



**Background Paper for Proposed
Resolution**

COUNCIL MEETING DATE: March 28, 2022

TO: President Heather Graham and Members of City Council
CC: Mayor Nicholas A. Gradisar
VIA: Marisa Stoller, City Clerk
FROM: Jerry M. Pacheco, Pueblo Urban Renewal Authority Executive Director
SUBJECT: A RESOLUTION MAKING LEGISLATIVE FINDINGS THAT THE MITCHELL PARK SOUTH AREA OF THE CITY OF PUEBLO IS A BLIGHTED AREA AND APPROPRIATE FOR AN URBAN RENEWAL PROJECT

SUMMARY:

This Resolution finds the twelve-block area surrounding the Pueblo Community Health Center ("PCHC") Park Hill clinic located at E. 8th Street and Lacrosse now known as Mitchell Park South Project Area, contains blight conditions as defined by C.R.S. 31-25-103(2).

PREVIOUS COUNCIL ACTION:

On July 26, 2021, City Council approved Resolution No. 14666 authorizing the Pueblo Urban Renewal Authority ("PURA") to conduct a study to determine whether the area adjacent to the PCHC Park Hill location is a slum, blighted area, or a combination thereof, and to notify owners of property in the area are subject of such study.

On July 27, 2020, City Council approved Resolution No. 14448 authorizing PURA to conduct a study to determine whether the area adjacent to the PCHC Park Hill location is a slum, blighted area, or a combination thereof, and to notify owners of property in the area are subject of such study.

On July 6, 2020, representatives from PURA and PCHC presented redevelopment opportunities at the City Council Work Session.

BACKGROUND:

PURA staff has met with City and PCHC staff of to discuss redevelopment opportunities surrounding PCHC's new \$38 million health care facility located at E. 8th Street and Lacrosse. PCHC's investment could serve as a catalyst to develop, establish, and execute a measurable redevelopment plan for the area immediately adjoining the new clinic.

A Conditions Survey was conducted by PURA staff to determine if the area described above contains conditions of blight. The Conditions Survey found that 8 blight factors exist. Four blight factors are required as a prerequisite to adoption of an urban renewal plan and establishment of an urban renewal project area. The 8 conditions of blight are outlined below:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (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) 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.

FINANCIAL IMPLICATIONS:

No direct financial impact to the City.

BOARD/COMMISSION RECOMMENDATION:

On March 8, 2022, the PURA Board of Commissioners recommended approval of the Mitchell Park South Urban Renewal Plan. The Planning and Zoning Commission made a similar recommendation at its March 9, 2022, meeting.

STAKEHOLDER PROCESS:

PURA has complied with all requirements necessary under the Urban Renewal Act for approval of the attached Resolution. Taxing entity notices and presentations have been completed.

ALTERNATIVES:

Denial of this Resolution will result in the dismissal of the property owner's concerns and request for further study.

RECOMMENDATION:

Approval of the Resolution.

Attachments:

Mitchell Park South Urban Renewal Condition Survey and Impact Report

RESOLUTION NO. 14839

A RESOLUTION MAKING LEGISLATIVE FINDINGS THAT
THE MITCHELL PARK SOUTH AREA OF THE CITY OF
PUEBLO IS A BLIGHTED AREA AND APPROPRIATE FOR
AN URBAN RENEWAL PROJECT

WHEREAS, the Pueblo Urban Renewal Authority staff (the "Authority Staff") conducted Conditions Survey of the area (the "Area") described in Exhibit A, attached to and incorporated herein, to determine if the Area contains factors included in the definition of "blighted area" in the Colorado Urban Renewal Law Sections 31-25-101, *et seq.*, C.R.S., (the "Act"); and

WHEREAS, the Authority Staff prepared, submitted and presented to the City Council a document entitled "Mitchell Park South Conditions Survey" (the "Survey") dated August 12, 2021, which Survey is incorporated herein by this reference, and which describes in detail the conditions in the Area that are summarized in Section 1, below. NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

Based on a review of the Survey and in accordance with the Act, the City Council finds and determines that the Area is a "blighted area" as defined in Section 31-25-103(2) of the Act, and by reason of the presence of the following factors the Area substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use. The City Council finds and determines that the following factors exist in the Area:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (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) 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 other improvements.

SECTION 2.

The City Council further finds and determines the Area is appropriate for an Urban Renewal Project pursuant to the Colorado Urban Renewal Law.

SECTION 3.

This Resolution shall become effective immediately upon final passage.

INTRODUCED March 28, 2022

BY: Dennis E. Flores
MEMBER OF CITY COUNCIL

APPROVED: 
PRESIDENT OF CITY COUNCIL

ATTESTED BY: 
CITY CLERK