

RESOLUTION

**A JOINT RESOLUTION OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY,
TENNESSEE**

**ADOPTING A COMMUNITY REDEVELOPMENT PLAN FOR
THE UNIVERSITY NEIGHBORHOOD DEVELOPMENT CORPORATION (UNDC)/
HIGHLAND ROW AREA**

WHEREAS, the legislative bodies of the City of Memphis and Shelby County have established a community redevelopment agency to carry out the community redevelopment purposes of Chapter 987 of the 1998 Public Acts of Tennessee, "The Community Redevelopment Act of 1998"; and

WHEREAS, the rehabilitation, conservation, or redevelopment, or combination thereof of the slum and blighted areas within the City of Memphis and the entire County of Shelby, including, if appropriate, the development of housing which residents of low and moderate income, including the elderly, can afford, is necessary in the public interest of the public health, safety, morals, or welfare of the residents of this city and county; and

WHEREAS, the Council of the City of Memphis and the Shelby County Board of Commissioners caused to be prepared Community Redevelopment Workable Plan which outlines areas of slum and blight; and

WHEREAS, the City Council of the City of Memphis and the Shelby County Board of Commissioners by joint resolution adopted the Community Redevelopment Workable Plan in March 2001; and

WHEREAS, the Council of the City of Memphis and the Shelby County Board of Commissioners amended the Community Redevelopment Workable Plan to include the UNDC/Highland Row Area, November 6, 2007; and

WHEREAS, the Council of the City of Memphis and the Shelby County Board of Commissioners reviewed a Qualification Analysis for the UNDC/Highland Row Area prepared by PGAV Urban Consulting for Poag & McEwen Lifestyle Centers – Memphis, LLC, and said Qualification Analysis outlines one or more conditions of blight, which qualifies the area for community redevelopment; and

WHEREAS, the City of Memphis and the Shelby County Government, has examined the area proposed for community redevelopment and determined that it qualifies, pursuant to Tennessee Code Annotated (TCA), Chapter 987, "The Community Redevelopment Act of 1998", and pursuant to, that the UNDC/Highland Row Area contains blighted areas with buildings or improvements which, by reason of deteriorated conditions are detrimental to the safety, health, morals or welfare of the community and that these and other conditions should be eliminated in the public interest and the members of the Council of the City of Memphis and the Shelby County Board of Commissioners have been duly apprised and are aware of these conditions; and

WHEREAS, the Council of the City of Memphis and the Shelby County Board of Commissioners by resolution made a finding of conditions necessary for community redevelopment for the UNDC/Highland Row Area and that the UNDC/Highland Row Area qualifies as a community redevelopment area; and

WHEREAS, Poag & McEwen Lifestyle Centers – Memphis, LLC caused to be prepared a Community Redevelopment Plan for Memphis and Shelby County Redevelopment Agency; and

WHEREAS, a Community Redevelopment Plan for the UNDC/Highland Row Area has been completed by PGAV Urban Consulting and said document has been reviewed by the Council of the City of Memphis and the Shelby County Board of Commissioners; and,

WHEREAS, the Community Redevelopment Plan for the UNDC/Highland Row Area has prescribed community redevelopment activities that will mitigate the findings of blight; and

WHEREAS, the Community Redevelopment Plan for the UNDC/Highland Row Area has been reviewed by the Director of the Memphis and Shelby County Division of Planning and Development and found it to be in conformance with the comprehensive development plan for the City and County; and

WHEREAS, the Council of the City of Memphis and the Shelby County Board of Commissioners have held a public hearing on the findings of the plan and determined that the plan meets the necessary requirements of Section 14 of Chapter 987 of the 1998 Public Acts of Tennessee, and said plan is consistent with the public interest.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MEMPHIS AND THE BOARD OF COMMISSIONERS OF SHELBY COUNTY that the UNDC/Highland Row Area (shown on the map labeled Exhibit A) has been designated as a community redevelopment area and that the (attached plan labeled Exhibit B) titled "Community Redevelopment Plan for the UNDC/Highland Row Area" be adopted and shall be in full force and in effect for the UNDC/Highland Row Area, and the Memphis and Shelby County Community Redevelopment Agency will carry out such plan.