

# RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. 20215

**A RESOLUTION FINDING THAT A BLIGHTED AREA EXISTS WITHIN THE CITY OF HELENA, MONTANA, AND THAT REHABILITATION AND REDEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTERESTS OF PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE RESIDENTS OF HELENA**

**WHEREAS**, the State of Montana has provided for the rehabilitation and redevelopment of those portions of its municipalities that are blighted and constitute a menace to public health and safety, an economic and social liability, impair the sound growth of municipalities, and aggravate traffic problems; and

**WHEREAS**, Montana Code Annotated (MCA), in Title 7, Chapter 15, Parts 42 and 43, authorizes municipalities to exercise statutory urban renewal powers for redevelopment and rehabilitation after the municipality has made a finding that a blighted area exists; and

**WHEREAS**, on July 23, 2015, the City of Helena directed WGM Group, Inc., to identify and document blight factors within the "Railroad Urban Renewal Area," encompassing an area straddling the Montana Rail Link tracks and bounded by Interstate 15 on the east and North Last Chance Gulch on the west as shown on the attached Exhibit "A"; and

**WHEREAS**, WGM Group conducted a study and prepared a Statement of Blight as shown on attached Exhibit "B" hereto which documents the existence of blight in the "Railroad Urban Renewal Area" and,

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in its opinion, has found blight (as defined by § 7-15-4206(2), MCA) exists in the area, and in particular found:

- substantial physical dilapidation, deterioration, age obsolescence, or defective construction, material, and arrangement of buildings or improvements, both residential and nonresidential;
- inappropriate or mixed uses of land or buildings;
- defective or inadequate street layout;
- faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- unsanitary or unsafe conditions; and
- the existence of conditions that endanger life or property.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, AS FOLLOWS:**

**Section 1.** The Railroad Urban Renewal Area within the City of Helena is a blighted area, and its rehabilitation and/or redevelopment is necessary in the interests of the public health, safety, morals, or welfare of the residents of the City of Helena, Montana.

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**Section 2.** An Urban Renewal Plan will be created for the Railroad Urban Renewal Area.

**PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2015.**

/S/ JAMES E. SMITH  
MAYOR

**ATTEST:**

/S/ DEBBIE HAVENS  
CLERK OF THE COMMISSION