not adequate parking for their vehicles. It appears that based on the site survey, that renters drive over and break curbing and sidewalks as they park in the front yard and/or the tree lawn.



3.5 Unusual Topography or Inadequate Public Improvements or Utilities.

Unimproved alleys, broken or non-existent curbing, cracked sidewalks and erosion are prevalent in the Study Area.



3.6 The Existence of Conditions that Endanger Life or Property by Fire or Other Causes.

The empty and dilapidated buildings in the neighborhood are a fire hazard. The abandoned buildings may be fairly classified as an attractive nuisance. All the conditions listed in Subsection 3.3 also qualify under this factor in accordance with Section 31-25-107(1)(c)(I) of the Act.



3.7 Buildings that are Unsafe or Unhealthy for Persons to live or Work in Because of Building Code Violations, Dilapidation, Deterioration, Defective Design, Physical Construction, or Faulty or Inadequate Facilities.

There are many homes that violate local building codes and are dilapidated, deteriorated, and defective in design and construction. Twenty-one homes are boarded up and possess inadequate facilities that provide a safe, healthy environment for persons to live or work safely. The conditions listed in each of the forgoing Subsections 3.1 through 3.6 also qualify under this factor in accordance with 31-25-107(1)(c)(I) of the Act.



3.8 The Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements.



As set forth in previous Subsections, the existence of dilapidated, abandoned buildings, dangerous conditions, environmental contamination, deterioration and lack of site improvements, inadequate alleys and other public infrastructure will require high levels of municipal services and public proceeds. The deteriorated and unsafe physical condition of the Survey Area results in substantial

physical underutilization of the site and existing buildings, primarily because of the extensive blight factors that exist throughout the Survey Area.

4.1 SUMMARY

The Conditions Survey shows that eight of a possible eleven factors listed in the Act are present in the Survey Area. This documentation will support the designation of the Area as a “blighted area” if the City Council elects to designate it as an urban renewal area under the Act.

EXHIBIT A

LEGAL DESCRIPTION

This Urban Renewal Area contains approximately 134 acres. The location and boundaries may be generally described as:

All of Faris and Gartley Addition to the City of Pueblo;

AND

All of Dr. Owen Heights Subdivision;

AND

All Lots of located within Blocks 1 to 9 both inclusive, and all streets and alleys adjacent thereto, Winter's Addition to the City of Pueblo;

AND

All of Lots 1 to 14 both inclusive, Block 10, and all streets and alleys adjacent thereto, Winter's Addition to the City of Pueblo;

AND

All of Lots 15 to 28 both inclusive, Block 11, and all streets and alleys adjacent thereto, Winter's Addition to the City of Pueblo;

AND

All of Lots 1 to 14 both inclusive, Block 12, and all streets and alleys adjacent thereto, Winter's Addition to the City of Pueblo;

AND

All Lots located within Blocks 91 and Block 92, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All Lots located within Blocks 101 and Block 102, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All Lots located within Blocks 109, 110, 111 and 112, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All Lots located within Blocks 119, 120, 121 and 122, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All Lots located within Blocks 131 and Block 132, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All Lots located within Blocks 131 and Block 132, and all streets and alleys adjacent thereto, Fletcher Hill Subdivision;

AND

All Lots located within Blocks 141 and Block 142, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All Lots located within Blocks 151 and Block 152, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All of Lots 1 to 28 both inclusive, Block 161, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All of Lots 1 to 20 both inclusive, Block 162, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

AND

All Lots located within Blocks 82, 91, and 93, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo;

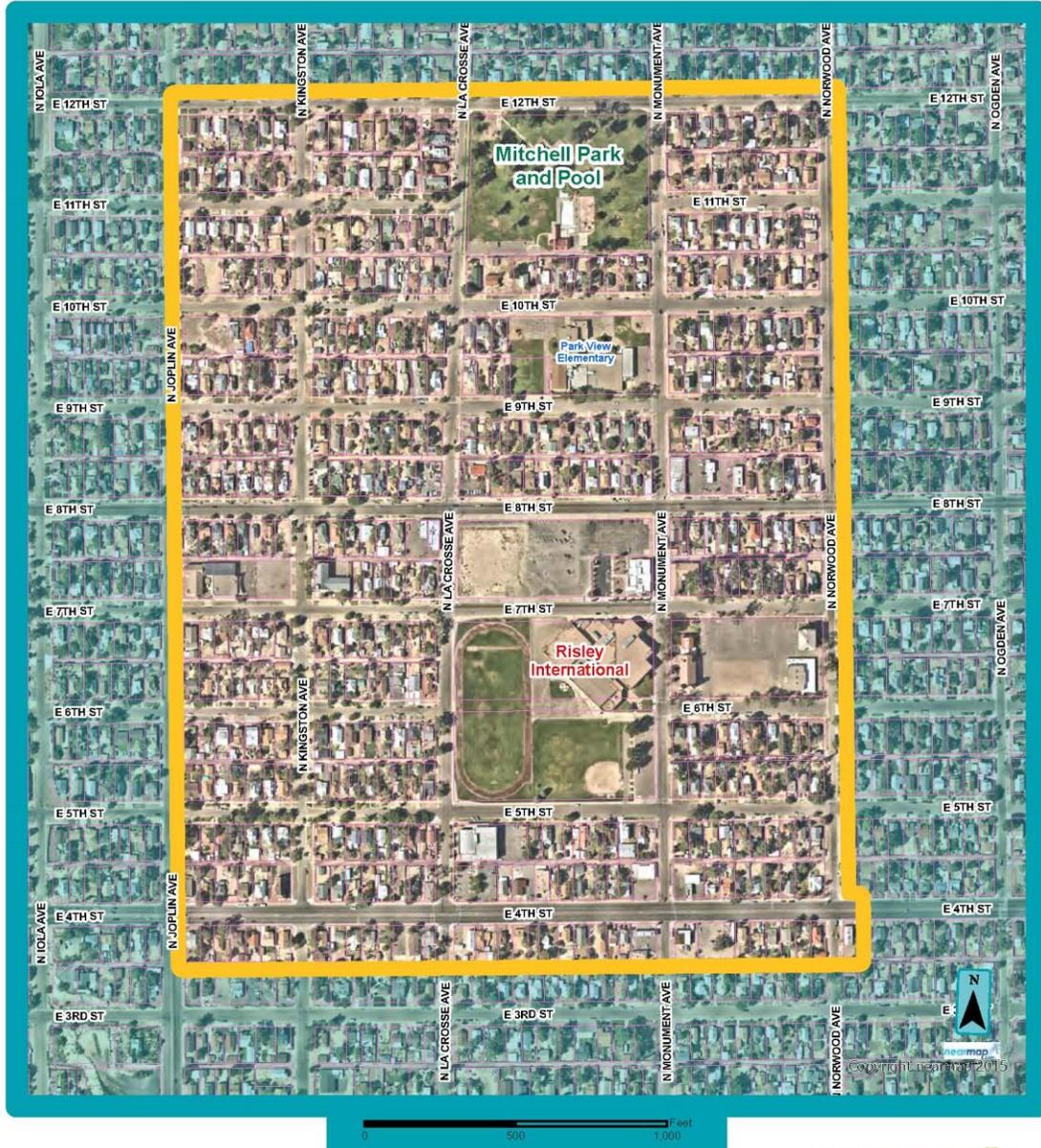
AND

All of Mitchel Park, and all streets and alleys adjacent thereto, Fletcher Hill Addition to the City of Pueblo.

EXHIBIT B

MAP

**Mitchell Park South
Proposed Urban Renewal Area**



 Mitchell Park South
Proposed Urban Renewal Area

