

## **APPENDIX A**

### **Resolution for the Redevelopment Area & CBD Establishment**

**TOWN OF CAREFREE, ARIZONA  
RESOLUTION 2021-13**

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF  
THE TOWN OF CAREFREE DECLARING THE NECESSITY OF THE A  
REDEVELOPMENT AREA, ESTABLISHING THE BOUNDARY OF A  
REDEVELOPMENT AREA IN THE CAREFREE VILLAGE CENTER AND  
DECLARING THIS AREA THE CENTRAL BUSINESS DISTRICT FOR CAREFREE,  
ARIZONA**

**WHEREAS**, Arizona Revised Statutes Title 36, Chapter 12, Article 8, provides for the creation of a Redevelopment Area, and requires this declaration per 36-1472. Legislative finding and declaration of necessity

**WHEREAS**, Exhibit A, defines the boundary for the Redevelopment Area described as the Village Center Redevelopment Area

**WHEREAS**, The attached document, Village Center Redevelopment Area, outlines the required necessity of finding.

**WHEREAS**, Staff completed extensive investigation and presented to Town Council the necessity and value of creating a Redevelopment Area on March 2, 2021, and where staff received further direction during a May 24, 2021 joint session of the Planning and Zoning Commission and Economic Development Advisory Panel, to agree to necessity and accept the attached Exhibit A, and to further engage property owners.

**WHEREAS**, On June 6, staff sent letters to all property owners, by first class mail, per Maricopa County Assessor Records June 6, 2021 soliciting input, and further sent notification of this Public Hearing, by first class mail, to all property owners, per Maricopa County Assessor records on July 6, 2021.

**WHEREAS**, funds have been budgeted in 2021-2022 to complete the Redevelopment Plan.

**NOW, THEREFORE, IT IS RESOLVED** by the Mayor and Town Council of the Town of Carefree, Arizona

It is declared:

1. That there exist in municipalities of the state slum or blighted areas which constitute a serious and growing menace, injurious and inimical to the public health, safety, morals and welfare of the residents of the state.
2. That the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection

and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and retards the provision of housing accommodations.

3. That this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by this article.

4. That the acquisition of property for the purpose of eliminating the conditions or preventing recurrence of these conditions in the area, the removal of structures and improvement of sites, the disposition of the property for redevelopment and any assistance which may be given by any public body in connection with these activities are public uses and purposes for which public money may be expended and the power of eminent domain exercised.

5. That the necessity in the public interest for the provisions of this article is declared as a matter of legislative determination.

That the area described in Exhibit A is the Central Business District.

**PASSED AND ADOPTED BY** the Mayor and Town Council of the Town of Carefree, Arizona, this 3rd day of August, 2021.

AYES 6 NOES 0 ABSTENTIONS 0 ABSENT 0

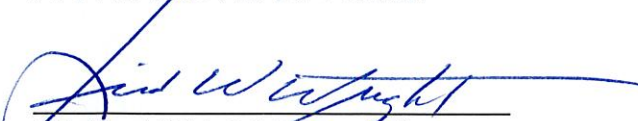
FOR THE TOWN OF CAREFREE

  
\_\_\_\_\_  
Les Peterson, Mayor

ATTESTED TO:

  
\_\_\_\_\_  
Kandace French-Contreras,  
Town Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Michael Wright, Town Attorney

# Exhibit A

## Village Center Redevelopment Area Boundary

The Proposed Redevelopment Area Boundary includes all properties and public rights of way in the area generally bounded by Tom Darlington Drive, Ed Everett Way, Ridgeview Lane, Cave Creek Road and Bloody Basin Road. For clarification, the boundary includes the full public rights of way for Cave Creek Road, Bloody Basin Road, and Tom Darlington Drive.

### Village Center Redevelopment Area

