

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

1           WHEREAS, the City's Urban Development Department has prepared the 48th and O  
2 Street Environs Redevelopment Plan ("Redevelopment Plan") to cover an area generally  
3 bounded by "R" Street on the north, 48th Street on the west, 52nd Street on the east, and "N"  
4 Street on the south. The boundaries of the project are more specifically set forth on the  
5 attached map; and

6           WHEREAS, the City Council, after consideration of the 48th and O Street  
7 Redevelopment Area, Lincoln, Nebraska, Blight and Substandard Determination Study,  
8 determined that the area was blighted and substandard and declared the area blighted and  
9 substandard on August 23, 2004; and

10           WHEREAS, the Director of Urban Development has filed with the City Clerk the  
11 Redevelopment Plan generally consisting of a possible connection of 50th Street to R Street,  
12 closing driveways and access points along 48th Street and O Street, building public alleys,  
13 replacement and repair of sidewalks, sanitary sewers, water mains, and storm sewers to  
14 support current and anticipated development and land assembly and site preparation to support  
15 new mixed use commercial development. Said plan is attached hereto and marked Attachment  
16 "A", and made a part hereof by reference. The Director of Urban Development has reviewed  
17 said plan and has found that the plan meets the conditions set forth in Neb. Rev. Stat. § 18-  
18 2113 (Reissue 1997); and

19           WHEREAS, on November 24, 2004 notice of public hearing was mailed, postage  
20 prepaid, to the president or chairperson of the governing body of each county, school district,  
21 community college, educational service unit, and natural resource district in which the real  
22 property subject to such plan is located and whose property tax receipts would be directly  
23 affected and to all registered neighborhood associations located in whole or in part within one

1 mile radius of the area to be redeveloped setting forth the time, date, place, and purpose, of the  
2 public hearing to be held on December 8, 2004 before the Lincoln City - Lancaster County  
3 Planning Commission regarding the Redevelopment Plan, a copy of said notice and list of said  
4 registered neighborhood associations having been attached hereto as Attachment "B" and "C"  
5 respectively; and

6 WHEREAS, said proposed Redevelopment Plan has been submitted to the Lincoln-  
7 Lancaster County Planning Commission for review and recommendation, and said Planning  
8 Commission on December 8, 2004 found the plan to be in conformance with the  
9 Comprehensive Plan and recommended approval thereof; and

10 WHEREAS, on December 22, 2004 a notice of public hearing was mailed, postage  
11 prepaid, to the foregoing governing bodies and registered neighborhood associations setting  
12 forth the time, date, place, and purpose of the public hearing before the City Council to be held  
13 on January 10, 2005 regarding the proposed Redevelopment Plan, a copy of said notice  
14 having been attached hereto as Attachment "D"; and

15 WHEREAS, on December 24, 2004 and December 31, 2004 a notice of public hearing  
16 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and  
17 purpose of the public hearing to be held on January 10, 2005 regarding the proposed  
18 Redevelopment Plan, a copy of such notice having been attached hereto and marked as  
19 Attachment "E"; and

20 WHEREAS, on January 10, 2005 in the City Council Chambers of the County City  
21 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing  
22 relating to the proposed Redevelopment Plan and all interested parties were afforded at such  
23 public hearing a reasonable opportunity to express their views respecting said proposed plan;  
24 and

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

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

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

10          2.       That the Redevelopment Plan is feasible and in conformity with the  
11 general plan for the development of the City of Lincoln as a whole and said plan is in conformity  
12 with the legislative declarations, and the determinations set forth in the Community  
13 Development Law.

14          3.       That such substandard and blighted conditions are beyond remedy and  
15 control solely by regulatory process and the exercise of police power and cannot be dealt with  
16 effectively by the ordinary operations or private enterprise without the aids provided by the  
17 Community Development law, specifically including Tax Increment Financing. The elimination  
18 of said substandard and blighted conditions under the authority of the Community Development  
19 Law is found to be a public purpose and in the public interest.

20          4.       That for projects utilizing funds authorized in Section 18-2147 of the  
21 Community Development Law, (a) the redevelopment activities provided for in the plan would  
22 not be economically feasible without the use of tax-increment financing, (b) the redevelopment  
23 activities would not occur in the community redevelopment area without the use of  
24 tax-increment financing, and (c) the costs and benefits of the redevelopment activities, including  
25 costs and benefits to other affected political subdivisions, the economy of the community, and

1 the demand for public and private services have been analyzed by the governing body and  
2 have been found to be in the long-term best interest of the community impacted by the  
3 redevelopment activities all as more specifically set forth in the Plan as Redevelopment  
4 Activities and Estimated Expenditures.

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

6 That pursuant to the provisions of the Nebraska Community Development Law and in  
7 light of the foregoing findings and determinations, the Redevelopment Plan attached hereto as  
8 Attachment "A" is hereby accepted and approved by the City Council as the governing body for  
9 the City of Lincoln.

10 BE IT FURTHER RESOLVED that the Urban Development Director or his authorized  
11 representative is hereby authorized and directed to take all steps necessary to implement the  
12 provisions of said Redevelopment Plan.

Introduced by:

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Approved as to Form and Legality:

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

Approved this ___ day of _____, 2005:  _____ Mayor
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