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RESOLUTION NO. 33-85

A RESOLUTION DESIGNATING AN ELIGIBLE BLIGHTED AREA UNDER THE DEVELOPMENT CORPORATION ACT AND MAKING FINDINGS AND REPRESENTATIONS IN RELATION THERETO AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Resolution the City Council of Mesquite, Texas, authorized the creation of the Mesquite Industrial Development Authority (the "Authority") to exercise the powers of industrial development corporations organized pursuant to the Development Corporation Act of 1979, as amended; and

WHEREAS, the aforesaid Development Corporation Act of 1979, as amended (hereinafter the "Act"), together with the Rules for Issuing Industrial Development Bonds promulgated thereunder by the Texas Economic Development Commission (hereinafter the "Rules"), provide for financing of projects for commercial uses; and

WHEREAS, within the City of Mesquite (the "City"), there is an area which is an "Eligible Blighted Area" within the meaning of the Act, which Area is required by the City to be established and designated as such in order to obtain some benefits of the Act; and

WHEREAS, said Act and Rules provide certain procedures with respect to the establishment and designation of an Eligible Blighted Area within the City for the purposes of financing projects for commercial uses and alleviating economically depressed or blighted areas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE:

Section 1. The area described in Exhibit "A" attached hereto and marked on the map of the City attached hereto as Exhibit B is established and designated as an "Eligible Blighted Area" for the purposes of the Act, and the Rules promulgated pursuant thereto.

Section 2. The City makes the following detailed findings regarding the number and percentage of substandard, slum, deteriorating structures in the Eligible Blighted Area:

The Eligible Blighted Area has been surveyed and it has been determined that of the 8 structures located in the Eligible Blighted Area, 6 of such structures are substandard in construction (constituting 75% of said structures) and do not meet applicable building, electrical, fire or plumbing codes, such codes being designated as Section 203, Uniform Building Code, 1982 Edition; National Electrical Code, 1984 Edition; Uniform Plumbing Code, 1982 Edition; and Uniform Mechanical Code, 1982 Edition. Therefore, more than twenty-five percent (25%) of the existing structures in the Eligible Blighted Area constitute "Substandard Structures" pursuant to the provisions of .002(b)(9)(A)(ii)(I)(-c)-(4-) of the Rules.

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Section 3. The overall objectives of the City for redevelopment and recovery of the Eligible Blighted Area are as follows:

To facilitate the proper development of the Eligible Blighted area for industrial and commercial development in conformity with the zoning laws in order to aid and assist the City in increasing per capita income, retaining commercial and manufacturing employment and removing persons from below the poverty level and increasing job opportunities within the City, both temporarily and permanently, with the expectation that many of the jobs would be available to the presently unemployed living in the City.

Section 4. The City finds and represents to the Texas Economic Development Commission that the availability of financing of projects for commercial uses under the Act will contribute significantly to the alleviation of the blighted conditions found to exist in the designated Eligible Blighted Area.

Section 5. The principal types of projects for commercial uses desired and authorized by the City to enhance its redevelopment efforts in the Eligible Blighted Area are the acquisition, construction and development of those categories of businesses permitted by law to be built and operated within each zoning classification.

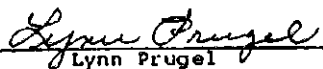
Section 6. The City represents that it will review all project descriptions for approval of specific projects for commercial uses in order to determine whether such projects are consistent with the City's objectives for redevelopment of the Eligible Blighted Area.

Section 7. At the time of the adoption of this Resolution, the City has no specific plans for public improvements to be made by the City within the Eligible Blighted Area, however, requests for public improvements will be considered on a project by project basis.

Section 8. This resolution shall become effective upon its adoption.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on this the 16th day of September, A.D., 1985.

ATTEST:

  
\_\_\_\_\_  
Lynn Prugel  
City Secretary

  
\_\_\_\_\_  
Mrs. Brunhilde Nystrom  
Mayor

CC219

EXHIBIT A

Beginning at the northeast property line of the northeasternmost residence of Powell Road;

Thence: north to the south right-of-way of Military Parkway;

Thence: easterly along the south right-of-way of Military Parkway until it intersects with the west right-of-way of Interstate Highway 635;

Thence: southeasterly along the west right-of-way of Interstate Highway 635 to a point directly east of a line projected from the northernmost property line of the residences on the north side of Sandy Lane;

Thence: west along said line to the point of Beginning.

