

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1993

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HOUSE BILL 1923

Short Title: Durham Inner City Rehab.

(Local)

Sponsors: Representatives G. Miller; Luebke and Michaux.

Referred to: Finance.

May 31, 1994

A BILL TO BE ENTITLED

1 AN ACT TO AUTHORIZE THE CITY OF DURHAM TO ENGAGE IN PROGRAMS
2 OF ASSISTANCE AND FINANCING FOR REHABILITATION OR REPAIR OF
3 BUILDINGS AND OTHER IMPROVEMENTS IN RETAIL, COMMERCIAL, OR
4 INDUSTRIAL USE AND LOCATED IN THE DOWNTOWN AND ADJACENT
5 OR NEARBY INNER CITY AREAS.
6

7 Whereas, the downtown and adjacent or nearby inner City areas of the City of
8 Durham have been suffering a long-standing drain of business enterprises and public
9 patronage to other areas perceived of as being more desirable, without adequately
10 sharing in the growth of property values or economic prosperity occurring elsewhere in
11 many other locations in the community; and

12 Whereas, private investment in existing nonresidential buildings in the
13 downtown and adjacent or nearby inner City areas of the City has been insufficient in
14 recent years to maintain these areas in an attractive and thriving condition; and

15 Whereas, these areas of the City have exhibited characteristics of
16 deterioration and blight detrimental to the sound growth of the community; and

17 Whereas, the City has adopted revitalization or urban redevelopment plans to
18 assist in addressing the renewal and rejuvenation of these areas of the City; and

19 Whereas, there is a need to encourage private investment and participation in
20 revitalization of these areas of the City; and

21 Whereas, a healthy downtown and inner City is important to sound urban
22 development and the community at large; Now, therefore,

23 The General Assembly of North Carolina enacts:

1 Section 1. The Charter of the City of Durham, being Chapter 671, 1975
2 Session Laws, as amended, is amended by adding a new section to read:

3 "Sec. 108.3. Financing programs in Inner City.

4 (a) Definitions. For the purpose of this section:

5 (1) 'Inner City' means the central business district, surrounding downtown
6 area of the City and adjacent or nearby Inner City areas, all as may be
7 defined and amended from time to time by the City Council of the
8 City.

9 (2) 'Commercial Use' means buildings and other improvements in retail,
10 commercial, industrial, or other nonresidential use. For buildings and
11 improvements in mixed use, 'commercial use' includes any portion of
12 the buildings or improvements not being used for residential purposes.

13 (b) Authorization. The City may engage in programs of assistance and financing,
14 including the making of loans, for acquisition, rehabilitation, repair, construction,
15 reconditioning, furnishing, and equipping of real property, buildings, and improvements
16 in commercial use in all or any part of the Inner City and design, administrative, legal,
17 and other costs and expenses related or incidental to the foregoing. Such programs may
18 include the making of loans jointly with other public or private lenders or participation
19 in or purchase of such loans under such terms and conditions as the City may prescribe.

20 (c) Findings and Declaration of Policy. It is hereby determined and declared as a
21 matter of legislative finding and policy that the authority hereby conferred will assist in
22 avoiding the growth of conditions of deterioration and blight in the Inner City, have a
23 significant effect on the revitalization and rejuvenation of the Inner City, promote
24 economic development of the Inner City, create employment opportunities, and
25 increase the taxable value of property in the Inner City, and enhance the general welfare
26 and public use and enjoyment of the Inner City, which are hereby determined and
27 declared to be public purposes for which public money may be spent.

28 (d) The authority granted by this section is in addition to, and not in derogation
29 of, any other authority granted to the City by this Charter or any other law."

30 Sec. 2. This act is effective upon ratification.