

RESOLUTION NO. A-_____

1 WHEREAS, the City of Lincoln has undertaken a program for the redevelopment of
2 blighted and substandard areas in the City of Lincoln, Nebraska, and is engaged in carrying out
3 the Lincoln Center Redevelopment Plan (hereinafter called Redevelopment Plan). The
4 Redevelopment Plan includes the Gold’s Galleria/Block Balance Subproject approved by the
5 City Council on December 16, 1996, Resolution A-77828, providing for redevelopment in the
6 City of Lincoln in the vicinity of 10th and O Street a copy of which, together with any and all
7 amendments thereto, is on file in the Office of the City Clerk of the City and further provides for
8 the construction of public improvements within the redevelopment area; and

9 WHEREAS, the City is engaged in carrying out the Skywalk Improvement Project in an
10 area described as portions or all of Lots 6, 7, 8, 9, 10, 11, and 12, Block 55, Original Plat,
11 Lincoln, Lancaster County, Nebraska (Project Area) which includes a plan for the construction of
12 a skywalk between the Lincoln Building at 1001 O Street; the City owned Lincoln Downtown
13 Senior Center Building at 1005 O Street; the St. George Building at 1023 O Street and
14 connecting to existing skywalks through Gold’s Galleria; and

15 WHEREAS, the Redeveloper desires to redevelop and rebuild the building in conjunction
16 with the City’s planned skywalk improvements; and

17 WHEREAS, the City desires to construct a skywalk through the Building to connect the
18 existing skywalk improvements in the adjacent buildings to the east and west of the Building;
19 and

20 WHEREAS, absent tax increment financing, the redevelopment of the Project Site would
21 not be feasible and completion of the skywalk system would not be possible; and

1 WHEREAS, the redevelopment of said portion of Block 55 pursuant to said
2 Redevelopment Agreement is in the vital and best interest of the City and the health, safety and
3 welfare of its residents, and in accordance with the public purposes and provisions of the
4 applicable laws and requirements under which the rehabilitation of the redevelopment area has
5 been undertaken.

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,
7 Nebraska acting as a Community Development Authority under the Nebraska Community
8 Development Law:

9 That the attached Redevelopment Agreement by and between the CITY OF LINCOLN,
10 NEBRASKA, a municipal corporation and ST. GEORGE, LLC, a Nebraska limited liability
11 company, is hereby approved and the Mayor is hereby authorized to enter into such Agreement
12 on behalf of the City of Lincoln, Nebraska. Said Agreement is attached hereto, marked as
13 Attachment "A", and is incorporated herein by this reference.

14 BE IT FURTHER RESOLVED that the Mayor is authorized to execute such other
15 documents, agreements, or amendments to the above referenced Redevelopment Agreement as
16 may be necessary to effectuate the purposes and intent thereof.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2002: _____ Mayor
