

**RESOLUTION 2011-07**

**IDENTIFYING “SLUM AND BLIGHT” CONDITIONS  
IN A TARGETED AREA OF THE CITY OF WELLS**

*WHEREAS* the City of Wells is undertaking a program of downtown revitalization and development, and

*WHEREAS* the City of Wells has identified a specific area hereinafter referred to as the “Slum and Blight” area in which revitalization activities will occur, and

*WHEREAS* the Wells City Council has assessed the area for the purposes of the 2010 SCDP grant application and determined that the parcels consisting of at least seventy percent (70%) of the area are occupied by building, utilities or other improvements, and more than at least fifty percent (50%) of the buildings are structurally substandard to a degree requiring substantial renovation or clearance in accordance with MS469.174, Subd. 10. Of the 95 parcels within the district, 76 (80%) are occupied by buildings or other improvements. Of the 76 buildings in the district, 45 (59%) are structurally substandard, and 1 (1%) is dilapidated.

*FURTHERMORE*, the Wells City Council has identified deteriorating conditions due to the inability of commercial structures to meet codes, and general deterioration of building exteriors in the downtown area. All these conditions contribute to the slum and blighting influences in the target area.

*NOW THEREFORE BE IT RESOLVED*, by the City Council of the City of Wells, Minnesota, that the area identified as the target area (see attached map) is characterized by conditions meeting the definition of “Slum and Blight.”

Adopted this 24th day of January, 2011.

\_\_\_\_\_  
Ron Gaines, Mayor

Attest:

\_\_\_\_\_  
Jeremy Germann, City Administrator

*(Slum and Blight Map is part of this Resolution by reference)*

COMMERCIAL REHABILITATION TARGET AREA  
Designated Slum & Blighted Area  
Area Condition Analysis

*City of Wells*

In December 2010, an examination of the buildings located within the Commercial Revitalization target area was conducted by City staff and staff of the Pettipiece & Associates. Based on building inspections and file records, the following accurately describes the building quality in the target area and the contributing factors.

The following definitions for blighted area and substandard building condition guided the evaluation:

Blighted Area:

Buildings or improvements which need by reason of dilapidation, obsolescence, crowding, faulty arrangement of design, lack of ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to health, safety, morals or welfare of community. MS 469.002, Subd. 11.

A structurally substandard building may be considered detrimental to the safety of the community. A building may be structurally substandard if it does not meet requirements of building code applicable to new buildings and cannot be modified at 15% of cost of constructing a new of same square footage and type as stated in MS 469.174, Subd. 10(b).

Conclusions

The area designated as the Slum and Blight District does contain a substantial number of deteriorated or deteriorating buildings (59% of the buildings in the district), and thereby meets the standards for such districts as defined in MS 469.174, Subd. 10 (b).

|  | <u>No.</u> | <u>Percent</u> |
|--|------------|----------------|
| Number of buildings in the Target area                   | <u>76</u>  | <u>100%</u>    |
| Number of buildings structurally substandard             | <u>45</u>  | <u>59%</u>     |
| Number of buildings contributing to blighting conditions | <u>45</u>  | <u>59%</u>     |
| Number of buildings that are dilapidated                 | <u>1</u>   | <u>1%</u>      |
| Number of parcels in the Target area                     | <u>95</u>  | <u>100%</u>    |
| Number of parcels which have improvements                | <u>76</u>  | <u>80%</u>     |

Jeremy Germann, City Administrator

Date



## Wells Slum & Blight District Boundaries

### Legend

-  Commercial - Standard Blds.
-  Commercial - Substandard Bldgs.
-  Single Family Housing - Standard
-  Single Family Housing - Substandard