

RESOLUTION NO. A- _____

1 WHEREAS, the City Council on October 22, 1984, adopted Resolution No. A-
2 69713 finding an area generally bounded by "R" Street, 17th Street, "S" Street, and 7th Street to
3 be blighted, and on October 19, 1987, adopted Resolution No. A-71701 finding said area to be
4 blighted and substandard as defined in the Nebraska Community Development Law (Neb.Rev.
5 Stat. § 18-2101, et seq. as amended) and in need of redevelopment; and

6 WHEREAS, The City Council has previously adopted the Lincoln Center
7 Redevelopment Plan (hereinafter the "Plan") including plans for various redevelopment projects
8 within said area in accordance with the requirements and procedures of the Nebraska
9 Community Development Law; and now desires to modify said plan by establishing the
10 "QO1214 Downtown Civic Project" generally bounded on the north by Q Street, on the east by
11 12th Street, on the south by O Street and on the west by 14th Street, including construction of a
12 mixed use project including a public parking garage, development of a new downtown civic
13 plaza and related streetscape and infrastructure improvements throughout the project area; and

14 WHEREAS, the Director of the Urban Development Department has filed with the
15 City Clerk modifications to the redevelopment plan for said blighted and substandard area,
16 which plan as modified is contained in the document entitled "QO1214 Downtown Civic Project"
17 (hereinafter QO1214 Amendment), which is attached hereto, marked as Attachment "A", and
18 made a part hereof by reference, and has reviewed said plan and has found that it meets the
19 conditions set forth in Neb. Rev. Stat. § 18-2113 (2002 Cum. Supp.); and

20 WHEREAS, on March 17, 2006, a notice of public hearing was mailed postage
21 prepaid to all registered neighborhood associations located in whole or in part within one mile
22 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public
23 hearing to be held on March 29, 2006 before the Lincoln City - Lancaster County Planning
24 Commission regarding the proposed QO1214 Amendments to the redevelopment plan, a copy

1 of said notice and list of said registered neighborhood associations having been attached hereto
2 as Attachment "B" and "C" respectively; and

3 WHEREAS, on April 20, 2006 a notice of public hearing was mailed postage
4 prepaid to the foregoing registered neighborhood associations setting forth the time, date,
5 place, and purpose of the public hearing before the City Council to be held on May 1, 2006,
6 regarding the proposed QO1214 Amendment to the Plan, a copy of said notice having been
7 attached hereto as Attachment "D"; and

8 WHEREAS, on April 14, 2006 and April 21, 2006 a Notice of Public Hearing was
9 published in the Lincoln Journal Star newspaper, setting the time, date, place and purpose of
10 the public hearing to be held on May 1, 2006 regarding the proposed QO1214 Amendment to
11 the Plan for said blighted and substandard area, a copy of such notice having been attached
12 hereto and marked as Attachment "E"; and

13 WHEREAS, said proposed QO1214 Amendment to the Plan has been submitted
14 to the Lincoln-Lancaster County Planning Commission for review and recommendations, and
15 said Planning Commission has submitted its written recommendations with respect to the
16 proposed QO1214 Amendment conformance to the 2025 Lincoln-Lancaster County
17 Comprehensive Plan to the Mayor and City Council, a copy of said written recommendations
18 having been attached hereto and marked as Attachment "F"; and

19 WHEREAS, on May 1, 2006 in the City Council chambers of the County-City
20 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
21 relating to the proposed modifications to the redevelopment plan and all interested parties were
22 afforded at such public hearing a reasonable opportunity to express their views respecting said
23 proposed modifications to the redevelopment plan; and

24 WHEREAS, the City Council has duly considered all statements made and
25 materials submitted relating to said proposed modifications to the redevelopment plan; and

1 WHEREAS, in connection with the Amendment, the Urban Development Director
2 has determined QO1214 Downtown Civic Project as depicted on the attached "Diagram A"
3 incorporated herein by this reference, said Redevelopment Project Area comprising the property
4 to be included in the area subject to the increment provision authorized in the Nebraska
5 Community Development Law; and

6 WHEREAS, the City Council now finds and determines that the Lincoln Center
7 Redevelopment Plan as modified by changing said plan by incorporating the QO1214
8 Downtown Civic Project; and by making minor administrative revisions and corrections to
9 update the plan; is described in sufficient detail and is designed with the general purpose of
10 accomplishing a coordinated, adjusted and harmonious development of the City and its environs
11 which will promote the general health, safety and welfare, sound design and arrangement, the
12 wise and efficient expenditure of public funds, and the prevention of the recurrence of
13 unsanitary or unsafe dwelling accommodations or conditions of blight, and is feasible and in
14 conformity with the general plan for the development of the City of Lincoln as a whole and said
15 plan is in conformity with the legislative declarations and determinations set forth in the
16 Community Development Law.

17 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
18 Lincoln, Nebraska:

19 1. That pursuant to the provisions of the Nebraska Community Development
20 Law and in light of the foregoing findings and determinations, the "QO1214 Amendment"
21 attached hereto as Attachment "A", establishing the QO1214 Downtown Civic Project, making
22 minor administrative revisions and corrections to update the plan is hereby accepted and
23 approved by the City Council as the governing body for the City of Lincoln.

24 2. That the Urban Development Director, or his authorized representative, is
25 hereby authorized and directed to take all steps necessary to implement the provisions of said
26 redevelopment plan as they relate to the above-described modifications.

1 3. That the Redevelopment Project Area for the QO1214 Redevelopment
2 Project as depicted on the attached "Diagram A" incorporated herein by this reference, said
3 Redevelopment Project Area comprising the property to be included in the area subject to the
4 increment provision authorized in the Nebraska Community Development Law.

5 4. That it is intended that this resolution and the modifications adopted
6 herein are supplemental hereto the findings, approvals, and authorizations set forth in
7 Resolution No. A-68489, Resolution No. A-70273, Resolution No. A-71073, Resolution No. A-
8 71490, Resolution No. A-71701, Resolution No. A-72046, Resolution No. A-72329, Resolution
9 No. A-72774, Resolution No. A-73000, Resolution No. A-73698, Resolution A-74165,
10 Resolution No. A-74186, Resolution A-74291, Resolution No. A-74583, Resolution No. A-
11 74603, Resolution No. A-74583, Resolution No. A-75257, Resolution A-75784, Resolution A-
12 75974, Resolution No. A-75784, Resolution A-76438, Resolution No. A-77828, Resolution No.
13 A-78138, Resolution No. A-78688, Resolution No. A-80587, Resolution No. A-81681, and
14 Resolution No. A-83005.

Introduced by:

Approved as to Form & Legality:

City Attorney

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| Approved this ____ day of _____, 2006: _____ Mayor |
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