

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. 20554

A RESOLUTION FINDING THAT A BLIGHTED AREA EXISTS WITHIN THE CITY OF HELENA, MONTANA, IMMEDIATELY ADJACENT TO THE DOWNTOWN URBAN RENEWAL DISTRICT, THAT REHABILITATION AND REDEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA, IS NECESSARY AND IN THE INTEREST OF PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE RESIDENTS OF HELENA, AND THAT THE BLIGHTED AREA IS TO BE INCORPORATED INTO THE DOWNTOWN URBAN RENEWAL DISTRICT BOUNDARY

WHEREAS, the State of Montana has provided for the rehabilitation and redevelopment of those portions of its municipalities that are blighted and constitute a menace to public health and safety, an economic and social liability, impair the sound growth of municipalities, and aggravate traffic problems;

WHEREAS, Montana Code Annotated (MCA), Title 7, Chapter 15, Parts 42 and 43, authorizes municipalities to exercise statutory urban renewal powers for redevelopment and rehabilitation after the municipality has made a finding that a blighted area exists;

WHEREAS, on May 21, 2018, the City Commission passed Resolution No. 20444 that found that the Downtown Urban Renewal Area within the City of Helena is a blighted area and its rehabilitation and/or redevelopment was necessary in the interest of public health, safety, morals, or welfare of the residents of the City of Helena, Montana;

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WHEREAS, following a public hearing held on September 24, 2018, the City Commission adopted Ordinance No. 3242 on October 29, 2018, creating the Downtown Urban Renewal District, establishing the boundaries thereof, and adopting the Downtown Urban Renewal District Plan, including a tax increment provision pursuant to Title 7, Chapter 15, Parts 42 and 43, Montana Code Annotated;

WHEREAS, § 7-15-4221, MCA, allows for modifications to a previously adopted urban renewal project plan;

WHEREAS, on March 25, 2019, the City directed WGM Group to identify and document blight factors within the area generally described as the area bounded on the north by 6th Avenue, on the south by Pine Street, on the west by Warren Street and on the east by Rodney Street ("Rodney Street Study Area") for consideration of expansion of the Downtown Urban Renewal District as shown on Exhibit "A" attached hereto;

WHEREAS, WGM Group conducted a study and prepared a Statement of Blight, as shown on Exhibit "B" attached hereto, which documents the existence of blight in the proposed Rodney Street Study Area

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and, in its opinion, has found blight (as defined by § 7-15-4206(2), MCA) exists in the Rodney Street Study Area, and in particular found:

- a. substantial physical dilapidation, deterioration, age obsolescence, or defective construction, material, and arrangement of buildings or improvements, both residential and nonresidential;
- b. inadequate provision of ventilation, light, proper sanitary facilities or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
- c. defective or inadequate street layout;
- d. faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- e. unsanitary or unsafe conditions;
- f. deterioration of site;
- g. diversity of ownership;
- h. improper subdivisions or obsolete platting; and
- i. the existence of conditions that endanger life or

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property.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, AS FOLLOWS:

Section 1. The Rodney Street Study Area is a blighted area, and its rehabilitation and/or redevelopment is necessary in the interest of public health, safety, morals, or welfare of the residents of the City of Helena, Montana.

Section 2. The Rodney Street Study Area, as shown on the attached Exhibit "A," is immediately adjacent to the boundary of the Downtown Urban Renewal District and as such will be incorporated into the boundary of the Downtown Urban Renewal District.

Section 3. An amendment to the Downtown Urban Renewal Plan will be created which incorporates the Rodney Street Study Area into the plan.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 26th day of AUGUST, 2019

/S/ WILMOT J. COLLINS
MAYOR

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ATTEST:

/S/ DEBBIE HAVENS
CLERK OF THE COMMISSION