

RESOLUTION 2023-_____

**RESOLUTION OF THE COUNCIL OF THE CITY OF MIDWEST CITY
APPROVING THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN**

WHEREAS, on August 23, 2022, the City of Midwest City (“City”) adopted Resolution 2022-23, declaring blighted the area located at the northwest corner of N. Air Depot Boulevard and Reno Avenue (portions of the former Heritage Park Mall and other adjacent property (“Urban Renewal Area”), within the meaning of the Oklahoma Urban Redevelopment Law, 11 O.S. § 38-101, *et seq.* (“Act”); and

WHEREAS, in accordance with the Act, at its meeting on December 21, 2022, the Midwest City Urban Renewal Authority determined the proposed Heritage Park Mall Area Urban Renewal Plan (“Urban Renewal Plan”), to be desirable and recommended its approval to City Council; and

WHEREAS, in accordance with the Act, by Resolution 2023-01, the Planning Commission of the City determined the proposed Urban Renewal Plan to be desirable, designated the Urban Renewal Area as appropriate for an urban renewal area as defined by the Act, found that the proposed Urban Renewal Plan conforms to and assists in the execution of Comprehensive Plan 2008, and recommended approval of the Urban Renewal Plan to the City; and

WHEREAS, the exercise of the powers granted to the Midwest City Urban Renewal Authority by the Act and the resolution of the City approving the Urban Renewal Plan, including the acquisition of real property, whether improved or unimproved, are necessary to the execution of the Urban Renewal Plan and to achieve the objectives for redevelopment of the Urban Renewal Area; and

WHEREAS, notice of the times and place of the public hearings before City Council on the Urban Renewal Plan was posted on the City’s website, was published in a newspaper of general circulation in the City not less than 14 days prior to the public hearings, and not less than five signs were posted in the Urban Renewal Area, as required by Section 38-106 of the Act; and

WHEREAS, pursuant to said notice, said public hearings were held on March 28, 2023, and on April 25, 2023, during regular meetings of the City Council, and all persons present were given an opportunity to be heard for and against the proposed Urban Renewal Plan; and

WHEREAS, the Urban Renewal Plan may require, among other things, changes in zoning, vacating and removal of streets, alleys, and other public ways, the relocation of utilities and other public facilities, and other public actions; and

WHEREAS, a feasible method exists for the relocation of families and businesses who may be displaced from the Urban Renewal Area as a result of carrying out the Urban

Renewal Plan into decent, safe and sanitary accommodations within their means and without undue hardship to such families and businesses; and

WHEREAS, Comprehensive Plan 2008 contains a Land Use Plan and land use maps, which designates various levels of land use types throughout the City and which designates certain areas as Special Planning Areas, which are areas of specific City focus and effort to support redevelopment, and specifically contemplates the utilization of the Midwest City Urban Renewal Authority to address blighted areas within the community, specifically Special Planning Areas; and

WHEREAS, on April 11, 2023, the Planning Commission of the City found and determined that Comprehensive Plan 2008 and the Land Use Plan which is a part thereof designates and delineates the Urban Renewal Area as an urban renewal area as defined by the Act, and such Urban Renewal Area is a Special Planning Area, as defined by Comprehensive Plan 2008, appropriate for redevelopment, and a part of the long-range development strategy for the City of Midwest City; and, further, recommended that the City make the same designation and delineation within Comprehensive Plan 2008.

WHEREAS, the Urban Renewal Plan conforms to and assists in the execution of the general plan of the City, Comprehensive Plan 2008; and

WHEREAS, the Urban Renewal Plan contains feasible methods for financing of the project; and

WHEREAS, the Urban Renewal Plan affords maximum opportunity, consistent with the sounds needs of the City as a whole, for the continued redevelopment of the area by private enterprise; and

WHEREAS, the City Council deems it appropriate and desirable to accomplish the objectives of the Urban Renewal Plan and to adopt and approve the Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Midwest City as follows:

1. It is hereby found and determined that the Urban Renewal Plan conforms to and assists in the execution of the general plan of the City, Comprehensive Plan 2008.

2. It is hereby found and determined that Comprehensive Plan 2008 and the Land Use Plan which is a part hereof designates and delineates the Urban Renewal Area as an urban renewal area as defined by the Act, and such Urban Renewal Area is a Special Planning Area, as defined by Comprehensive Plan 2008, appropriate for redevelopment, and a part of the long-range development strategy for the City.

3. It is hereby found and determined that the redevelopment of the area is essential to accomplish the objectives of the Urban Renewal Plan.

4. It is hereby found and determined that the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the area by private enterprise.

5. It is hereby found and determined that a feasible method exists for the relocation of families and businesses who may be displaced from the Urban Renewal Area as a result of carrying out the Urban Renewal Plan into decent, safe and sanitary accommodations within their means and without undue hardship to such families and businesses.

6. It is hereby found and determined that the Urban Renewal Plan includes feasible methods for financing the project.

7. It is hereby found and determined that certain official actions may be necessary to be taken by this body with respect to, among other things, changes in zoning, vacating and removal of streets, alleys, and other public ways, the relocation of utilities and other public facilities, and other public actions, and accordingly this body hereby pledges its cooperation in helping to carry out the Urban Renewal Plan and requests various officials, departments, boards, and agencies having administrative responsibilities in the area to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan.

8. It is hereby found and determined that the exercise of the powers granted to the Midwest City Urban Renewal Authority by the Act and the resolution of City Council approving the Urban Renewal Plan, including the acquisition of real property, whether improved or unimproved, are necessary to the execution of the Urban Renewal Plan and to achieve the objectives for redevelopment of the area and are hereby authorized and approved.

9. The proposed Urban Renewal Plan is determined to be desirable and is approved.

ADOPTED by the Council and signed by the Mayor of the City of Midwest City, Oklahoma, this 25th day of April, 2023.

CITY OF MIDWEST CITY, OKLAHOMA

By: _____
MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this ___ day of April, 2023.

Donald D. Maisch
City Attorney