

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

1           WHEREAS, the City Council, on June 19, 2000, adopted Resolution No.  
2   A-80238 finding an area generally bounded by "N" Street on the south; the viaduct over  
3   the Burlington Northern Santa Fe right-of-way, parallel to Cornhusker Highway on the  
4   north; 23rd Street on the west; and 31st Street on the east to be blighted and  
5   substandard as defined in the Nebraska Community Development Law (Neb. Rev. Stat.  
6   § 18-2101, et seq. as amended) and in need of redevelopment; and

7           WHEREAS, the City Council has previously adopted the North 27th Street  
8   Corridor and Environs Redevelopment Plan (hereinafter the "Plan") including plans for  
9   various redevelopment projects within said area in accordance with the requirements  
10   and procedures of the Nebraska Community Development Law; and now desires to  
11   amend provisions of the Plan related to the 27th and P Street Commercial Development  
12   Project to add acquisition of additional property to facilitate the construction of a facility  
13   for adult residential treatment and administrative offices in conformance with the Plan;  
14   and

15           WHEREAS, the Director of the Urban Development Department has filed  
16   with the City Clerk the Amendments to the Plan, which amendments are attached  
17   hereto, marked as Exhibit "A", and made a part hereof by reference, and has reviewed  
18   said Amendments and has found that they meet the conditions set forth in Neb. Rev.  
19   Stat. § 18-2113 (Reissue 1997); and

1           WHEREAS, on April 18, 2003 notice of public hearing was mailed,  
2           postage prepaid, to the president or chairperson of the governing body of each county,  
3           school district, community college, educational service unit, and natural resource district  
4           in which the real property subject to such plan is located and whose property tax  
5           receipts would be directly affected and to all registered neighborhood associations  
6           located in whole or in part within one mile radius of the area to be redeveloped setting  
7           forth the time, date, place, and purpose, of the public hearing to be held on April 30,  
8           2003 before the Lincoln City -Lancaster County Planning Commission regarding the  
9           Amendments to North 27th Street Redevelopment Plan, a copy of said notice and list of  
10          said registered neighborhood associations having been attached hereto as Exhibit "B"  
11          and "C" respectively; and

12           WHEREAS, said proposed Amendments to North 27th Street  
13          Redevelopment Plan have been submitted to the Lincoln-Lancaster County Planning  
14          Commission for review and recommendation, and said Planning Commission on April  
15          30, 2003 found the proposed Amendments to be in conformance with the  
16          Comprehensive Plan and recommended approval thereof; and

17           WHEREAS, on May 16, 2003 a notice of public hearing was mailed,  
18          postage prepaid, to the foregoing governing bodies and registered neighborhood  
19          associations setting forth the time, date, place, and purpose of the public hearing before  
20          the City Council to be held on June 2, 2003 regarding the proposed Amendments to  
21          North 27th Street Redevelopment Plan, a copy of said notice having been attached  
22          hereto as Exhibit "D"; and

1           WHEREAS, on May 16, 2003 and May 23, 2003 a notice of public hearing  
2 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place,  
3 and purpose of the public hearing to be held on June 2, 2003 regarding the proposed  
4 Amendments to the North 27th Street Redevelopment Plan; and

5           WHEREAS, on June 2, 2003 in the City Council Chambers of the County  
6 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public  
7 hearing relating to the proposed Amendments to the North 27th Street Redevelopment  
8 Plan and all interested parties were afforded at such public hearing a reasonable  
9 opportunity to express their views respecting said proposed plan; and

10           WHEREAS, the City Council after the hearing on June 2, 2003 duly  
11 considered all statements made and materials submitted relating to said Amendments  
12 and specifically found among other things that the costs and benefits of the proposed  
13 Redevelopment Projects, including costs and benefits to other affected political  
14 subdivisions, the economy of the community, and the demand for public and private  
15 services were in the long-term best interest of the community impacted by the same.

16           WHEREAS, the City Council has duly considered all statements made and  
17 materials submitted relating to said proposed plans.

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

20           1.     That the Amendments are described in sufficient detail and are  
21 designed with the general purpose of accomplishing a coordinated, adjusted, and  
22 harmonious development of the City which will promote general health, safety, and  
23 welfare, sound design and arrangement, the wise and efficient expenditure of public

1 funds, and the prevention of the recurrence of unsanitary or unsafe dwelling  
2 accommodations or conditions of blight.

3 2. That the proposed Project is feasible and in conformity with the  
4 general plan for the development of the City of Lincoln as a whole and said plan is in  
5 conformity with the legislative declarations, and the determinations set forth in the  
6 Community Development Law.

7 3. That the Director of the Urban Development Department has  
8 submitted with said Redevelopment Plan a statement of the proposed method and  
9 estimated cost of the acquisition and preparation for redevelopment of the Project areas  
10 and the estimated proceeds or revenue from the partial disposal thereof to  
11 redevelopers, if any; a statement of the proposed method of financing the  
12 Redevelopment Projects; and a statement of the method proposed for the relocation of  
13 families and businesses to be displaced from the Redevelopment Project areas.

14 4. That the acquisitions by the City of real property, if any, as set forth  
15 in the Amendments are necessary for implementation of said Projects and their  
16 purposes under the provisions of the Community Development Law.

17 5. That the Redevelopment Projects in the Amendments would not be  
18 economically feasible without the use of tax-increment financing.

19 6. That said Redevelopment Projects would not occur in the Plan  
20 Redevelopment Area without the use of tax-increment financing.

21 7. That the costs and benefits of the Redevelopment Projects,  
22 including costs and benefits to other affected political subdivisions, the economy of the  
23 community, and the demand for public and private services have been analyzed by the

1 City Council and have been found to be in the long-term best interest of the community  
2 impacted by the redevelopment projects according to the (a) the community's public  
3 service needs impacts and local tax impacts arising from the approval of the project; (b)  
4 impacts on employers and employees of firms locating or expanding within the  
5 boundaries of the project area; (c) impacts on other employers and employees in the  
6 City and immediate area outside the project area; and (d) other impacts the City Council  
7 hereby determines to be relevant to the consideration of costs and benefits arising from  
8 the redevelopment project.

9 BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

10 That, pursuant to the provisions of the Nebraska Community Development  
11 Law and in light of the foregoing findings and determinations, the Amendments attached  
12 hereto as Exhibit "A" are hereby accepted and approved by the City Council as the  
13 governing body for the City of Lincoln.

14 BE IT FURTHER RESOLVED that the Urban Development Director or his  
15 authorized representative is hereby authorized and directed to take all steps necessary  
16 to implement the provisions of said Amendments.

17 BE IT STILL FURTHER RESOLVED that the Urban Development  
18 Director, or her authorized representative, is hereby authorized and directed to contact  
19 the owners and tenants of those properties listed in said Amendments for the purpose  
20 of negotiation of contracts or options for the acquisition of all interests in said real estate  
21 in accordance with the land acquisition procedures of the City of Lincoln; and to take all  
22 steps necessary for the acquisition of said property by purchase, if possible, or by  
23 condemnation if necessary.

1 BE IT STILL FURTHER RESOLVED that the Finance Director is hereby  
2 authorized and directed to cause to be drafted and submitted to the City Council any  
3 appropriate ordinances and documents for the authorization to provide necessary funds,  
4 including Community Improvement Financing in accordance with the provisions of the  
5 Community Development Law, to finance necessary and appropriate public acquisitions,  
6 improvements, and activities set forth in said Amendments to the Lincoln Center  
7 Redevelopment Plan.

8 BE IT STILL FURTHER RESOLVED that it is intended that this resolution  
9 and the modifications adopted herein are supplemental hereto the findings, approvals,  
10 and authorizations set forth in Resolution No. A-81780.

Introduced by:

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Approved as to Form & Legality:

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

Approved this ___ day of _____, 2003:  _____ Mayor
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