

Comp. Plan Conformity 14019

RESOLUTION NO. A- \_\_\_\_\_

1           WHEREAS, the City Council on October 22, 1984, adopted Resolution No. A-  
2 69713 finding an area generally bounded by "R" Street, 17th Street, "F" Street, and 7th Street to  
3 be blighted, and on October 19, 1987, adopted Resolution No. A-71701 finding said area to be  
4 blighted and substandard as defined in the Nebraska Community Development Law (Neb.Rev.  
5 Stat. § 18-2101, et seq. as amended) and in need of redevelopment; and

6           WHEREAS, The City Council has previously adopted the Lincoln Center  
7 Redevelopment Plan (hereinafter the "Plan") including plans for various redevelopment projects  
8 within said area in accordance with the requirements and procedures of the Nebraska  
9 Community Development Law; and now desires to modify said plan by establishing the "A&P II  
10 Redevelopment Project" for the redevelopment of The Ambassador and the President  
11 apartment buildings generally located at the northwest corner of S. 14th Street and Lincoln Mall;  
12 and

13           WHEREAS, the Director of the Urban Development Department has filed with the  
14 City Clerk modifications to the Redevelopment Plan contained in the document entitled the  
15 "A&P II Redevelopment Project" which is attached hereto, marked as Attachment "A", and made  
16 a part hereof by reference, and has reviewed said plan and has found that it meets the  
17 conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2007); and

18           WHEREAS, on September 19, 2014, a notice of public hearing was mailed  
19 postage prepaid to all registered neighborhood associations located in whole or in part within  
20 one mile radius of the area to be redeveloped setting forth the time, date, place, and purpose of  
21 the public hearing to be held on October 1, 2014 before the Lincoln City - Lancaster County  
22 Planning Commission regarding the proposed amendments to the Redevelopment Plan to add  
23 the A&P II Redevelopment Project, a copy of said notice and list of said registered

1 neighborhood associations having been attached hereto as Attachment "B" and "C"  
2 respectively; and

3 WHEREAS, the proposed Amendments to the Lincoln Center Redevelopment  
4 Plan to add the A&P II Redevelopment Project were submitted to the Lincoln-Lancaster County  
5 Planning Commission for review and recommendations, and, on October 1, 2014, the Lincoln-  
6 Lancaster County Planning Commission held a public hearing relating to the Plan Amendments  
7 and found the Plan Amendments to be in conformance with the Comprehensive Plan and  
8 recommended approval thereof; and

9 WHEREAS, on October 10, 2014, a notice of public hearing was mailed postage  
10 prepaid to the foregoing registered neighborhood associations setting forth the time, date,  
11 place, and purpose of the public hearing before the City Council to be held on October 27, 2014  
12 regarding the proposed amendments to the Redevelopment Plan to add the A&P II  
13 Redevelopment Project, a copy of said notice having been attached hereto as Attachment "D";  
14 and

15 WHEREAS, on October 10, 2014 and October 17, 2014, a Notice of Public  
16 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date, place, and  
17 purpose of the public hearing to be held on October 27, 2014 regarding the proposed  
18 amendments to the Redevelopment Plan and to add the A&P II Redevelopment Project for said  
19 blighted and substandard area, a copy of such notice having been attached hereto and marked  
20 as Attachment "E"; and

21 WHEREAS, on October 27, 2014 in the City Council chambers of the County-  
22 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing  
23 relating to the proposed modifications to the Redevelopment Plan and all interested parties  
24 were afforded at such public hearing a reasonable opportunity to express their views respecting  
25 said proposed modifications to the redevelopment plan; and

26 WHEREAS, the City Council has duly considered all statements made and  
27 materials submitted relating to said proposed modifications to the redevelopment plan.

1                   NOW, THEREFORE, IT IS FOUND AND DETERMINED by the City Council of  
2 the City of Lincoln, Nebraska as follows:

3                   1.       That the A&P II Redevelopment Project is described in sufficient detail  
4 and is designed with the general purpose of accomplishing a coordinated, adjusted, and  
5 harmonious development of the City and its environs which will promote the general health,  
6 safety, and welfare, sound design and arrangement, the wise and efficient expenditure of public  
7 funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or  
8 conditions of blight.

9                   2.       That incorporating the A&P II Redevelopment Project into the  
10 Redevelopment Plan is feasible and in conformity with the general plan for the development of  
11 the City of Lincoln as a whole and said Plan is in conformity with the legislative declarations and  
12 determinations set forth in the Community Development Law.

13                   3.       That the substandard and blighted conditions in the A&P II  
14 Redevelopment Project Area are beyond remedy and control solely by regulatory process and  
15 the exercise of police power and cannot be dealt with effectively by the ordinary operations or  
16 private enterprise without the aids provided by the Community Development law, specifically  
17 including Tax Increment Financing.

18                   4.       That elimination of said substandard and blighted conditions under the  
19 authority of the Community Development Law is found to be a public purpose and in the public  
20 interest.

21                   5.       That the A&P II Redevelopment Project would not be economically  
22 feasible without the use of tax-increment financing.

23                   6.       That the costs and benefits of the redevelopment activities, including  
24 costs and benefits to other affected political subdivisions, the economy of the community, and  
25 the demand for public and private services have been analyzed by the City Council as the  
26 governing body for the City of Lincoln and have been found to be in the long-term best interest  
27 of the City of Lincoln.

1                   NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
2 Lincoln, Nebraska:

3                   1.       That the document attached hereto as Attachment "A" adding the A&P II  
4 Redevelopment Project to the Lincoln Center Redevelopment Plan, is hereby accepted and  
5 approved by the City Council as the governing body for the City of Lincoln.

6                   2.       That the Urban Development Director, or his authorized representative, is  
7 hereby authorized and directed to take all steps necessary to implement the provisions of said  
8 Redevelopment Plan as they relate to the above-described modifications.

9                   3.       That the A&P II Redevelopment Project Area as described and depicted  
10 in the Plan Amendment is the Redevelopment Project Area comprising the property to be  
11 included in the area subject to the tax increment provision authorized in the Nebraska  
12 Community Development Law.

13                  4.       That the Finance Director is hereby authorized and directed to cause to  
14 be drafted and submitted to the City Council any appropriate ordinances and documents  
15 needed for the authorization to provide necessary funds including Community Improvement  
16 Financing in accordance with the Community Development Law to finance related necessary  
17 and appropriate public acquisitions, improvements, and other activities set forth in said Plan  
18 Amendment to the Lincoln Center Redevelopment Plan.

Introduced by:  
\_\_\_\_\_

Approved as to Form & Legality:  
  
\_\_\_\_\_  
City Attorney

Approved this ___ day of _____, 2014  _____ Mayor
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