

RESOLUTION NO. A-_____

1 WHEREAS, the City of Lincoln has undertaken a program for the
2 redevelopment of blighted and substandard areas in the City of Lincoln, Nebraska, and
3 is engaged in carrying out the Lincoln Center Redevelopment Plan (hereinafter called
4 Redevelopment Plan). The Redevelopment Plan includes the Haymarket 7th/8th Street
5 Core Redevelopment Project providing for private rehabilitation, redevelopment and
6 adaptive reuse of the real estate known as the Salvation Army Building located at 737 P
7 Street; and

8 WHEREAS, a proposed Redevelopment Agreement between the City of
9 Lincoln, Nebraska and B & J Partnership Ltd., which provides for the above described
10 rehabilitation, renovation, and adaptive reuse of the Salvation Army Building in Lots 1,
11 2, and 3, Block 45, Original Plat, Lincoln, Lancaster County, Nebraska (737 P Street)
12 and the construction of public improvements by the City within the area, has been
13 presented to the City Council in accordance with law; and

14 WHEREAS, the redevelopment of the Salvation Army Building pursuant to
15 said Redevelopment Agreement is in the vital and best interest of the City and the
16 health, safety and welfare of its residents, and in accordance with the public purposes
17 and provisions of the applicable laws and requirements under which the rehabilitation of
18 the redevelopment area has been undertaken; and

19 WHEREAS, The City Council directed that the Urban Development Director or
20 his authorized representative to take all steps necessary to implement the provisions of

1 said Redevelopment Plan and the property involved in the rehabilitation is solely owned
2 by B & J Partnership Ltd. such that no site acquisition is required; and

3 WHEREAS, B & J Partnership Ltd. and the City have negotiated and in
4 furtherance of the Redevelopment Plan are desirous of entering into the attached
5 “Salvation Army Building Redevelopment Agreement.”

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
7 Lincoln, Nebraska and considering: (a) the tax shifts from the use of Community
8 Improvement Financing as authorized in § 18-2147; (b) the community’s public service
9 needs impacts and local tax impacts arising from the approval of the project; (c) impacts
10 on employers and employees of firms locating or expanding within the boundaries of the
11 project area; (d) impacts on other employers and employees in the City and immediate
12 area outside the project area; and (e) other impacts the City Council hereby determines
13 to be relevant to the consideration of costs and benefits arising from the redevelopment
14 project:

15 1. That the attached Salvation Army Building Redevelopment Agreement
16 between the City of Lincoln and B & J Partnership Ltd. for the rehabilitation and
17 redevelopment of the Salvation Army Building (727 P Street), in accordance with the
18 terms and conditions contained in said Agreement, is hereby approved and the Mayor is
19 authorized to execute the same on behalf of the City of Lincoln.

20 2. The City Clerk is directed to return one fully executed copy of the
21 Agreement to B & J Partnership Ltd. and one copy to the Urban Development
22 Department.

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

Introduced by:

Approved as to Form & Legality:

Assistant City Attorney

Approved this ___ day of _____, 2005:

Mayor