

RESOLUTION NO. 2015-21

**A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS
PURSUANT TO THE NM METROPOLITAN REDEVELOPMENT CODE, AND
APPROVING THE BELEN DOWNTOWN MASTER PLAN/METROPOLITAN
REDEVELOPMENT AREA PLAN.**

WHEREAS, Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code (Sections 3-60A-1 through 3-60A-48 NMSA 1978) states: “A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determines the area to be a blighted area, and designated the area as appropriate for a metropolitan redevelopment area plan,” and

WHEREAS, the City of Belen (“City”) and Belen MainStreet, and their employees, have for some time engaged in a study of deteriorated areas within the Downtown, and have submitted their findings and recommendations concerning the area detailed in the Designation Report.

WHEREAS, pursuant to Section 30-60A-9 NMSA 1978 of the Metropolitan Redevelopment Code, the Council caused to be published in the Valencia County News Bulletin, a newspaper of general circulation, and a first class mailing to property owners within the Belen Metropolitan Redevelopment Area, a notice containing a general description of the proposed Metropolitan Redevelopment Area Plan and the date, time and place where the Council will hold a public hearing to consider the adoption of this resolution and announcing that any interested party may appear and speak to the issue of the adoption of this resolution; and

WHEREAS, the boundaries of the Belen Metropolitan Redevelopment Area are explicitly delineated in Exhibit A (Map of Metropolitan Redevelopment Area), an irregularly shaped area of approximately 32 blocks that is generally described as south of Cedar Street, west of Ruby Street, north of Ash Street, and east of Zinc Street; and

WHEREAS, the Council has considered the findings and determinations of the Belen Metropolitan Redevelopment Area Plan and all comments made at the public hearing concerning the redevelopment projects which exist in the proposed Belen Metropolitan Redevelopment Area Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL,

1. The City Council, after having conducted a public hearing pursuant to the Metropolitan Redevelopment Code, adopts, as its Metropolitan Redevelopment Area Plan, the Belen

Downtown Master Plan/Metropolitan Redevelopment Area Plan, as attached hereto as Exhibit B and incorporated herein.

2. The City Council, after having conducted a public hearing pursuant to the Metropolitan Redevelopment Code, finds that:

- A. The Belen Metropolitan Redevelopment Area Plan proposes activities for the redevelopment of the area that will aid in the elimination and prevention of blight; and
- B. The Belen Metropolitan Redevelopment Area Plan does not require the relocation of any families and individuals from their dwellings and a method for providing relocation assistance is not needed; and
- C. The Belen Metropolitan Redevelopment Area Plan conforms to and complements the Belen Comprehensive Plan; and
- D. The Belen Metropolitan Redevelopment Area Plan affords maximum opportunity consistent with the needs of the community for the rehabilitation or redevelopment of the Belen Downtown area by private enterprise or persons, and the objectives of the Belen Metropolitan Redevelopment Area Plan justify the proposed activities as public purposes and needs.

3. The City shall support efforts to establish development projects intended to make the area more pedestrian friendly and mixed in income and use, thus affording the opportunity for locally-owned small businesses to establish themselves, and the City shall also support community education activities that broaden the local knowledge base and invite members from outside the immediate area to take part in these community education activities.

4. The City shall support these programs in providing technical assistance to local committees interested in developing mixed-use, mixed-income housing programs, and by providing technical assistance to businesses within the Metropolitan Redevelopment Area for the purpose of obtaining funding for redevelopment activities, and providing guidance and technical assistance to businesses wishing to open, operate, and/or expand within the Metropolitan Redevelopment Area.

5. All resolutions, or parts thereof, in conflict with this Resolution are hereby repealed; this repealer shall not be construed to revive any resolution, or part thereof, heretofore repealed.

6. If any section paragraph, sentence, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, word or phrase thereof

irrespective of any provisions being declared unconstitutional or otherwise invalid.

PASSED, APPROVED, AND ADOPTED this 21st day of December, 2015.

CITY OF BELEN, NEW MEXICO

Jerah Cordova, Mayor

ATTEST:

Leona Vigil, City Clerk

