

Misc. 05015

RESOLUTION NO. A-_____

1 WHEREAS, the City's Urban Development Department has prepared the West O Street
2 Redevelopment Plan ("Redevelopment Plan") to cover an area generally bounded by 10th
3 Street on the east, ½ mile west of N.W. 70th Street on the west, and either side of West O
4 Street, but located south of Interstate 80 north of the Burlington Railroad Yard on the south;
5 and

6 WHEREAS, the City Council, after consideration of the West O Street Redevelopment
7 Area, Lincoln, Nebraska, Blight and Substandard Determination Study, determined that the
8 area was blighted and substandard and declared the area blighted and substandard on
9 September 26, 2005; and

10 WHEREAS, the Director of Urban Development has filed with the City Clerk the
11 Redevelopment Plan generally consisting of redevelopment efforts to construct a distribution
12 warehouse and associated commercial/industrial development at N.W. 63rd and West O Street,
13 N.W. 56th and West O Street, S.W. 32nd and West O Street, S.W. 59th and West O Streets,
14 and the acquisition of substandard commercial/industrial and residential structures as part of
15 redevelopment activities. Said plan is attached hereto and marked Attachment "A", and made a
16 part hereof by reference. The Director of Urban Development has reviewed said plan and has
17 found that the plan meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 1997);
18 and

19 WHEREAS, on August 5, 2005 notice of public hearing was mailed, postage prepaid, to
20 the president or chairperson of the governing body of each county, school district, community
21 college, educational service unit, and natural resource district in which the real property subject
22 to such plan is located and whose property tax receipts would be directly affected and to all

1 registered neighborhood associations located in whole or in part within one mile radius of the
2 area to be redeveloped setting forth the time, date, place, and purpose, of the public hearing to
3 be held on August 17, 2005 before the Lincoln City - Lancaster County Planning Commission
4 regarding the Redevelopment Plan, a copy of said notice and list of said registered
5 neighborhood associations having been attached hereto as Attachment "B" and "C"
6 respectively; and

7 WHEREAS, said proposed Redevelopment Plan has been submitted to the Lincoln-
8 Lancaster County Planning Commission for review and recommendation, and said Planning
9 Commission on August 17, 2005 found the plan to be in conformance with the Comprehensive
10 Plan and recommended approval thereof; and

11 WHEREAS, on September 12, 2005 a notice of public hearing was mailed, postage
12 prepaid, to the foregoing governing bodies and registered neighborhood associations setting
13 forth the time, date, place, and purpose of the public hearing before the City Council to be held
14 on September 26, 2005 regarding the proposed Redevelopment Plan, a copy of said notice
15 having been attached hereto as Attachment "D"; and

16 WHEREAS, on September 9, 2005 and September 16, 2005 a notice of public hearing
17 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and
18 purpose of the public hearing to be held on September 26, 2005 regarding the proposed
19 Redevelopment Plan, a copy of such notice having been attached hereto and marked as
20 Attachment "E"; and

21 WHEREAS, on September 26, 2005 in the City Council Chambers of the County City
22 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
23 relating to the proposed Redevelopment Plan and all interested parties were afforded at such
24 public hearing a reasonable opportunity to express their views respecting said proposed plan;
25 and

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

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

5 1. That the Redevelopment Plan is described in sufficient detail and is
6 designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious
7 development of the City which will promote general health, safety, and welfare, sound design
8 and arrangement, the wise and efficient expenditure of public funds, and the prevention of the
9 reoccurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

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

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

20 4. That for projects utilizing funds authorized in Section 18-2147 of the
21 Community Development Law, (a) the redevelopment activities provided for in the plan would
22 not be economically feasible without the use of tax-increment financing, (b) the redevelopment
23 activities would not occur in the community redevelopment area without the use of
24 tax-increment financing, and (c) the costs and benefits of the redevelopment activities, including
25 costs and benefits to other affected political subdivisions, the economy of the community, and

1 the demand for public and private services have been analyzed by the governing body and
2 have been found to be in the long-term best interest of the community impacted by the
3 redevelopment activities all as more specifically set forth in the Plan as Redevelopment
4 Activities and Estimated Expenditures.

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

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

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

Introduced by:

Approved as to Form and Legality:

City Attorney

Approved this ___ day of _____, 2005: _____ Mayor
