

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

1           WHEREAS, the City Council on October 22, 1984, adopted Resolution  
2 No. A-69719 finding an area generally bounded by "R" Street, 17th Street, "S" Street,  
3 and 7th Street to be blighted, and on October 19, 1987, adopted Resolution No. A-  
4 71701 finding said area to be blighted and substandard as defined in the Nebraska  
5 Community Development Law (Neb. Rev. Stat. § 18-2101, et seq. as amended) and in  
6 need of redevelopment; and

7           WHEREAS, the City Council has previously adopted the Lincoln Center  
8 Redevelopment Plan (hereinafter the "Plan") including plans for various redevelopment  
9 projects within said area in accordance with the requirements and procedures of the  
10 Nebraska Community Development Law; and now desires to establish a new Project  
11 Area for the Entertainment Center/Old Federal Building Project in a 6 ½ block area  
12 roughly bounded by 9th, 11th, O, and Q Streets to provide for the development of an  
13 Entertainment Center on Block 41 and the redevelopment and rehabilitation of the Old  
14 Federal Building on Block 43, including public streetscape, utility, and other  
15 improvements throughout the project area, and to provide details on how said  
16 development will be implemented; and

17           WHEREAS, the Director of the Urban Development Department has filed  
18 with the City Clerk the Amendments to the Plan to provide for the Entertainment  
19 Center/Old Federal Building Project within said blighted and substandard area, which  
20 amendments are attached hereto, marked as Exhibit "A", and made a part hereof by  
21 reference, and has reviewed said Amendments and has found that they meet the  
22 conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 1997); and

1           WHEREAS, on November 3, 2000 notice of public hearing was mailed,  
2 postage prepaid, to the president or chairperson of the governing body of each county,  
3 school district, community college, educational service unit, and natural resource district  
4 in which the real property subject to such plan is located and whose property tax  
5 receipts would be directly affected and to all registered neighborhood associations  
6 located in whole or in part within one mile radius of the area to be redeveloped setting  
7 forth the time, date, place, and purpose, of the public hearing to be held on November  
8 15, 2000 before the Lincoln City - Lancaster County Planning Commission regarding  
9 the Amendments, a copy of said notice and list of said registered neighborhood  
10 associations having been attached hereto as Exhibit "B" and "C" respectively; and

11           WHEREAS, said proposed Amendments to the Plan have been submitted  
12 to the Lincoln City - Lancaster County Planning Commission for review and  
13 recommendation, and said Planning Commission on November 15, 2000 found said  
14 request to be in conformance with the Comprehensive Plan and recommended  
15 approval thereof; and

16           WHEREAS, on December 1, 2000 a notice of public hearing was mailed,  
17 postage prepaid, to the foregoing governing bodies and registered neighborhood  
18 associations setting forth the time, date, place, and purpose of the public hearing  
19 before the City Council to be held on December 11, 2000 regarding the proposed  
20 Amendments, a copy of said notice having been attached hereto as Exhibit "D"; and

21           WHEREAS, on November 24, 2000 and December 1, 2000, a notice of  
22 public hearing was published in the Lincoln Journal Star newspaper, setting forth the  
23 time, date, place, and purpose of the public hearing to be held on December 11, 2000

1 regarding the proposed Amendments for said blighted and substandard area, a copy of  
2 such notice having been attached hereto and marked as Exhibit "E"; and

3 WHEREAS, on December 11, 2000 in the City Council Chambers of the  
4 County City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a  
5 public hearing relating to the proposed Amendments and all interested parties were  
6 afforded at such public hearing a reasonable opportunity to express their views  
7 respecting said proposed Amendments; and

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

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

12 1. That the Amendments to provide for the Entertainment Center/Old  
13 Federal Building Project are described in sufficient detail and are designed with the  
14 general purpose of accomplishing a coordinated, adjusted, and harmonious  
15 development of the City which will promote general health, safety, and welfare, sound  
16 design and arrangement, the wise and efficient expenditure of public funds, and the  
17 prevention of the reoccurrence of unsanitary or unsafe dwelling accommodations or  
18 conditions of blight.

19 2. That the Project is feasible and in conformity with the general plan  
20 for the development of the City of Lincoln as a whole and said plan is in conformity with  
21 the legislative declarations, and the determinations set forth in the Community  
22 Development Law.

23 3. That the Director of the Urban Development Department has  
24 submitted with said Redevelopment Plan a statement of the proposed method and

1 estimated cost of the acquisition and preparation for redevelopment of the Project areas  
2 and the estimated proceeds or revenue from the partial disposal thereof to  
3 redevelopers; a statement of the proposed method of financing the Redevelopment  
4 Projects; and a statement of the method proposed for the relocation of families and  
5 businesses to be displaced from the Redevelopment Project areas, attached hereto as  
6 Exhibit "F".

7 4. That the acquisitions by the City of real property as set forth in the  
8 Amendments are necessary for implementation of said Projects and their purposes  
9 under the provisions of the Community Development Law.

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

12 6. That said Redevelopment Projects would not occur in the Lincoln  
13 Center Plan Redevelopment Area without the use of tax-increment financing.

14 7. That the costs and benefits of the Redevelopment Projects,  
15 including costs and benefits to other affected political subdivisions, the economy of the  
16 community, and the demand for public and private services have been analyzed by the  
17 City Council and have been found to be in the long-term best interest of the community  
18 impacted by the redevelopment projects according to the cost benefit model (a)  
19 summarized in Exhibit "G" hereto, which model analyzes the tax shifts from the use of  
20 Community Improvement Financing as authorized in § 18-2147; (b) the community's  
21 public service needs impacts and local tax impacts arising from the approval of the  
22 project; (c) impacts on employers and employees of firms locating or expanding within  
23 the boundaries of the project area; (d) impacts on other employers and employees in  
24 the City and immediate area outside the project area; and (e) other impacts the City

1 Council hereby determines to be relevant to the consideration of costs and benefits  
2 arising from the redevelopment project.

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

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

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

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

18 BE IT STILL FURTHER RESOLVED that the Finance Director is hereby  
19 authorized and directed to cause to be drafted and submitted to the City Council any  
20 appropriate ordinances and documents for the authorization to provide necessary  
21 funds, including Community Improvement Financing in accordance with the provisions  
22 of the Community Development Law, to finance necessary and appropriate public  
23 acquisitions, improvements, and activities set forth in said Amendments to the Lincoln  
24 Center Redevelopment Plan.

1                   BE IT STILL FURTHER RESOLVED that it is intended that this resolution  
2 and the modifications adopted herein are supplemental hereto the findings, approvals,  
3 and authorizations set forth in Resolution No. A-78688, Resolution No. A-70273,  
4 Resolution No. A-71073, Resolution No. A-71490, Resolution No. A-72046, Resolution  
5 No. A-72329, Resolution No. A-72774, Resolution No. A-73698, Resolution No. A-  
6 74186, Resolution A-74291, Resolution No. A-74583, Resolution No. A-74603,  
7 Resolution No. A-75257, Resolution No. A-75784, Resolution No. A-75974, Resolution  
8 No. A-76438, Resolution No. A-77828, and Resolution No. A-78138.

Introduced by:

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Approved as to Form and Legality:

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Assistant City Attorney

Staff Review Completed:

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Administrative Assistant