

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE  
CITY, COLORADO, MAKING LEGISLATIVE FINDINGS THAT AN AREA OF  
THE CITY OF COMMERCE CITY IS A BLIGHTED AREA AND  
APPROPRIATE FOR AN URBAN RENEWAL PROJECT  
IN CASE #URB-002-12-16**

**RESOLUTION #2016-130**

WHEREAS, the City of Commerce City, Colorado (the “City”) conducted studies and surveys to determine if 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”) are present in the area of the former Mile High Greyhound Park (“Area”) described in the document entitled the *Mile High Greyhound Park Conditions Survey* (“Survey”), dated December 2016, consisting of 52 pages, which Survey is attached to and incorporated herein by this reference;

WHEREAS, the City Council of the City of Commerce City has considered the Survey and other evidence presented at a public hearing; 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 THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

Section 1. Based on its review of the Survey and the evidence presented at the public hearing held on this date, 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, 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. 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;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deteriorating 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;  
and
- k.5. Substantial physical underutilization or vacancy of sites, buildings, or other

improvements.

Section 2. The City Council further finds and determines the Area is appropriate for an urban renewal project pursuant to the Act.

Section 3. The findings and determinations contained in this resolution are legislative findings of the City Council based on the Survey and other matters presented to the City Council.

Section 4. This resolution is effective upon its approval by the City Council.

RESOLVED AND PASSED this 19<sup>th</sup> day of December, 2016.

CITY OF COMMERCE CITY, COLORADO

By: \_\_\_\_\_  
Sean Ford, Mayor

Attest:

By: \_\_\_\_\_  
Laura Bauer, City Clerk