

Comp. Plan Conformance 11002

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

1           WHEREAS, the City Council on October 23, 2006, adopted Resolution No. A-  
2 84082 finding an area generally bounded by Sun Valley Boulevard from West O Street to  
3 Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W.  
4 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W.  
5 12th Street to N.W 1st Street, and West Superior Street from N.W. 1st Street to I-180  
6 (Northwest Corridors Redevelopment Area) to be blighted and substandard as defined in the  
7 Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101, et seq. as amended) and  
8 in need of redevelopment; and

9           WHEREAS, the City Council has previously adopted the Northwest Corridors  
10 Redevelopment Plan (hereinafter the "Northwest Corridors Redevelopment Plan" or "Plan")  
11 including plans for various redevelopment projects within said blighted and substandard area in  
12 accordance with the requirements and procedures of the Nebraska Community Development  
13 Law; and

14           WHEREAS, the Director of the Urban Development Department has filed with the  
15 City Clerk a proposed amendment to the Plan (hereinafter the "Amendments") to add the  
16 University of Nebraska Technology Park Project 3 (World's Foremost Bank Project). Said  
17 Amendments are contained in the document entitled "Proposed Amendment to the Northwest  
18 Corridors Redevelopment Plan University of Nebraska Technology Park Project 3", which is  
19 attached hereto, marked as Attachment "A", and made a part hereof by reference; and

20           WHEREAS, the Director of Urban Development has reviewed said Amendments  
21 and has found that if adopted the Amendments and the Plan meet the conditions set forth in  
22 Neb. Rev. Stat. § 18-2113 (Reissue 2007); and

1           WHEREAS, said Amendments to the Northwest Corridors Redevelopment Plan  
2 have been submitted to the Lincoln City - Lancaster County Planning Commission for review  
3 and recommendation; and

4           WHEREAS, on February 11, 2011 notice of public hearing was mailed, postage  
5 prepaid, to the president or chairperson of the governing body of each county, school district,  
6 community college, educational service unit, and natural resource district in which the real  
7 property subject to such plan is located and whose property tax receipts would be directly  
8 affected and to all registered neighborhood associations located in whole or in part within one  
9 mile radius of the area to be redeveloped setting forth the time, date, place, and purpose, of the  
10 public hearing to be held on February 23, 2011 before the Lincoln City - Lancaster County  
11 Planning Commission regarding the Amendments, a copy of said notice and list of said  
12 governing bodies and registered neighborhood associations having been attached hereto as  
13 Attachment "B" and "C" respectively; and

14           WHEREAS, the Lincoln City - Lancaster County Planning Commission on  
15 February 23, 2011 held a public hearing relating to the Amendments to the Northwest Corridors  
16 Redevelopment Plan and found the Amendments to be in conformance with the Comprehensive  
17 Plan and recommended approval thereof; and

18           WHEREAS, on March 4, 2011 a notice of public hearing was mailed, postage  
19 prepaid, to the foregoing governing bodies and registered neighborhood associations setting  
20 forth the time, date, place, and purpose of the public hearing before the City Council to be held  
21 on March 21, 2011 regarding the Amendments, a copy of said notice having been attached  
22 hereto as Attachment "D"; and

23           WHEREAS, on March 4, 2011 and March 11, 2011, a notice of public hearing  
24 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and

1 purpose of the public hearing to be held on March 21, 2011 regarding the Amendments, a copy  
2 of such notice having been attached hereto and marked as Attachment "E"; and

3 WHEREAS, on March 21, 2011 in the City Council Chambers of the County City  
4 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing  
5 relating to the Amendments to the Northwest Corridors Redevelopment Plan and all interested  
6 parties were afforded at such public hearing a reasonable opportunity to express their views  
7 respecting said proposed Amendments to the Plan; and

8 WHEREAS, the City Council has duly considered all statements made and  
9 materials submitted relating to said Amendments; and

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

12 1. That the Amendments are described in sufficient detail and are designed  
13 with the general purpose of accomplishing a coordinated, adjusted, and harmonious  
14 development of the City which will promote general health, safety, and welfare, sound design  
15 and arrangement, the wise and efficient expenditure of public funds, and the prevention of the  
16 reoccurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

17 2. That incorporating the Amendments into the Redevelopment Plan is  
18 feasible and in conformity with the general plan for the development of the City of Lincoln as a  
19 whole and said Plan is in conformity with the legislative declarations, and the determinations set  
20 forth in the Community Development Law.

21 3. That the substandard and blighted conditions in the Northwest Corridors  
22 Redevelopment Area are beyond remedy and control solely by regulatory process and the  
23 exercise of police power and cannot be dealt with effectively by the ordinary operations or  
24 private enterprise without the aids provided by the Community Development law, specifically  
25 including Tax Increment Financing.

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

4           5.       That the University of Nebraska Technology Park Project 3 would not be  
5 economically feasible without the use of tax-increment financing.

6           6.       That the University of Nebraska Technology Park Project 3 would not  
7 occur in the Redevelopment Area without the use of tax-increment financing.

8           7.       That the costs and benefits of the redevelopment activities, including  
9 costs and benefits to other affected political subdivisions, the economy of the community, and  
10 the demand for public and private services have been analyzed by the City Council as the  
11 governing body for the City of Lincoln and have been found to be in the long-term best interest  
12 of the City of Lincoln.

13                 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
14 Lincoln, Nebraska:

15           1.       That, pursuant to the provisions of the Nebraska Community  
16 Development Law and in light of the foregoing findings and determinations, the Amendments to  
17 the Northwest Corridors Redevelopment Plan attached hereto as Attachment "A", establishing  
18 the University of Nebraska Technology Park Project 3, are hereby accepted and approved by  
19 the City Council as the governing body for the City of Lincoln.

20           2.       That the Urban Development Director, or his authorized representative, is  
21 hereby authorized and directed to take all steps necessary to implement the provisions of said  
22 Redevelopment Plan as they relate to the above-described Amendments.

23           3.       That the Finance Director is hereby authorized and directed to cause to  
24 be drafted and submitted to the City Council any appropriate ordinances and documents for the  
25 authorization to provide necessary funds, including Community Improvement Financing in  
26 accordance with the Community Development Law, to finance the related necessary and

1 appropriate public acquisitions, improvements, and activities set forth in said Amendments to  
2 the Northwest Corridors Redevelopment Plan.

3 BE IT STILL FURTHER RESOLVED that it is intended that this resolution and  
4 the modifications adopted herein are supplemental to the findings, approvals, and  
5 authorizations as set forth in Resolution No. A-84082 and Resolution No. A-84099 and  
6 Resolution No. A-84991.

Introduced by:

\_\_\_\_\_

Approved as to Form and Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_ day of \_\_\_\_\_, 2011:

\_\_\_\_\_  
Mayor