

RESOLUTION

RES 2025-09

RESOLUTION OF NECESSITY DESIGNATING URBAN REDEVELOPMENT AREA

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes the City of Dallas (the "City") to designate an "urban redevelopment area," which is defined to mean a "slum area" which the City Council of the City designates as appropriate for urban redevelopment projects; and

WHEREAS, the Urban Redevelopment Law defines "slum area" to mean an area which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; by having development impaired by transportation noise or by other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, after careful study and investigation, having found pockets of blight existing within the city. the City desires to designate the area described in Exhibit A, B and C attached to this resolution as an urban redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council that:

The areas described in the Exhibits attached to this resolution are hereby determined to be a "slum areas," by reason of the presence of a substantial number of deteriorating structures, predominance of defective or inadequate street layout, deterioration of site

or other improvements, and by having development impaired by transportation noise, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that each such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the City Council of the City.

RESOLVED this _____ day of May, 2025

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk