

## RESOLUTION NO. A- \_\_\_\_\_

1           WHEREAS, the City Council on February 8, 2010, adopted Resolution No. A-  
2 85724 finding an area generally bounded by 14th Street to 27th Street, between the Salt Creek  
3 and Burlington Northern and Santa Fe Railroad corridors, to be blighted and substandard as  
4 defined in the Nebraska Community Development Law (Neb.Rev. Stat. § 18-2101, et seq. as  
5 amended) and in need of redevelopment; and

6           WHEREAS, the Director of the Urban Development Department has filed with the  
7 City Clerk a Redevelopment Plan entitled "Nebraska Innovation Campus (NIC) Redevelopment  
8 Plan" which is attached hereto, marked as Attachment "A", and made a part hereof by  
9 reference, and has reviewed said plan and has found that it meets the conditions set forth in  
10 Neb. Rev. Stat. § 18-2113 (Reissue 2007); and

11           WHEREAS, on September 24, 2010, a notice of public hearing was mailed  
12 postage prepaid to all registered neighborhood associations located in whole or in part within  
13 one mile radius of the area to be redeveloped setting forth the time, date, place and purpose of  
14 the public hearing to be held on October 6, 2010 before the Lincoln City - Lancaster County  
15 Planning Commission regarding the proposed Nebraska Innovation Campus (NIC)  
16 Redevelopment Plan, a copy of said notice and list of said registered neighborhood  
17 associations having been attached hereto as Attachment "B" and "C" respectively; and

18           WHEREAS, on October 18, 2010 a notice of public hearing was mailed postage  
19 prepaid to the foregoing registered neighborhood associations setting forth the time, date,  
20 place, and purpose of the public hearing before the City Council to be held on November 1,  
21 2010, regarding the proposed Nebraska Innovation Campus Redevelopment Plan, a copy of  
22 said notice having been attached hereto as Attachment "D"; and

23           WHEREAS, on October 15, 2010 and October 22, 2010 a Notice of Public  
24 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date, place and

1 purpose of the public hearing to be held on November 1, 2010 regarding the proposed  
2 Nebraska Innovation Campus Redevelopment Plan for said blighted and substandard area, a  
3 copy of such notice having been attached hereto and marked as Attachment "E"; and

4 WHEREAS, said proposed Nebraska Innovation Campus Redevelopment Plan  
5 has been submitted to the Lincoln-Lancaster County Planning Commission for review and  
6 recommendations, and said Planning Commission on October 6, 2010 found the Plan  
7 Amendments to be in conformance with the Comprehensive Plan and recommended approval  
8 thereof; and

9 WHEREAS, on November 1, 2010 in the City Council chambers of the County-  
10 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing  
11 relating to the proposed Redevelopment Plan and all interested parties were afforded at such  
12 public hearing a reasonable opportunity to express their views respecting said proposed  
13 modifications to the Redevelopment Plan; and

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

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

18 1. That the Nebraska Innovation Campus Redevelopment Plan is described  
19 in sufficient detail and is designed with the general purpose of accomplishing a coordinated,  
20 adjusted and harmonious development of the City and its environs which will promote the  
21 general health, safety and welfare, sound design and arrangement, the wise and efficient  
22 expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe  
23 dwelling accommodations or conditions of blight.

24 2. That the Nebraska Innovation Campus Redevelopment Plan is feasible  
25 and in conformity with the general plan for the development of the City of Lincoln as a whole

1 and said Plan is in conformity with the legislative declarations and determinations set forth in the  
2 Community Development Law.

3 3. That the substandard and blighted conditions in the Nebraska Innovation  
4 Campus Redevelopment Plan Area are beyond remedy and control solely by regulatory process  
5 and the exercise of police power and cannot be dealt with effectively by the ordinary operations  
6 or private enterprise without the aids provided by the Community Development law, specifically  
7 including Tax Increment Financing.

8 4. That elimination of said substandard and blighted conditions under the  
9 authority of the Community Development Law is found to be a public purpose and in the public  
10 interest.

11 5. That the Nebraska Innovation Campus Redevelopment Plan would not be  
12 economically feasible without the use of tax-increment financing.

13 6. That the costs and benefits of the redevelopment activities, including  
14 costs and benefits to other affected political subdivisions, the economy of the community, and  
15 the demand for public and private services have been analyzed by the City Council as the  
16 governing body for the City of Lincoln and have been found to be in the long-term best interest  
17 of the City of Lincoln.

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

20 1. That the document entitled "Nebraska Innovation Campus  
21 Redevelopment Plan" attached hereto as Attachment "A", establishing the Nebraska Innovation  
22 Campus Redevelopment Plan, is hereby accepted and approved by the City Council as the  
23 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.

1                   3.       That the Redevelopment Plan Area for the Nebraska Innovation Campus  
2 Redevelopment Plan as described and depicted in the Plan is the Redevelopment Plan Area  
3 comprising the property to be included in the area subject to the tax increment provision  
4 authorized in the Nebraska Community Development Law.

5                   4.       That the Finance Director is hereby authorized and directed to cause to  
6 be drafted and submitted to the City Council any appropriate ordinances and documents for the  
7 authorization to provide necessary funds including Community Improvement Financing in  
8 accordance with the Community Development Law to finance related necessary and  
9 appropriate public acquisitions, improvements and other activities set forth in said Nebraska  
10 Innovation Campus Redevelopment Plan.

Introduced by:  
\_\_\_\_\_

Approved as to Form & Legality:  
  
\_\_\_\_\_  
City Attorney

Approved this ___ day of _____, 2010:  _____ Mayor
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