

Item # 35

Prepared by: Wanda Martin

Commissioner HOOKS

Approved by: Kelly Payne Gault

A JOINT RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE AND THE COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE, APPROVING A FINDING OF CONDITIONS NECESSARY FOR COMMUNITY REDEVELOPMENT AND ADOPTING A COMMUNITY REDEVELOPMENT PLAN FOR THE UPTOWN AREA

WHEREAS, Pursuant to the authority granted by Chapter 987 of the Public Acts of 1998, known as "The Community Redevelopment Act of 1998" ("Act"), Shelby County, Tennessee ("the County") and the City of Memphis, Tennessee ("the City") established a joint Community Redevelopment Agency ("CRA" or "Community Redevelopment Act") to ameliorate the slum and blight conditions within the City of Memphis and the unincorporated areas of Shelby County; and

WHEREAS, In accordance with the Act, prior to undertaking community redevelopment activities, it is necessary that the County Commission and City Council make a determination that an area is slum or blighted or lacks affordable housing; and

WHEREAS, The Community Redevelopment Agency and Board of Directors caused to be prepared a Community Redevelopment Workable Plan which outlines areas of slum and blight; and,

WHEREAS, The Shelby County Board of Commissioners and the City Council of the City of Memphis by Joint Resolution adopted the Community Redevelopment Workable Plan in March 2001; and

WHEREAS, The Community Redevelopment Agency and Board of Directors caused to be prepared a "Community Redevelopment Plan for the Uptown Area" which outlines one or more conditions of blight, slum and other criteria which qualify the area for community redevelopment; and

WHEREAS, The Community Redevelopment Agency, by and through the County Commission and the City Council, has examined the area proposed for community redevelopment pursuant to the Act and has determined that the Uptown Area (as shown on the attached map labeled Exhibit A) to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and is appropriate for community redevelopment; and

WHEREAS, ~~the~~ *Community Redevelopment Plan* for the Uptown Area has prescribed community redevelopment activities that will mitigate the existence of slum, blight and the shortage of affordable housing in the area; and

WHEREAS, ~~The~~ *Community Redevelopment Plan* for the Uptown Area has been reviewed by the Director of the Memphis and Shelby County Division of Planning and Development and found to be in conformance with the comprehensive development plan for the City and County; and

WHEREAS, ~~The~~ Shelby County Board of Commissioners and Council of the City of Memphis have held a public hearing on the *Community Redevelopment Plan* for the Uptown Area and determined that such Plan meets the necessary requirements of Section 14 of Chapter 987 of the Public Acts of 1998, and said Plan is consistent with the public interest; and

WHEREAS, ~~The~~ Shelby County Board of Commissioners and the Council of the City of Memphis finds that a feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; that the *Community Redevelopment Plan* for the Uptown Area conforms to the general plan of the county or municipality as a whole; that the plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and that such Plan will afford maximum opportunity consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the Uptown Community Redevelopment Area, as set forth in the attached Exhibit A, by private enterprise.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
/COUNTY
SHELBY COUNTY AND THE COUNCIL OF THE CITY OF MEMPHIS that the Uptown Area, shown on the attached map labeled Exhibit A and incorporated herein by reference, is hereby determined to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and is appropriate for community development.

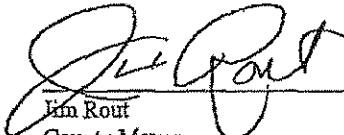
BE IT FURTHER RESOLVED, That

- (i) a feasible method exists for the location of families who will be displaced from the Uptown Community Redevelopment Area (as set forth in Exhibit A) in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (ii) the Community Redevelopment Plan for the Uptown Area conforms to the general plan of the County and the City as a whole;
- (iii) the Community Redevelopment Plan for the Uptown Area gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by such Plan; and
- (iv) the Community Redevelopment Plan for the Uptown Area will afford maximum opportunity, consistent with the sound needs of the County and City as whole, for rehabilitation or redevelopment of the Uptown Community Redevelopment Area by private enterprise.

BE IT FURTHER RESOLVED, That the Uptown Area is hereby designated as a community redevelopment area, and that the "Community Redevelopment Plan for the Uptown Area", attached hereto as Exhibit B and incorporated by reference, be adopted and shall be in full force and in effect for the Uptown Area.

BE IT FURTHER RESOLVED, That the Memphis and Shelby County Community Redevelopment Agency is hereby directed to carry out such Plan.

BE IT FURTHER RESOLVED, That this joint resolution shall take effect from and after the date it shall have been enacted according to due process of law by virtue of the concurring and separate passage thereof by the Board of Commissioners of Shelby County, Tennessee, and the Council of the City of Memphis.



Jim Rout
County Mayor

Date 6-8-01

Attest:



Clerk of County Commission

ADOPTED JUNE 4, 2001

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