

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

1           WHEREAS, the City Council, on June 19, 2000, adopted Resolution No.  
2   A-80238 finding an area generally bounded by "N" Street on the south; the viaduct over  
3   the Burlington Northern Santa Fe right-of-way, parallel to Cornhusker Highway on the  
4   north; 23rd Street on the west; and 31st Street on the east to be blighted and  
5   substandard as defined in the Nebraska Community Development Law (Neb. Rev. Stat.  
6   § 18-2101, et seq. as amended) and in need of redevelopment; and

7           WHEREAS, the City Council has previously adopted the North 27th Street  
8   Corridor and Environs Redevelopment Plan (hereinafter the "Plan") including plans for  
9   various redevelopment projects within said area in accordance with the requirements  
10   and procedures of the Nebraska Community Development Law; and now desires to  
11   amend provisions of the Plan related to the 27th and Apple Street Commercial  
12   Redevelopment Project to add acquisition of additional property to facilitate commercial  
13   redevelopment in conformance with the Plan; and

14           WHEREAS, the Director of the Urban Development Department has filed  
15   with the City Clerk the Amendments to the Plan, which amendments are attached  
16   hereto, marked as Exhibit "A", and made a part hereof by reference, and has reviewed  
17   said Amendments and has found that they meet the conditions set forth in Neb. Rev.  
18   Stat. § 18-2113 (Reissue 1997); and

19           WHEREAS, on April 15, 2005 notice of public hearing was mailed,  
20   postage prepaid, to the president or chairperson of the governing body of each county,

1 school district, community college, educational service unit, and natural resource district  
2 in which the real property subject to such plan is located and whose property tax  
3 receipts would be directly affected and to all registered neighborhood associations  
4 located in whole or in part within one mile radius of the area to be redeveloped setting  
5 forth the time, date, place, and purpose, of the public hearing to be held on April 27,  
6 2005 before the Lincoln City -Lancaster County Planning Commission regarding the  
7 Amendments to North 27th Street Redevelopment Plan, a copy of said notice and list of  
8 said registered neighborhood associations having been attached hereto as Exhibit "B"  
9 and "C" respectively; and

10 WHEREAS, said proposed Amendments to North 27th Street  
11 Redevelopment Plan have been submitted to the Lincoln-Lancaster County Planning  
12 Commission for review and recommendation, and said Planning Commission on April  
13 27, 2005 found the proposed Amendments to be in conformance with the  
14 Comprehensive Plan and recommended approval thereof; and

15 WHEREAS, on April 12, 2005 a notice of public hearing was mailed,  
16 postage prepaid, to the foregoing governing bodies and registered neighborhood  
17 associations setting forth the time, date, place, and purpose of the public hearing before  
18 the City Council to be held on May 23, 2005 regarding the proposed Amendments to  
19 North 27th Street Redevelopment Plan, a copy of said notice having been attached  
20 hereto as Exhibit "D"; and

21 WHEREAS, on May 6, 2005 and May 13, 2005 a notice of public hearing  
22 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place,

1 and purpose of the public hearing to be held on May 23, 2005 regarding the proposed  
2 Amendments to the North 27th Street Redevelopment Plan; and

3 WHEREAS, on May 23, 2005 in the City Council Chambers of the County  
4 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public  
5 hearing relating to the proposed Amendments to the North 27th Street Redevelopment  
6 Plan and all interested parties were afforded at such public hearing a reasonable  
7 opportunity to express their views respecting said proposed plan; and

8 WHEREAS, the City Council after the hearing on May 23, 2005 duly  
9 considered all statements made and materials submitted relating to said Amendments  
10 and specifically found among other things that the costs and benefits of the proposed  
11 Redevelopment Projects, including costs and benefits to other affected political  
12 subdivisions, the economy of the community, and the demand for public and private  
13 services were in the long-term best interest of the community impacted by the same.

14 WHEREAS, the City Council has duly considered all statements made and  
15 materials submitted relating to said proposed plans.

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

18 1. That the Amendments are described in sufficient detail and are  
19 designed with the general purpose of accomplishing a coordinated, adjusted, and  
20 harmonious development of the City which will promote general health, safety, and  
21 welfare, sound design and arrangement, the wise and efficient expenditure of public  
22 funds, and the prevention of the recurrence of unsanitary or unsafe dwelling  
23 accommodations or conditions of blight.

1           2.     That the proposed Project is feasible and in conformity with the  
2 general plan for the development of the City of Lincoln as a whole and said plan is in  
3 conformity with the legislative declarations, and the determinations set forth in the  
4 Community Development Law.

5           3.     That the Director of the Urban Development Department has  
6 submitted with said Redevelopment Plan a statement of the proposed method and  
7 estimated cost of the acquisition and preparation for redevelopment of the Project areas  
8 and the estimated proceeds or revenue from the partial disposal thereof to  
9 redevelopers, if any; a statement of the proposed method of financing the  
10 Redevelopment Projects; and a statement of the method proposed for the relocation of  
11 families and businesses to be displaced from the Redevelopment Project areas.

12          4.     That the acquisitions by the City of real property, if any, as set forth  
13 in the Amendments are necessary for implementation of said Projects and their  
14 purposes under the provisions of the Community Development Law.

15          5.     That the Redevelopment Projects in the Amendments would not be  
16 economically feasible without the use of tax-increment financing.

17          6.     That said Redevelopment Projects would not occur in the Plan  
18 Redevelopment Area without the use of tax-increment financing.

19          7.     That the costs and benefits of the Redevelopment Projects,  
20 including costs and benefits to other affected political subdivisions, the economy of the  
21 community, and the demand for public and private services have been analyzed by the  
22 City Council and have been found to be in the long-term best interest of the community  
23 impacted by the redevelopment projects according to the (a) the community's public

1 service needs impacts and local tax impacts arising from the approval of the project; (b)  
2 impacts on employers and employees of firms locating or expanding within the  
3 boundaries of the project area; (c) impacts on other employers and employees in the  
4 City and immediate area outside the project area; and (d) other impacts the City Council  
5 hereby determines to be relevant to the consideration of costs and benefits arising from  
6 the redevelopment project.

7 BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

8 That, pursuant to the provisions of the Nebraska Community Development  
9 Law and in light of the foregoing findings and determinations, the Amendments attached  
10 hereto as Exhibit "A" are hereby accepted and approved by the City Council as the  
11 governing body for the City of Lincoln.

12 BE IT FURTHER RESOLVED that the Urban Development Director or his  
13 authorized representative is hereby authorized and directed to take all steps necessary  
14 to implement the provisions of said Amendments.

15 BE IT STILL FURTHER RESOLVED that the Urban Development  
16 Director, or her authorized representative, is hereby authorized and directed to contact  
17 the owners and tenants of those properties listed in said Amendments for the purpose  
18 of negotiation of contracts or options for the acquisition of all interests in said real estate  
19 in accordance with the land acquisition procedures of the City of Lincoln; and to take all  
20 steps necessary for the acquisition of said property by purchase, if possible, or by  
21 condemnation if necessary.

22 BE IT STILL FURTHER RESOLVED that the Finance Director is hereby  
23 authorized and directed to cause to be drafted and submitted to the City Council any

1 appropriate ordinances and documents for the authorization to provide necessary funds,  
2 including Community Improvement Financing in accordance with the provisions of the  
3 Community Development Law, to finance necessary and appropriate public acquisitions,  
4 improvements, and activities set forth in said Amendments to the North 27th Street  
5 Redevelopment Plan.

Introduced by:

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Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_ day of \_\_\_\_\_, 2005:

\_\_\_\_\_  
Mayor