

RESOLUTION NO. A-_____

1 WHEREAS, the City's Urban Development Department has prepared the
2 Antelope Valley Redevelopment Plan and the area identified in the plan for community
3 redevelopment in general is depicted on the attached map "Antelope Valley
4 Area" and includes: First, the area generally bounded by 17th Street on the west to
5 22nd Street on the east, and from "K" Street on the south to "S" Street on the north,
6 sometimes referred to in the plan as the East Downtown and "O" Street Corridor area,
7 which also includes the east entryway into Downtown Lincoln along the "O" Street
8 Corridor from 17th Street to 27th Street; and Second, the balance of the area depicted
9 in the map generally bounded in the segment north of the BNSF Railroad corridor by
10 Interstate I-180 on the west and the new waterway on the east, and the BNSF Railroad
11 on the south to Salt Creek on the north; generally bounded in the segment south of the
12 BNSF Railroad corridor by 17th Street and the University of Nebraska - Lincoln on
13 the west to 26th Street from the BNSF Railroad to N Street and then to 28th Street from
14 N Street to Capitol Parkway on the east, and the BNSF Railroad on the north to E
15 Street from 17th Street to 23rd Street and then to D Street between 23rd Street to
16 Capitol Parkway on the south. This balance of the area depicted in the map is
17 sometimes referred to in the plan as the "Neighborhoods" and includes all or parts of
18 seven residential neighborhoods: North Bottoms, Clinton, Malone/Hawley, Woods Park,
19 Near South and Downtown; and

20 WHEREAS, the City Council after consideration of the Antelope Valley
21 Redevelopment Area Blight and Substandard Determination Study, determined that the

1 area was blighted and substandard, declaring the same as both substandard and
2 blighted on July 21, 2003 and directing the City's Department of Urban Development to
3 proceed with the preparation of a redevelopment plan and associated projects; and

4 WHEREAS, the City Council adopted the 2025 Lincoln-Lancaster County
5 Comprehensive Plan which incorporated the components of the Antelope Valley Major
6 Investment Study: Amended Draft Single Package, City of Lincoln; May 1998, Updated
7 November 1998 as a subarea plan of the Comprehensive Plan on May 28, 2002.

8 Subarea plans offer greater details about the intended future of an area of the
9 community including land uses, infrastructure requirements, and development policies
10 and standards; and

11 WHEREAS, the Antelope Valley Redevelopment Plan identifies the following
12 objectives which are consistent with the subarea plan of the 2025 Comprehensive Plan:

- 13 1. Support the development and conservation of livable neighborhoods;
- 14 2. Strengthen Downtown Lincoln and the University of Nebraska;
- 15 3. Provide direction for shaping infill development in East Downtown and the
16 surrounding residential Neighborhoods; and
- 17 4. Leverage the public's large investment in the flood control and transportation
18 improvements of the Antelope Valley Projects; and

19 WHEREAS, the Director of Urban Development has filed with the City Clerk the
20 Antelope Valley Redevelopment Plan providing for undertakings in furtherance of the
21 Plan as specified therein and authorized by the Nebraska Community Development
22 Law, said plan is attached hereto and marked Attachment "A" and made a part hereof
23 by reference. The Director of Urban Development has reviewed said plan and has

1 found that the plan meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue
2 1997 as amended); and

3 WHEREAS, on October 15, 2004 notice of public hearing was mailed, postage
4 prepaid, to the president or chairperson of the governing body of each county, school
5 district, community college, educational service unit, and natural resource district in
6 which the real property subject to such plan is located and whose property tax receipts
7 would be directly affected and to all registered neighborhood associations located in
8 whole or in part within one mile radius of the area to be redeveloped setting forth the
9 time, date, place, and purpose, of the public hearing to be held on October 27, 2004
10 before the Lincoln City - Lancaster County Planning Commission regarding the
11 Antelope Valley Redevelopment Plan, a copy of said notice and list of said registered
12 neighborhood associations having been attached hereto as Attachment "B" and "C"
13 respectively; and

14 WHEREAS, said proposed Antelope Valley Redevelopment Plan has been
15 submitted to the Lincoln-Lancaster County Planning Commission for review and
16 recommendation, and said Planning Commission on October 27, 2004 found the plan
17 to be in conformance with the Comprehensive Plan and recommended approval
18 thereof; and

19 WHEREAS, on November 12, 2004 a notice of public hearing was mailed,
20 postage prepaid, to the foregoing governing bodies and registered neighborhood
21 associations setting forth the time, date, place, and purpose of the public hearing
22 before the City Council to be held on November 29, 2004 regarding the proposed
23 Antelope Valley Redevelopment Plan, a copy of said notice having been attached
24 hereto as Attachment "D"; and

1 WHEREAS, on November 5, 2004 and November 12, 2004 a notice of public
2 hearing was published in the Lincoln Journal Star newspaper, setting forth the time,
3 date, place, and purpose of the public hearing to be held on November 29, 2004
4 regarding the proposed Antelope Valley Redevelopment Plan, a copy of such notice
5 having been attached hereto and marked as Attachment "E"; and

6 WHEREAS, on November 29, 2004 in the City Council Chambers of the County
7 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public
8 hearing relating to the proposed Antelope Valley Redevelopment Plan and all interested
9 parties were afforded at such public hearing a reasonable opportunity to express their
10 views respecting said proposed plan; and

11 WHEREAS, the City Council has duly considered all statements made and
12 materials submitted relating to said proposed Antelope Valley Redevelopment Plan.

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

15 1. That the Antelope Valley Redevelopment Plan is described in
16 sufficient detail and is designed with the general purpose of accomplishing a
17 coordinated, adjusted, and harmonious development of the City which will promote
18 general health, safety, and welfare, sound design and arrangement, the wise and
19 efficient expenditure of public funds, and the prevention of the reoccurrence of
20 unsanitary or unsafe dwelling accommodations or conditions of blight.

21 2. That the Antelope Valley Redevelopment Plan is feasible and in
22 conformity with the general plan for the development of the City of Lincoln as a whole
23 and said plan is in conformity with the legislative declarations, and the determinations
24 set forth in the Community Development Law.

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

8 4. That the acquisitions by the City of real property, if any, as set forth
9 in the Plan are necessary for implementation of said Projects and their purposes under
10 the provisions of the Community Development Law. In addition, in connection with the
11 Vine Street Redevelopment Project (Redevelopment Project A): 23rd to 24th Streets,
12 "U" to Vine Streets--New Affordable Housing/First Time Homebuyer Project, the
13 following property is hereby authorized for acquisition, including by condemnation, if
14 necessary: Lots A, B, and C, Kelley's Subdivision, Lincoln, Lancaster County
15 Nebraska; and Lots 4, 5, and 6, Block 3, Hawley's Addition, Lincoln, Lancaster County
16 Nebraska.

17 5. That for projects utilizing funds authorized in Section 18-2147 of
18 the Community Development Law, (a) the redevelopment activities provided for in the
19 plan would not be economically feasible without the use of tax-increment financing, (b)
20 the redevelopment activities would not occur in the community redevelopment area
21 without the use of tax-increment financing, and (c) the costs and benefits of the
22 redevelopment activities, including costs and benefits to other affected political
23 subdivisions, the economy of the community, and the demand for public and private
24 services have been analyzed by the governing body and have been found to be in the

1 long-term best interest of the community impacted by the redevelopment activities all as
2 more specifically set forth in the Plan as Redevelopment Activities and Estimated
3 Expenditures.

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

5 That pursuant to the provisions of the Nebraska Community Development Law
6 and in light of the foregoing findings and determinations, the Antelope Valley
7 Redevelopment Plan attached hereto as Attachment "A" is hereby accepted and
8 approved by the City Council as the governing body for the City of Lincoln.

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

Introduced by:

Approved as to Form and Legality:

City Attorney

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| Approved this ___ day of _____, 2004: _____ Mayor |
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