

RESOLUTION NO. A-_____

1 WHEREAS, the City's Urban Development Department has prepared the South Street
2 Redevelopment Plan ("Redevelopment Plan") to cover an area generally bounded by Plum
3 Street on the north, extending to Rose Street between 6th and 8th Streets, 6th Street to the
4 west, Saratoga Street to the south and 17th Street to the east; and

5 WHEREAS, the City Council, after consideration of the South Street Redevelopment
6 Area, Lincoln, Nebraska, Blight and Substandard Determination Study, determined that the area
7 was blighted and substandard and declared the area blighted and substandard on July 10,
8 2006; and

9 WHEREAS, the Director of Urban Development has filed with the City Clerk the
10 Redevelopment Plan generally consisting of public improvements to streets, alleys and
11 sidewalks including improvements to pedestrian movements. It also includes improvements to
12 parking, public utilities, streetscape beautification and the development of commercial design
13 principals. Said plan is attached hereto and marked Attachment "A", and made a part hereof by
14 reference. The Director of Urban Development has reviewed said plan and has found that the
15 plan meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 1997); and

16 WHEREAS, on May 25, 2007 notice of public hearing was mailed, postage prepaid, to
17 the president or chairperson of the governing body of each county, school district, community
18 college, educational service unit, and natural resource district in which the real property subject
19 to such plan is located and whose property tax receipts would be directly affected and to all
20 registered neighborhood associations located in whole or in part within one mile radius of the
21 area to be redeveloped setting forth the time, date, place, and purpose, of the public hearing to
22 be held on June 6, 2007 before the Lincoln City - Lancaster County Planning Commission
23 regarding the Redevelopment Plan, 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, said proposed Redevelopment Plan has been submitted to the Lincoln-
4 Lancaster County Planning Commission for review and recommendation, and said Planning
5 Commission on June 6, 2007 found the plan to be in conformance with the Comprehensive Plan
6 and recommended approval thereof; and

7 WHEREAS, on June 22, 2007 a notice of public hearing was mailed, postage prepaid, to
8 the foregoing governing bodies and registered neighborhood associations setting forth the time,
9 date, place, and purpose of the public hearing before the City Council to be held on July 9, 2007
10 regarding the proposed Redevelopment Plan, a copy of said notice having been attached
11 hereto as Attachment "D"; and

12 WHEREAS, on June 22, 2007 and June 29, 2007 a notice of public hearing was
13 published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and purpose
14 of the public hearing to be held on July 9, 2007 regarding the proposed Redevelopment Plan, a
15 copy of such notice having been attached hereto and marked as Attachment "E"; and

16 WHEREAS, on July 9, 2007 in the City Council Chambers of the County City Building,
17 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing relating to the
18 proposed Redevelopment Plan and all interested parties were afforded at such public hearing a
19 reasonable opportunity to express their views respecting said proposed plan; and

20 WHEREAS, the City Council has duly considered all statements made and materials
21 submitted relating to said proposed Redevelopment Plan.

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

- 24 1. That the Redevelopment Plan is described in sufficient detail and is
25 designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious
26 development of the City which will promote general health, safety, and welfare, sound design

1 and arrangement, the wise and efficient expenditure of public funds, and the prevention of the
2 reoccurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

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

7 3. That such substandard and blighted conditions are beyond remedy and
8 control solely by regulatory process and the exercise of police power and cannot be dealt with
9 effectively by the ordinary operations or private enterprise without the aids provided by the
10 Community Development law, specifically including Tax Increment Financing. The elimination
11 of said substandard and blighted conditions under the authority of the Community Development
12 Law is found to be a public purpose and in the public interest.

13 4. That for projects utilizing funds authorized in Section 18-2147 of the
14 Community Development Law, (a) the redevelopment activities provided for in the plan would
15 not be economically feasible without the use of tax-increment financing, (b) the redevelopment
16 activities would not occur in the community redevelopment area without the use of
17 tax-increment financing, and (c) the costs and benefits of the redevelopment activities, including
18 costs and benefits to other affected political subdivisions, the economy of the community, and
19 the demand for public and private services have been analyzed by the governing body and have
20 been found to be in the long-term best interest of the community impacted by the
21 redevelopment activities all as more specifically set forth in the Plan as Redevelopment
22 Activities and Estimated Expenditures.

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

24 That pursuant to the provisions of the Nebraska Community Development Law and in
25 light of the foregoing findings and determinations, the Redevelopment Plan attached hereto as

1 Attachment "A" is hereby accepted and approved by the City Council as the governing body for
2 the City of Lincoln.

3 BE IT FURTHER RESOLVED that the Urban Development Director or his authorized
4 representative is hereby authorized and directed to take all steps necessary to implement the
5 provisions of said Redevelopment Plan.

Introduced by:

Approved as to Form and Legality:

City Attorney

Approved this ___ day of _____, 2007:

Mayor