

RESOLUTION NO. A-_____

1 WHEREAS, the City Council on December 7, 1998 adopted Resolution No. A-
2 79200, adopting the University Place Redevelopment Plan, and said plan was amended
3 by Resolution No. A-81098 adopted on September 17, 2001, Resolution No. A-82040
4 adopted on April 14, 2003, Resolution No. A-82825 adopted on June 21, 2004, and
5 Resolution A-83606 adopted on October 28, 2005; and

6 WHEREAS, on September 16, 2005 notice of public hearing was mailed, postage
7 prepaid, to the president or chairperson of the governing body of each county, school
8 district, community college, educational service unit, and natural resource district in
9 which the real property subject to such plan is located and whose property tax receipts
10 would be directly affected and to all registered neighborhood associations located in
11 whole or in part within one mile radius of the area to be redeveloped setting forth the
12 time, date, place, and purpose, of the public hearing to be held on September 28, 2005
13 before the Lincoln City - Lancaster County Planning Commission regarding the
14 amendment to the University Place Redevelopment Plan; and

15 WHEREAS, said proposed amendment to the University Place Redevelopment
16 Plan to provide for Redevelopment Projects in the Redevelopment Project Area have
17 been submitted to the Lincoln-Lancaster County Planning Commission for review and
18 recommendation, and said Planning Commission on September 28, 2005 found said
19 request to be in conformance with the Comprehensive Plan and recommended approval
20 thereof; and

1 WHEREAS, on October 10, 2005 a notice of public hearing was mailed, postage
2 prepaid, to the foregoing governing bodies and registered neighborhood associations
3 setting forth the time, date, place, and purpose of the public hearing before the City
4 Council to be held on October 24, 2005 regarding the proposed amendment to the
5 University Place Redevelopment Plan; and

6 WHEREAS, on October 7, 2005 and October 14, 2005 a notice of public hearing
7 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place,
8 and purpose of the public hearing to be held on October 24, 2005 regarding the
9 proposed amendments to the University Place Redevelopment Plan; and

10 WHEREAS, on October 24, 2005 in the City Council Chambers of the County
11 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public
12 hearing relating to the proposed amendment to the University Place Redevelopment
13 Plan and all interested parties were afforded at such public hearing a reasonable
14 opportunity to express their views respecting said proposed plan; and

15 WHEREAS, at such public hearing the City Council duly considered all
16 statements made and materials submitted relating to said proposed amendment and
17 determined:

18 1. That the University Place Redevelopment Plan as modified by the
19 48th and Huntington Project Amendment is described in sufficient detail and is designed
20 with the general purpose of accomplishing a coordinated, adjusted, and harmonious
21 development of the City which will promote general health, safety, and welfare, sound
22 design and arrangement, the wise and efficient expenditure of public funds, and the
23 prevention of the reoccurrence of unsanitary or unsafe dwelling accommodations or
24 conditions of blight.

1 2. That the University Place Redevelopment Plan as modified by the
2 48th and Huntington Project Amendment is feasible and in conformity with the general
3 plan for the development of the City of Lincoln as a whole and said plan as modified by
4 the proposed amendment is in conformity with the legislative declarations, and the
5 determinations set forth in the Community Development Law; and

6 WHEREAS, the City Council directed the Urban Development Director or his
7 authorized agent to take all steps necessary to implement the provisions of said
8 amendment; and

9 WHEREAS, in connection with the Amendment, the Urban Development director
10 has determined the Redevelopment Project Area for the 48th and Huntington
11 Redevelopment Project as depicted on the attached "Diagram A" incorporated herein by
12 this reference, said Redevelopment Project Area comprising the property to be included
13 in the area subject to the increment provision authorized in the Nebraska Community
14 Development Law related to the project commencing hereafter as provided by law; and

15 WHEREAS, the City advertised for and requested redevelopment proposals for
16 the Redevelopment of the 48th and Huntington Project Area; and

17 WHEREAS, the City received and reviewed using a selection committee process,
18 the response to requests selecting Kinport Corporation (Kinport) as the redeveloper of
19 record according to the Community Development Law; and

20 WHEREAS, Kinport and City have negotiated and are desirous of entering into
21 the attached "48th & Huntington Redevelopment Agreement.

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

1 1. That the attached 48th & Huntington Redevelopment Agreement
2 between the City and Kinport for the redevelopment of the 48th and Huntington Project
3 Area in accordance with the terms and conditions contained in said Agreement, is
4 hereby approved and the Mayor is authorized to execute the same on behalf of the City.

5 2. The Redevelopment Project Area for the 48th & Huntington
6 Redevelopment Project as depicted on the attached "Diagram A" incorporated herein by
7 this reference, said Redevelopment Project Area comprising the property to be included
8 in the area subject to the increment provision authorized in the Nebraska Community
9 Development Law related to the project commencing hereafter as provided by law is
10 hereby adopted and approved. Said property being legally described as Lots 1-6, Block
11 95, University Place, Lincoln, Lancaster County, Nebraska, including the abutting
12 streets and alleys thereto.

13 3. The findings of Resolution A-83606 in connection with the area of
14 Plan Amendment as the 48th and Huntington Redevelopment Project Area are hereby
15 ratified and approved.

16 The City Clerk is directed to return one fully executed copy of the
17 Agreement to Kinport, 720 O Street, Lincoln, NE, 68508 and one copy to the Urban
18 Development Department.

Introduced by:

Approved as to Form and Legality:

City Attorney

Approved this ___ day of _____, 2006: _____ Mayor
