

RESOLUTION NO. A- _____

1 WHEREAS, the City Council on September 26, 2005, adopted Resolution No. A-
2 83549 finding an area generally bounded by 10th Street on the east, 1/2 mile west of N.W. 70th
3 Street on the west, Interstate 80 on the north and the Burlington Railroad Yard on the south, to
4 be blighted and substandard as defined in the Nebraska Community Development Law
5 (Neb.Rev. Stat. § 18-2101, et seq. as amended) and in need of redevelopment; and

6 WHEREAS, the City Council has previously adopted the West O Street
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 adding three new
10 projects to the plan as Projects 14 through 16 in the area generally bounded by 10th Street on
11 the east, 1/2 mile west of N.W. 70th Street on the west, Interstate 80 on the north and the
12 Burlington Railroad Yard on the south, to support commercial/industrial redevelopment efforts,
13 to strengthen and extend the West O Street Redevelopment district by removal of blighted and
14 substandard conditions, create new opportunities for housing, employment, and recreation, and
15 to encourage further reinvestment in the West O Street Redevelopment District; and

16 WHEREAS, the Director of the Urban Development Department has filed with the
17 City Clerk modifications to the redevelopment plan for said blighted and substandard area,
18 which plan as modified is contained in the document entitled "Redevelopment Activities:
19 Commercial and Industrial" beginning on page 24 of the West O Street Redevelopment Plan
20 which is attached hereto, marked as Attachment "A", and made a part hereof by reference, and
21 has reviewed said plan and has found that it meets the conditions set forth in Neb. Rev. Stat. §
22 18-2113 (2004 Cum. Supp.); and

23 WHEREAS, on January 5, 2007, a notice of public hearing was mailed postage
24 prepaid to all registered neighborhood associations located in whole or in part within one mile

1 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public
2 hearing to be held on January 17, 2007 before the Lincoln City - Lancaster County Planning
3 Commission regarding the proposed Amendments to the West O Street Redevelopment Plan, a
4 copy of said notice and list of said registered neighborhood associations having been attached
5 hereto as Attachment "B" and "C" respectively; and

6 WHEREAS, on January 26, 2007 a notice of public hearing was mailed postage
7 prepaid to the foregoing registered neighborhood associations setting forth the time, date,
8 place, and purpose of the public hearing before the City Council to be held on February 12,
9 2007, regarding the proposed Amendments to the West O Street Redevelopment Plan, a copy
10 of said notice having been attached hereto as Attachment "D"; and

11 WHEREAS, on January 26, 2007 and February 2, 2007 a Notice of Public
12 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date, place and
13 purpose of the public hearing to be held on February 12, 2007 regarding the proposed
14 Amendments to the West O Street Redevelopment Plan for said blighted and substandard area,
15 a copy of such notice having been attached hereto and marked as Attachment "E"; and

16 WHEREAS, said proposed Amendments to the West O Street Redevelopment
17 Project have been submitted to the Lincoln-Lancaster County Planning Commission for review
18 and recommendations, and said Planning Commission on January 17, 2007 found the plan to
19 be in conformance with the Comprehensive Plan and recommended approval thereof; and

20 WHEREAS, on February 12, 2007 in the City Council chambers of the County-
21 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
22 relating to the proposed modifications to the redevelopment plan and all interested parties were
23 afforded at such public hearing a reasonable opportunity to express their views respecting said
24 proposed modifications to the redevelopment plan; and

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

1 WHEREAS, the City Council now finds and determines that:(a) the West O Street
2 Redevelopment Plan as modified by changing said plan by incorporating the Projects 14
3 through 16; and by making minor administrative revisions and corrections to update the plan; is
4 described in sufficient detail and is designed with the general purpose of accomplishing a
5 coordinated, adjusted and harmonious development of the City and its environs which will
6 promote the general health, safety and welfare, sound design and arrangement, the wise and
7 efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or
8 unsafe dwelling accommodations or conditions of blight; (b) the Redevelopment Plan, as
9 modified, is feasible and in conformity with the general plan for the development of the City of
10 Lincoln as a whole and said plan is in conformity with the legislative declarations and
11 determinations set forth in the Community Development Law; and

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

18 WHEREAS, for projects utilizing funds authorized in Section 18-2147 of the
19 Community Development Law, (a) the redevelopment activities provided for in the plan would
20 not be economically feasible without the use of tax-increment financing, (b) the redevelopment
21 activities would not occur in the community redevelopment area without the use of
22 tax-increment financing, and (c) the costs and benefits of the redevelopment activities, including
23 costs and benefits to other affected political subdivisions, the economy of the community, and
24 the demand for public and private services have been analyzed by the governing body and have
25 been found to be in the long-term best interest of the community impacted by the
26 redevelopment activities all as more specifically set forth in the Plan as Redevelopment
27 Activities and Estimated Expenditures.

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
2 Lincoln, Nebraska:

3 1. That pursuant to the provisions of the Nebraska Community Development
4 Law and in light of the foregoing findings and determinations, the amendments to the West O
5 Street Redevelopment Plan attached hereto as Attachment "A", providing for three new
6 projects, making minor administrative revisions and corrections to update the plan is hereby
7 accepted and approved by the City Council as the governing body for the City of Lincoln.

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

11 3. That the Redevelopment Project Area for the West O Street
12 Redevelopment Project as described and depicted in the Amendments is the Redevelopment
13 Project Area comprising the property to be included in the area subject to the increment
14 provision authorized in the Nebraska Community Development Law.

15 4. That it is intended that this resolution and the modifications adopted
16 herein are supplemental hereto the findings, approvals, and authorizations set forth in
17 Resolution No. A-83802 and Resolution No. A-83550.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2007: _____ Mayor
