

CITY OF WILLCOX

Slum and Blight

Demolition and Clearance Project

City of Willcox: The Basics

- Population - ~3,600
- Southeastern Arizona (1 ½ hours east of Tucson)
- I-10 goes through it

City of Willcox: The Good

- Home of Rex Allen, “last of the silver screen cowboys”
- Gateway to the Chiricahua National Monument
- Home of Apple Annie’s and Nature Sweet
- Host of the annual Wings Over Willcox “birding and more” event
- Has several vineyards/wine-tasting rooms in the area and two wine-tasting festivals a year
- And much more . . .

City of Willcox: The Bad

- When I-10 went through Willcox, the Business District was by-passed.
- Much of the Business District relocated or went out of business.

City of Willcox: The Ugly

- Slum and blight conditions were left behind.

Welcome to Willcox . . . ?



04/26/2012

Desert Inn of Willcox



Desert Inn of Willcox



Desert Inn of Willcox



Desert Inn of Willcox

- Previous administration had budgeted \$300,000 for motel demolition
- Equivalent to the lowest bid received
- City would have had to use reserve funds
- Put together a public – private partnership
- Total cost was reduced to ~ \$90,000
- City cost, after private and County donations, was \$65,000

Desert Inn of Willcox - Before



Desert Inn of Willcox - After



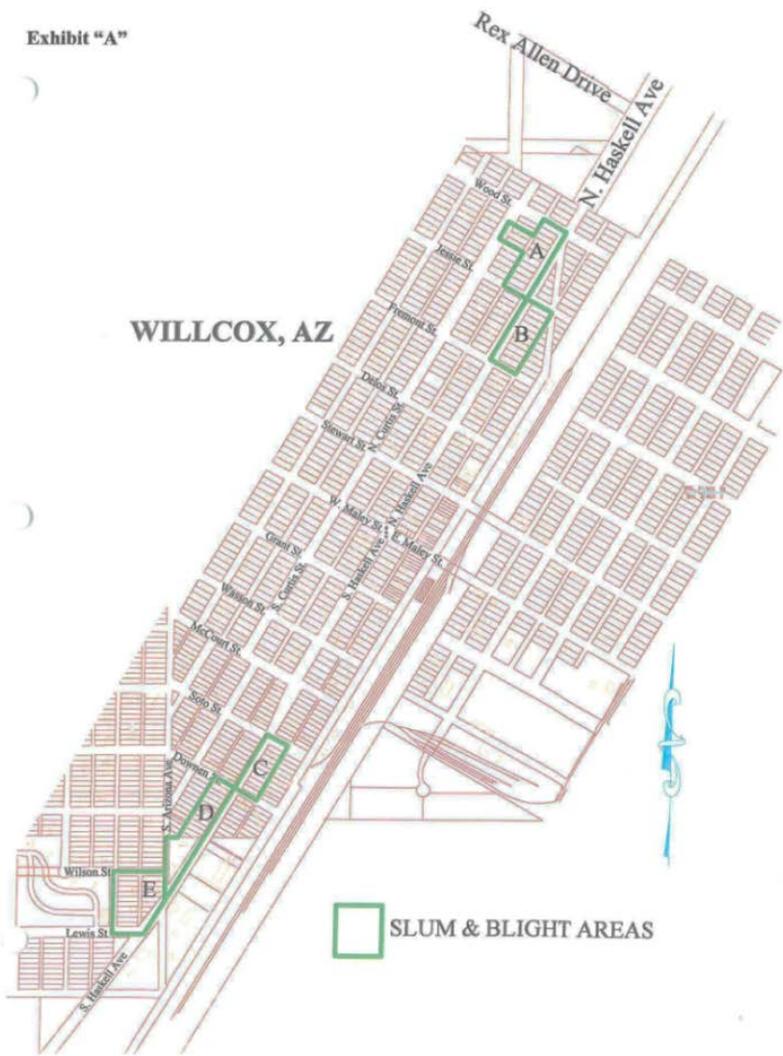
CDBG Funds

- Funding is pooled by the various communities in our region
 - CDBG funds are available every three years
 - Willcox received \$214,600 in CDBG funds
 - South Eastern Arizona Governments Organization (SEAGO) provides grant administration - \$28,392
 - Bonnie Williams was our grant administrator – Thank you!
- Past projects included traditional projects like the Community Center refurb, park, and pool projects.
- Suggested projects: street and sidewalk improvements, building refurb
- Larger vision – Clean up slum and blight

CDBG – Demolition and Clearance

- Identified Slum and Blight areas
 - Carefully identified targeted Slum and Blight areas

Slum and Blight Areas



CDBG – Demolition and Clearance

- Identified Slum and Blight areas
 - Carefully identified specific Slum and Blight areas
- Demonstrated problems via pictures – structural, etc.
 - Everyone did not agree that the structures needed to be demolished.

Desert Inn of Willcox



Desert Inn of Willcox



Desert Inn of Willcox



Old Gas Station



Old Gas Station



Hacienda Motel



Hacienda Motel



Hacienda Motel



Hacienda Motel



Hacienda Motel



Wee Blu Inn



Wee Blu Inn



11/20/2014 10:22

Wee Blu Inn



Wee Blu Inn



Wee Blu Inn



Wee Blu Inn



Desert Breeze Motel



Desert Breeze Motel



Desert Breeze Motel



Desert Breeze Motel



CDBG – Demolition and Clearance

- Identified Slum and Blight areas
 - Carefully identified specific Slum and Blight areas
- Demonstrated problems via pictures – structural, etc.
 - Not everyone agreed that the structures needed to be demolished
- Worked with property owners
 - Obtained permission to demolish structures
- Prepared structures
 - City crews removed mattresses, box springs, furniture, recyclables, etc.
- Tested structures for hazardous materials
 - Lead and asbestos
- Hired abatement firm
 - Abatement vs. complete demolition

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Before and After

Desert Inn of Willcox – Before



Desert Inn of Willcox – After Stage 1



Desert Inn of Willcox – After CDBG



Hacienda Motel - Before



Hacienda Motel - After



Old Gas Station - Before



Old Gas Station - After



Wee Blu Inn - Before



Wee Blu Inn - After



Desert Breeze Motel - Before



Desert Breeze Motel - After



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Questions