

Comp. Plan Conformance No. 16003

RESOLUTION NO. A- _____

1 WHEREAS, the City Council on May 9, 2016, adopted Resolution No. A-89703
2 finding an area generally bounded by Holdrege Street and Francis Street and 48th Street to 49th
3 Street, including Uni-Place park to the north, to be blighted and substandard as defined in the
4 Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101, et seq. as amended) and
5 in need of redevelopment; and

6 WHEREAS, the Director of the Urban Development Department has filed with the
7 City Clerk a Redevelopment Plan entitled "University Place South Redevelopment Plan" which
8 is attached hereto, marked as Attachment "A", and made a part hereof by reference, and has
9 reviewed said plan and has found that it meets the conditions set forth in Neb. Rev. Stat. § 18-
10 2113 (Reissue 2007); and

11 WHEREAS, on May 2, 2016, a notice of public hearing was mailed postage
12 prepaid to all registered neighborhood associations located in whole or in part within one mile
13 radius of the area to be redeveloped setting forth the time, date, place, and purpose of the
14 public hearing to be held on May 11, 2016 before the Lincoln City-Lancaster County Planning
15 Commission regarding the proposed University Place South Redevelopment Plan, a copy of
16 said notice and list of said registered neighborhood associations having been attached hereto
17 as Attachment "B" and "C" respectively; and

18 WHEREAS, said proposed University Place South Redevelopment Plan has
19 been submitted to the Lincoln-Lancaster County Planning Commission for review and
20 recommendation and on May 11, 2016 the Lincoln-Lancaster County Planning Commission held
21 a public hearing relating to the proposed University Place South Redevelopment Plan, found the
22 proposed University Place South Redevelopment Plan to be in conformance with the
23 Comprehensive Plan and recommended approval thereof; and

1 WHEREAS, on May 13, 2016 a notice of public hearing was mailed postage
2 prepaid to the foregoing registered neighborhood associations setting forth the time, date,
3 place, and purpose of the public hearing before the City Council to be held on June 13, 2016,
4 regarding the proposed University Place South Redevelopment Plan, a copy of said notice
5 having been attached hereto as Attachment "D"; and

6 WHEREAS, on May 27, 2016 and June 3, 2016 a Notice of Public Hearing was
7 published in the Lincoln Journal Star newspaper, setting the time, date, place, and purpose of
8 the public hearing to be held on June 13, 2016 regarding the proposed University Place South
9 Redevelopment Plan for said blighted and substandard area, a copy of such notice having been
10 attached hereto and marked as Attachment "E"; and

11 WHEREAS, on June 13, 2016 in the City Council chambers of the County-City
12 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
13 relating to the proposed University Place South Redevelopment Plan and all interested parties
14 were afforded at such public hearing a reasonable opportunity to express their views respecting
15 said proposed University Place South Redevelopment Plan; and

16 WHEREAS, the City Council has duly considered all statements made and
17 materials submitted relating to said proposed University Place South Redevelopment Plan.

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

20 1. That the University Place South Redevelopment Plan is described in
21 sufficient detail and is designed with the general purpose of accomplishing a coordinated,
22 adjusted, and harmonious development of the City and its environs which will promote the
23 general health, safety, and welfare, sound design and arrangement, the wise and efficient
24 expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe
25 dwelling accommodations or conditions of blight.

1 2. That the University Place South Redevelopment Plan is feasible and in
2 conformity with the general plan for the development of the City of Lincoln as a whole and said
3 Plan is in conformity with the legislative declarations and determinations set forth in the
4 Community Development Law.

5 3. That the substandard and blighted conditions in the University Place
6 South Redevelopment Plan Area are beyond remedy and control solely by regulatory process
7 and the exercise of police power and cannot be dealt with effectively by the ordinary operations
8 or private enterprise without the aids provided by the Community Development law, specifically
9 including Tax Increment Financing.

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

13 5. That the University Place South Redevelopment Plan would not be
14 economically feasible without the use of tax-increment financing.

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

20 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
21 Lincoln, Nebraska:

22 1. That the document entitled "University Place South Redevelopment Plan"
23 attached hereto as Attachment "A", establishing the University Place South Redevelopment
24 Plan, is hereby accepted and approved by the City Council as the governing body for the City of
25 Lincoln.

1 2. That the Urban Development Director, or his authorized representative, is
2 hereby authorized and directed to take all steps necessary to implement the provisions of said
3 University Place South Redevelopment Plan.

4 3. That the Redevelopment Area for the University Place South
5 Redevelopment Plan as described and depicted in the Plan is the Redevelopment Project Area
6 comprising the property to be included in the area subject to the tax increment provision
7 authorized in the Nebraska Community Development Law.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2016: _____ Mayor
