

## Resolution Declaring Slum and Blighted Area

WHEREAS, the County of Gladwin is concerned about the economic viability of slum and blighted area within its corporate limits, and

WHEREAS, the slum and blighted area projects a negative visual image of the community, and

WHEREAS, the economic, social, physical, and cultural well-being of the County is adversely affected by the conditions of this slum and blighted area, and

WHEREAS, there exists the opportunity to improve, preserve, and re-develop this slum and blighted area to the benefit of the community, and

WHEREAS, the slum and blighted area qualifies under the provisions of ordinance number 2016-010 passed in Commission on 05-24, 2016.

WHEREAS, the following detrimental conditions have been identified which qualify the area under State law and Community Development Block Grant Program requirements:

- 1) Public Improvements are in a general state of deterioration; or
- 2) At least 25% of the buildings are deteriorated or deteriorating, and have the following characteristics: *(check one or more boxes that apply)*
  - Physical deterioration of buildings or improvements
  - Abandonment of properties
  - Chronic high turnover or vacancy rates in commercial/industrial buildings
  - Significant decline in property values or abnormally low property values in relation to other areas of the community
  - Known or suspected environmental contamination.

NOW THEREFORE, BE IT RESOLVED that the following area is designated a "Slum and Blighted Area"

*City of Gladwin, City of Beaverton and Billings Township Areas. See attached Gladwin County Place-Based Targeting Strategy (Map of area boundaries on last pages), City of Gladwin and All Bright Shores (Billings Township) maps of deteriorate building locations with address and pictures of locations.*

Resolved and agreed upon this 24<sup>th</sup> day of May, 2016.

Laura Brandon-Maxwell  
Witnessed

Troye Waters  
Signed

**Attach the following:**

- ◆ *Map of the area boundaries*
- ◆ *Map showing location of all buildings and public improvements that are deteriorated*
- ◆ *Inventory and description of public improvements or*
- ◆ *Inventory and description of deteriorated buildings which do not comply with local codes*

## Ordinance Defining Slum and Blighted Area

WHEREAS, Community Development Block Grants and other sources of funding may be available from time to time for redevelopment of slum and blighted areas; and

WHEREAS, it is appropriate to define "blighted area" for purposes of designation of such areas for which funds may be granted for preservation, improvement, and redevelopment in a manner consistent with CDBG program requirements and State law;

NOW, THEREFORE, BE IT ORDAINED by the Commission of the County of Gladwin, duly assembled this 24th day of May, 2016 that the following definition of a "Slum and Blighted Area" is adopted for purposes of designating areas, making application for funds, and expenditure of funds for the improvement, preservation, conservation, or redevelopment of such areas as may be identified by Resolution of Council describing the area and identifying the conditions which meet the standards in the definition.

In accordance with State law, a "Slum and Blighted Area" means any improved or vacant area within identified boundaries located within the territorial limits of the municipality, which meets state law and the following CDBG definition:

Public improvements are in a general state of deterioration in the designated area, or a substantial number of buildings in the designated area are deteriorated or deteriorating, and at least 25% of properties in the area have one or more of the following characteristics:

- ◆ Physical deterioration of buildings or improvements
- ◆ Abandonment of properties
- ◆ Chronic high turnover or vacancy rates in commercial/industrial buildings
- ◆ Significant decline in property values or abnormally low property values in relation to other areas in the community; or
- ◆ Known or suspected environmental contamination

Approved this 24th day of May, 2016

Karla Blandin-Mareal  
Witnessed

Tony White  
Signed