

Comp. Plan Conformity 15005

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

1           WHEREAS, The City Council has previously adopted the Havelock  
2           Redevelopment Plan (hereinafter the “Plan”) including plans for various redevelopment  
3           projects within the Redevelopment Plan area in accordance with the requirements and  
4           procedures of the Nebraska Community Development Law; and now desires to modify  
5           said plan by establishing the “SSH Architecture Redevelopment Project” for the  
6           redevelopment of land, generally located at 6240 Ballard Street with a new 10,800  
7           square foot building, consisting of approximately 3,600 square feet of office space and  
8           approximately 7,200 square feet of residential space for eight 2-bedroom apartments;  
9           and

10           WHEREAS, the Director of the Urban Development Department has filed  
11           with the City Clerk modifications to the Redevelopment Plan contained in the document  
12           entitled the “Amendment to the Havelock Redevelopment Plan, 63<sup>rd</sup> & Ballard, SSH  
13           Architecture Redevelopment Project” which is attached hereto, marked as Attachment  
14           “A”, and made a part hereof by reference, and has reviewed said plan and has found  
15           that it meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2012); and

16           WHEREAS, on May 15, 2015, a notice of public hearing was mailed  
17           postage prepaid to the president or chairperson of the governing body of each county,  
18           school district, community college, educational service unit, and natural resource district  
19           in which the real property subject to such plan is located and whose property tax  
20           receipts would be directly affected and to all registered neighborhood associations  
21           located in whole or in part within one mile radius of the area to be redeveloped setting  
22           forth the time, date, place, and purpose of the public hearing to be held on May 27,  
23           2015 before the Lincoln City - Lancaster County Planning Commission regarding the  
24           proposed amendments to the Redevelopment Plan to add the SSH Architecture

1 Redevelopment Project, a copy of said notice and list of said governing bodies and  
2 registered neighborhood associations having been attached hereto as Attachment “B”  
3 and “C” respectively; and

4 WHEREAS, the proposed Amendments to the Havelock Redevelopment  
5 Plan to add the SSH Architecture Redevelopment Project were submitted to the Lincoln-  
6 Lancaster County Planning Commission for review and recommendations, and, on May  
7 27, 2015, the Lincoln-Lancaster County Planning Commission held a public hearing  
8 relating to the Plan Amendments and found the Plan Amendments to be in conformance  
9 with the Comprehensive Plan and recommended approval thereof; and

10 WHEREAS, on June 5, 2015 a notice of public hearing was mailed  
11 postage prepaid to the foregoing list of governing bodies and registered neighborhood  
12 associations setting forth the time, date, place, and purpose of the public hearing before  
13 the City Council to be held on June 22, 2015 regarding the proposed amendments to  
14 the Redevelopment Plan to add the SSH Architecture Redevelopment Project, a copy of  
15 said notice having been attached hereto as Attachment “D”; and

16 WHEREAS, on June 5, 2015 and June 12, 2015, a Notice of Public  
17 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date,  
18 place, and purpose of the public hearing to be held on June 22, 2015 regarding the  
19 proposed amendments to the Havelock Redevelopment Plan and to add the SSH  
20 Architecture Redevelopment Project, a copy of such notice having been attached hereto  
21 and marked as Attachment “E”; and

22 WHEREAS, on June 22, 2015 in the City Council chambers of the County-  
23 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public  
24 hearing relating to the proposed modifications to the Redevelopment Plan and all  
25 interested parties were afforded at such public hearing a reasonable opportunity to  
26 express their views respecting said proposed modifications to the redevelopment plan;  
27 and

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

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

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

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

16           3.       That the SSH Architecture Redevelopment Project would not be  
17 economically feasible without the use of tax-increment financing.

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

23           NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
24 Lincoln, Nebraska:

25           1.       That the document attached hereto as Attachment "A" adding the  
26 SSH Architecture Redevelopment Project to the Havelock Redevelopment Plan, is  
27 hereby accepted and approved by the City Council as the governing body for the City of  
28 Lincoln.

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

5                   3.     That the SSH Architecture Redevelopment Project Area as  
6 described and depicted in the Plan Amendment is the Redevelopment Project Area  
7 comprising the property to be included in the area subject to the tax increment provision  
8 authorized in the Nebraska Community Development Law.

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

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

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

Approved this ___ day of _____, 2015:  _____ Mayor
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