

Comp. Plan Conformity 11001

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 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

10 WHEREAS, the Director of the Urban Development Department has filed with the
11 City Clerk modifications to the Plan to extend the "Lincoln Star Buildings Redevelopment
12 Project" area to include the M Street right-of-way from 7th Street to 17th Street to allow for
13 streetscape design and improvements (hereinafter the "Amendments"). Said Amendments are
14 contained in the document entitled "The Lincoln Star Buildings Redevelopment Project –
15 Revitalization Project Description" which is attached hereto, marked as Attachment "A", and
16 made a part hereof by reference; and

17 WHEREAS, the Director of Urban Development has reviewed said Plan and has
18 found that it meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2007); and

19 WHEREAS, on February 11, 2011, a notice of public hearing was mailed postage
20 prepaid to all registered neighborhood associations located in whole or in part within one mile
21 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public
22 hearing to be held on February 23, 2011 before the Lincoln City - Lancaster County Planning
23 Commission regarding the Amendments, a copy of said notice and list of said registered

1 neighborhood associations having been attached hereto as Attachment "B" and "C"
2 respectively; and

3 WHEREAS, on March 4, 2011 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 March 21, 2011,
6 regarding the Amendments, a copy of said notice having been attached hereto as Attachment
7 "D"; and

8 WHEREAS, on March 4, 2011 and March 11, 2011 a Notice of Public Hearing
9 was published in the Lincoln Journal Star newspaper, setting the time, date, place and purpose
10 of the public hearing to be held on March 21, 2011 regarding the Amendments, a copy of such
11 notice having been attached hereto and marked as Attachment "E"; and

12 WHEREAS, said Amendments have been submitted to the Lincoln-Lancaster
13 County Planning Commission for review and recommendations, and said Planning Commission
14 on February 23, 2011 found the Amendments to be in conformance with the Comprehensive
15 Plan and recommended approval thereof; and

16 WHEREAS, on March 21, 2011 in the City Council chambers of the County-City
17 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
18 relating to the Amendments and all interested parties were afforded at such public hearing a
19 reasonable opportunity to express their views respecting said Amendments; and

20 WHEREAS, the City Council has duly considered all statements made and
21 materials submitted relating to said Amendments to the Redevelopment Plan.

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

- 24 1. That the Amendments to the Lincoln Star Buildings Redevelopment
25 Project are described in sufficient detail and are designed with the general purpose of
26 accomplishing a coordinated, adjusted and harmonious development of the City and its environs

1 which will promote the general health, safety and welfare, sound design and arrangement, the
2 wise and efficient expenditure of public funds, and the prevention of the recurrence of
3 unsanitary or unsafe dwelling accommodations or conditions of blight.

4 2. That incorporating the Amendments to the Lincoln Star Buildings
5 Redevelopment Project into the Redevelopment Plan is feasible and in conformity with the
6 general plan for the development of the City of Lincoln as a whole and said Plan is in conformity
7 with the legislative declarations and determinations set forth in the Community Development
8 Law.

9 3. That the substandard and blighted conditions in the Lincoln Star Buildings
10 Redevelopment Project Area are beyond remedy and control solely by regulatory process and
11 the exercise of police power and cannot be dealt with effectively by the ordinary operations or
12 private enterprise without the aids provided by the Community Development law, specifically
13 including Tax Increment Financing.

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

17 5. That the Lincoln Star Buildings Redevelopment Project would not be
18 economically feasible and would not occur in the Redevelopment Area without the use of
19 tax-increment financing.

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

25 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
26 Lincoln, Nebraska:

1 1. That pursuant to the provisions of the Nebraska Community Development
2 Law and in light of the foregoing findings and determinations, the Amendments to the Lincoln
3 Center Redevelopment Plan attached hereto as Attachment "A", establishing and adding the
4 Amendments to the Lincoln Star Buildings Redevelopment Project, are hereby accepted and
5 approved by the City Council as the governing body for the City of Lincoln.

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

9 3. That the Redevelopment Project Area for the Lincoln Star Buildings
10 Redevelopment Project as described and depicted in the Amendments is the Redevelopment
11 Project Area comprising the property to be included in the area subject to the tax increment
12 provision authorized in the Nebraska Community Development Law.

13 4. That the Finance Director is hereby authorized and directed to cause to
14 be drafted and submitted to the City Council any appropriate ordinances and documents for the
15 authorization to provide necessary funds including Community Improvement Financing in
16 accordance with the Community Development Law to finance related necessary and
17 appropriate public acquisitions, improvements and other activities set forth in said Amendments
18 to the Lincoln Center Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

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| Approved this ____ day of _____, 2011: _____ Mayor |
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