

Comp. Plan Conformity 12024

RESOLUTION NO. A- _____

1 WHEREAS, the City Council on July 21, 2003, adopted Resolution No. A-82222
2 finding an area generally bounded by C Street on the south, 17th Street on the west, the
3 Burlington Northern Railroad on the north, and 28th Street on the east (comprising parts of the
4 Near South, Woods Park, Malone, Clinton, Hawley, Hartley, and Downtown neighborhoods),
5 and an area generally bounded by the Burlington Railroad on the south, Interstate 180 on the
6 west, Salt Creek on the north, and 14th Street on the east (comprising the North Bottoms
7 neighborhood) to be blighted and substandard as defined in the Nebraska Community
8 Development Law (Neb. Rev. Stat. § 18-2101, et seq. as amended) and in need of
9 redevelopment; and

10 WHEREAS, the City Council has previously adopted the Antelope Valley
11 Redevelopment Plan and amendments thereto (hereinafter the "Antelope Valley
12 Redevelopment Plan" or "Plan") including plans for various redevelopment projects within said
13 blighted and substandard area in accordance with the requirements and procedures of the
14 Nebraska Community Development Law; and now desires to modify said plan by establishing
15 the "The Wrap Project" for construction of 160 dwelling units and a 1,600 stall parking garage
16 on property generally located between Q Street, R Street, North 18th Street and North Antelope
17 Valley Parkway; and

18 WHEREAS, the Director of the Urban Development Department has filed with the
19 City Clerk modifications to the Redevelopment Plan contained in the document entitled
20 "Proposed Amendments to the Antelope Valley Redevelopment Plan (The Wrap Project)" which
21 is attached hereto, marked as Attachment "A", and made a part hereof by reference, and has
22 reviewed said plan and has found that it meets the conditions set forth in Neb. Rev. Stat. § 18-
23 2113 (Reissue 2007); and

1 WHEREAS, on January 11, 2013, a notice of public hearing was mailed postage
2 prepaid to all registered neighborhood associations located in whole or in part within one mile
3 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public
4 hearing to be held on January 23, 2013 before the Lincoln City - Lancaster County Planning
5 Commission regarding the proposed Wrap Redevelopment Project, a copy of said notice and
6 list of said registered neighborhood associations having been attached hereto as Attachment
7 "B" and "C" respectively; and

8 WHEREAS, on January 25, 2013 a notice of public hearing was mailed postage
9 prepaid to the foregoing registered neighborhood associations setting forth the time, date,
10 place, and purpose of the public hearing before the City Council to be held on February 11,
11 2013 regarding the proposed Wrap Redevelopment Project, a copy of said notice having been
12 attached hereto as Attachment "D"; and

13 WHEREAS, on January 25, 2013 and February 1, 2013 a Notice of Public
14 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date, place and
15 purpose of the public hearing to be held on February 11, 2013 regarding the proposed Wrap
16 Redevelopment Project for said blighted and substandard area, a copy of such notice having
17 been attached hereto and marked as Attachment "E"; and

18 WHEREAS, said proposed Amendments to the Antelope Valley Redevelopment
19 Plan to add The Wrap Redevelopment Project have been submitted to the Lincoln-Lancaster
20 County Planning Commission for review and recommendations, and said Planning Commission
21 on January 15, 2013 found the Plan Amendments to be in conformance with the
22 Comprehensive Plan and recommended approval thereof; and

23 WHEREAS, on February 11, 2013 in the City Council chambers of the County-
24 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
25 relating to the proposed modifications to the Redevelopment Plan and all interested parties

1 were afforded at such public hearing a reasonable opportunity to express their views respecting
2 said proposed modifications to the redevelopment plan; and

3 WHEREAS, the City Council has duly considered all statements made and
4 materials submitted relating to said proposed modifications to the redevelopment plan.

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

7 1. That The Wrap Redevelopment Project is described in sufficient detail
8 and is designed with the general purpose of accomplishing a coordinated, adjusted and
9 harmonious development of the City and its environs which will promote the general health,
10 safety and welfare, sound design and arrangement, the wise and efficient expenditure of public
11 funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or
12 conditions of blight.

13 2. That incorporating The Wrap Redevelopment Project into the
14 Redevelopment Plan is feasible and in conformity with the general plan for the development of
15 the City of Lincoln as a whole and said Plan is in conformity with the legislative declarations and
16 determinations set forth in the Community Development Law.

17 3. That the substandard and blighted conditions in The Wrap
18 Redevelopment Project Area are beyond remedy and control solely by regulatory process and
19 the exercise of police power and cannot be dealt with effectively by the ordinary operations or
20 private enterprise without the aids provided by the Community Development law, specifically
21 including Tax Increment Financing.

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

25 5. That The Wrap Redevelopment Project would not be economically
26 feasible without the use of tax-increment financing.

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

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
7 Lincoln, Nebraska:

8 1. That the document entitled "Proposed Amendments to the Antelope
9 Valley Redevelopment Plan for The Wrap Redevelopment Project" attached hereto as
10 Attachment "A", establishing and adding The Wrap Redevelopment Project to the Antelope
11 Valley Redevelopment Plan (to be listed as Project M), is hereby accepted and approved by the
12 City Council as the governing body for the City of Lincoln.

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

16 3. That the Redevelopment Project Area for The Wrap Redevelopment
17 Project as described and depicted in the Plan Amendments is the Redevelopment Project Area
18 comprising the property to be included in the area subject to the tax increment provision
19 authorized in the Nebraska Community Development Law.

20 4. That the Finance Director is hereby authorized and directed to cause to
21 be drafted and submitted to the City Council any appropriate ordinances and documents
22 needed for the authorization to provide necessary funds including Community Improvement
23 Financing in accordance with the Community Development Law to finance related necessary
24 and appropriate public acquisitions, improvements and other activities set forth in said Plan
25 Amendment to the Antelope Valley Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2013

Mayor