

MINUTES
REGULAR WORKSESSION
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA
YUMA CITY HALL
ONE CITY PLAZA, YUMA, ARIZONA
October 4, 2011
5:00 p.m.

CALL TO ORDER

Mayor Krieger called the City Council meeting to order.

Councilmembers Present: Mendoza, Beeson, McClendon, Brooks, Johnson and Mayor Krieger
Councilmembers Absent: Stuart
Staffmembers Present: City Administrator, Greg Wilkinson
Executive Director of YCNHA, Charles Flynn
Various department heads or their representatives
City Attorney, Steve Moore
City Clerk, Lynda Bushong

I. REGULAR CITY COUNCIL MEETING AGENDA OF OCTOBER 5, 2011 – NO DISCUSSION

II. 4TH AVENUE AND 16TH STREET INTERSECTION

Wilkinson explained that the intersection of 16th Street and 4th Avenue has been an issue in the City for a long time. Over the years there have been a couple of different engineering designs. This is the City's highest traffic intersection and if it does not function properly then other areas are negatively impacted. As a result, a new approach involving a private/public partnership is being considered which will be overseen by Charles Flynn, Executive Director of Yuma Crossing National Heritage Area. The City currently owns a significant portion of the intersection and will work with some of the private owners to develop a design that not only works to move traffic, but will also attract future businesses.

Flynn presented the following:

- Revitalizing the intersection of 4th Avenue and 16th Street is the City's next redevelopment challenge. Approximately 20 years ago people would have considered 4th Avenue and 16th Street as the "100% Corner". However, with the growth of Yuma over the last 20 years, development has been spread out and although traffic counts continue to rise at this intersection, it is no longer the destination it once was.
- This overloaded traffic intersection is in need of significant improvement.
 - The City identified a significant amount of right-of-way (ROW) that is needed in order to correct the traffic issues.
 - With the current budget situation and the structure of the Capital Improvement Plan (C.I.P.), it is a challenge to put a timeline on this project.
- This is beyond just traffic issues; after the intersection was built the City was left with a considerable amount of remainder land.
- Existing and potential private owners/developers need to be part of this discussion since the intersection is not fully designed and access issues have not been resolved.
- There is not an expected date of completion for this intersection, which causes a delay in development decisions.
- The proposed project would be a two-phase process.

- Phase One
 - Conduct an inventory of properties to determine eligibility for redevelopment status.
 - Return to City Council to provide the results and recommended action.
- Phase Two
 - Develop a plan of action.
- The overall concept is to extend the North-End Redevelopment area down 4th Avenue to the 16th Street.
 - Create a “Project Area Committee” with key stakeholders and citizen involvement.
 - Hold open houses to encourage public involvement.
 - Involve the private sector in the planning of the intersection. There will need to be a balance between the ideal traffic engineering solution and the ideal developer solution.
 - Provide certainty to the private sector by way of a timeframe of intersection improvements and availability of remainder parcels.
- Per state law the exiting and expanded redevelopment areas must be contiguous.
- The Redevelopment Plan should promote:
 - An intersection design that balances the need to move traffic while encouraging easy access to new development properties.
 - A conceptual plan that is based on actual private sector interest, which can also provide incentives for development of the Government Property Lease Excise Tax (GPLET).
 - Urban residential development.

Dave Fackler, Nielsen-Fackler Planning and Development Consultant, further detailed the following:

- The first phase in amending the existing redevelopment area to include the proposed area is to conduct a survey of the conditions of the buildings and properties in this area and determine if property conditions meet the requirements of a redevelopment area.
- State Statute Definition (applicable to this Survey):
 - Both of the following must be true to meet the definitional requirement for establishment of a redevelopment area:
 - There is a problem predominance of buildings or improvements, whether residential or nonresidential.
 - The public health, safety or welfare is threatened because of any of the following:
 - Dilapidated, deteriorated, aging or obsolescent buildings or improvements
 - ◆ This is primarily the area where similar districts qualify as a redevelopment district.
 - The inadequate provision for ventilation, light, air, sanitation or open spaces
 - Overcrowding
 - ◆ This criterion is typically a residential condition which is not anticipated in this particular survey.
 - The existence of conditions that endanger life or property by fire and other causes
 - The survey will be conducted on the external general conditions of each individual property/building.
- The property/building will be categorized into the following conditions.
 - Condition A – Standard Condition
 - This condition will apply to buildings that meet all current codes.
 - Condition B – Deficient-Rehabilitation Feasible
 - It is anticipated that the majority of properties fall under this category. Which means the property/building does not meet current zoning and building codes. The general criterion would be that the estimated cost of bringing the property/building up to current code would be less than 50% of the replacement value of the buildings.

- Condition C – Deficient-Rehabilitation Questionable
 - The deferred maintenance and individual problems within the properties have reached a point where the rehabilitation would probably require more than 50% of the replacement value.
- Condition D – Substandard
 - The structural building problems such as sagging roofs and total lack of foundations would cause the building to be extremely expensive if not impossible to rehabilitate. Properties with uses that are inappropriate to the existing zoning districts may also fall under this category.
- Condition E – Vacant or Underutilized
 - This condition is more of a recognition of properties without a structure or underutilized such as parking lots.
- Open House meeting for property owners will be held to discuss the results of the survey. Any necessary adjustments will be made based on the input provided by property owners. The final survey report will be presented to City Council. If the results of the survey indicate that the proposed addition to the North-End Redevelopment Area meets the State Statute requirements a recommendation will be made to City Council to adopt a resolution of necessity.
- The resolution of necessity is required by state law to include this area to the existing North-End Redevelopment Area and to justify the use of the GPLET.
- The GPLET is the most utilized economic development tool but there is a number of redevelopment tools in State Statutes tied to the adoption of a redevelopment plan.
- Phase Two would include the adoption of this project and a conceptual development plan for the revitalization of the properties within these districts.
- Next Steps
 - Create a project area committee to work with staff and the consultant.
 - Hold Public Hearings
 - This area is designated as a potential Redevelopment District in the current Draft General Plan.
 - The process can take about 10-12 months to reach final adoption of a Redevelopment Plan.
 - The goal is to have a report with the survey status and a recommendation for a resolution of necessity completed to present to City Council by November 2011.

Mayor Krieger asked if there is a short-term plan in place to address how this area looks today. **Flynn** stated if a consensus can be developed between the City and the project area committee, including private developers, that improvements can be completed by private land owners/developers then the City can attempt to assemble the intersection funds to move forward. **Mayor Krieger** stated that the area at Arizona Avenue and 16th Street can meet several of the noted conditions. What are the possibilities of this area also becoming a Redevelopment District in the future? Would designating this area a Redevelopment District automatically incur special requirements or added regulations that property owners will be subject to? This has been one of the concerns with the North-End Redevelopment particularly in the historical area. **Fackler** replied that the Redevelopment District designation would not impose additional conditions. Additional conditions, especially with historic preservation, come from the building code. The City can offer certain incentives to help alleviate some of the cost incurred by property owners when bringing a building up to current building codes when the property is located within a redevelopment district.

Mayor Krieger: Does this only apply to commercial or retail as well? **Fackler:** No. The area that can be added to the North-End Redevelopment is everything north of 16th Street from the railroad tracks over to about 5th Street. **Mayor Krieger** asked if the recommended area is going west far enough on 8th Street. **Fackler** indicated that the proposed area goes west over to 6th Street because a

lot of the City's acquisition is up to that point. From there it goes east over to Maple Avenue along 16th Street to ensure that we are taking in significant ownership by the City which can be used as incentives for future development of those vacant properties.

Johnson asked if a government body has to own the property in order to use the GPLET in lieu of tax. **Fackler**: That is correct; it must be owned by a city, county or town. **Johnson** stated that the idea has been that the City would buy entire properties when the market is low, rather than buying a portion. As a result, the City ends up with a lot of remnant parcels. It is my understanding from previous discussions that those parcels would become a lot/tie and would be sold to the private sector to complete the redevelopment. What is the need for a redevelopment plan when the intent is to sell these parcels? It is not sensible to increase residential in high volume arterial streets. **Fackler** replied that a conceptual development plan is part of the redevelopment plan. The conceptual plan indicates what might be built it is not a mandate. The implementation portion of this plan puts together a tool kit of all the economic development tools that the City has available in a redevelopment area to assist the private sector. There is an opportunity to increase various types of residential such as assisted living or medical offices because of the close proximity to the hospital.

Wilkinson stated that there have been several discussions with private property owners and as part of this process it is expected that they will let us know what is needed to maximize the value on a property and what is needed for access to the property. This is a public/private partnership to come up with the best way to use these properties.

Johnson requested that Councilmember's be contacted individually to obtain their input before this is finalized; the findings should be reported back at a City Council Meeting. The intersection of Parker Road and Arapahoe Road in Foxfield, Colorado has a prosperous commercial center and it would be beneficial to get ideas of how the traffic was handled and how the adjacent property was developed privately in this area. **Flynn** replied that Wilkinson will be fully informed as the process moves forward. **Wilkinson** stated that once the assessment is complete a Councilmember can be appointed to be part of the project committee.

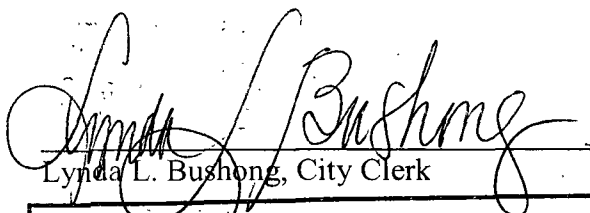
III. ADDITIONAL ITEMS FOR POSSIBLE DISCUSSION

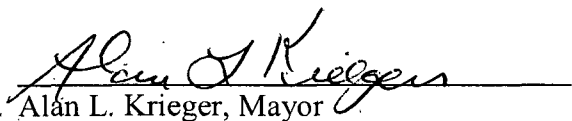
Mayor Krieger congratulated Moore for his recent election as President of the International Municipal Lawyers Association. **Moore** stated that he will serve as President Elect this year and President the following year.

IV. ADJOURNMENT/EXECUTIVE SESSION

Motion (McClendon/Mendoza): To adjourn the meeting to Executive Session. Voice vote: **adopted** 6-0. The meeting adjourned at 5:43 p.m.

APPROVED:


Lynda L. Bushong, City Clerk


Alan L. Krieger, Mayor

Approved at the City Council Meeting of:
December 7, 2011
City Clerk: 