

Comp. Plan Conformance No. 15010

RESOLUTION NO. A- _____

1 WHEREAS, the City Council on June 22, 2015, adopted Resolution No. A-89055
 2 finding an area generally located east of South 70th Street and south of O Street, bounded by
 3 Wedgewood Drive on the south and the east, including the adjacent right-of-way of South 70th
 4 Street to be blighted and substandard as defined in the Nebraska Community Development Law
 5 (Neb. Rev. Stat. § 18-2101, et seq. as amended) and in need of redevelopment; and

6 WHEREAS, the Director of the Urban Development Department has filed with the
 7 City Clerk a Redevelopment Plan entitled "VA Campus Redevelopment Plan" which is attached
 8 hereto, marked as Attachment "A", and made a part hereof by reference, and has reviewed said
 9 plan and has found that it meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue
 10 2007); and

11 WHEREAS, on July 10, 2015, a notice of public hearing was mailed postage
 12 prepaid to all registered neighborhood associations located in whole or in part within one mile
 13 radius of the area to be redeveloped setting forth the time, date, place, and purpose of the
 14 public hearing to be held on July 22, 2015 before the Lincoln City - Lancaster County Planning
 15 Commission regarding the proposed VA Campus Redevelopment Plan, a copy of said notice
 16 and list of said registered neighborhood associations having been attached hereto as
 17 Attachment "B" and "C" respectively; and

18 WHEREAS, on July 17, 2015, an updated notice of public hearing was mailed
 19 postage prepaid to the president or chairperson of the governing body of each county, school
 20 district, community college, educational service unit, and natural resource district in which the
 21 real property subject to such plan is located and whose property tax receipts would be directly
 22 affected and to the foregoing registered neighborhood associations located in whole or part
 23 within one mile radius of the area to be redeveloped setting forth the time, date, place, and
 24 purpose of the public hearing to be held on July 22, 2015 and continued to August 5, 2015

1 before the Lincoln City - Lancaster County Planning Commission regarding the proposed VA
2 Campus Redevelopment Plan, a copy of said notice being attached hereto as Attachment "D";
3 and

4 WHEREAS, said proposed VA Campus Redevelopment Plan has been
5 submitted to the Lincoln-Lancaster County Planning Commission for review and
6 recommendation and on August 5, 2015 the Lincoln-Lancaster County Planning Commission
7 held a public hearing relating to the proposed VA Campus Redevelopment Plan, found the
8 proposed VA Campus Redevelopment Plan to be in conformance with the Comprehensive Plan,
9 and recommended approval thereof; and

10 WHEREAS, on July 27, 2015 a notice of public hearing was mailed postage
11 prepaid to the foregoing governing bodies and registered neighborhood associations setting
12 forth the time, date, place, and purpose of the public hearing before the City Council to be held
13 on August 10, 2015, regarding the proposed VA Campus Redevelopment Plan, a copy of said
14 notice having been attached hereto as Attachment "E"; and

15 WHEREAS, on July 24, 2015 and July 31, 2015 a Notice of Public Hearing was
16 published in the Lincoln Journal Star newspaper, setting the time, date, place, and purpose of
17 the public hearing to be held on August 10, 2015 regarding the proposed VA Campus
18 Redevelopment Plan for said blighted and substandard area, a copy of such notice having been
19 attached hereto and marked as Attachment "F"; and

20 WHEREAS, on August 10, 2015 in the City Council chambers of the County-City
21 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
22 relating to the proposed Redevelopment Plan and all interested parties were afforded at such
23 public hearing a reasonable opportunity to express their views respecting said proposed
24 Redevelopment Plan; and

25 WHEREAS, the City Council has duly considered all statements made and
26 materials submitted relating to said proposed 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 VA Campus Redevelopment Plan 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 the VA Campus Redevelopment Plan is feasible and in conformity
10 with the general plan for the development of the City of Lincoln as a whole and said Plan is in
11 conformity with the legislative declarations and determinations set forth in the Community
12 Development Law.

13 3. That the substandard and blighted conditions in the VA Campus
14 Redevelopment Plan Area are beyond remedy and control solely by regulatory process and the
15 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 VA Campus Redevelopment Plan 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 entitled "VA Campus Redevelopment Plan" attached
4 hereto as Attachment "A", establishing the VA Campus Redevelopment Plan, is hereby
5 accepted and 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.

9 3. That the Redevelopment Area for the VA Campus Redevelopment Plan
10 as described and depicted in the Plan is the Redevelopment Project Area comprising the
11 property to be included in the area subject to the tax increment provision authorized in the
12 Nebraska 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 for the
15 authorization to provide necessary funds including Community Improvement Financing in
16 accordance with the Community Development Law to finance related necessary and
17 appropriate public acquisitions, improvements, and other activities set forth in said VA Campus
18 Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2015: _____ Mayor
