

A RESOLUTION

APPROVING A BLIGHT DESIGNATION PURSUANT TO CHAPTER 14.27 OF THE LAKEWOOD MUNICIPAL CODE FOR THE PROPERTIES LOCATED AT 801, 825 AND 865 SHERIDAN BOULEVARD, AND 5200, 5202, 5240 AND 5242 WEST 9TH AVENUE IN LAKEWOOD, COLORADO

WHEREAS, pursuant to section 14.27.020(A) of the Lakewood Municipal Code (“LMC”), “structures located, or to be located, upon land that is designated ‘blighted’” are not subject to the provisions of LMC Chapter 14.27;

WHEREAS, the City Council has adopted two resolutions defining “blighted,” as used in Chapter 14.27, and establishing rules, procedures and criteria for requests to designate property as blighted for the purposes of Chapter 14.27 (“Blight Designation Procedures”);

WHEREAS, the owner of certain real property located at 801, 825 and 865 Sheridan Boulevard and 5200, 5202, 5240 and 5242 West 9th Avenue in Lakewood, generally depicted in Exhibit A hereto (the “Property”), has requested the City Council designate the Property as blighted for purposes of Chapter 14.27;

WHEREAS, an independent consultant has conducted a conditions survey, also known as a “blight study,” on the Property in strict alignment with the criteria and methods required for a determination of a “blighted area” under Colorado’s Urban Renewal Law, C.R.S. §§ 31-25-101, *et seq.*, and has concluded that the Property contains various conditions of blight;

WHEREAS, the owner of the Property has complied with all applicable Blight Designation Procedures; and

WHEREAS, the City Council substantially agrees with the conclusions presented in the conditions survey and desires to designate the Property as “blighted” for the purposes of Chapter 14.27.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The Property is hereby designated as “blighted” for the purposes of Chapter 14.27 of the Lakewood Municipal Code (the “Blight Designation”).

SECTION 2. The Blight Designation shall expire upon either: (a) the Property’s completed redevelopment; or (b) five (5) years from the date of this Resolution, whichever occurs first.

SECTION 3. The Blight Designation will apply only for the purposes of Chapter 14.27, and:

- (a) will not alter or limit any taxing jurisdiction's legal authority to assess or collect taxes of any kind on the Property;
- (b) will not limit the City's eminent domain authority with respect to the Property;
- (c) shall not be construed as a blight designation for urban renewal purposes; and
- (d) will not place the Property under the Lakewood Reinvestment Authority's jurisdiction.

SECTION 4. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ AND ADOPTED by a vote of ____ for and ____ against at a virtual regular meeting of the Lakewood City Council held on August 9, 2021 at 7 o'clock p.m.

Adam Paul, Mayor

ATTEST:

Bruce Roome, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney