

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

1           WHEREAS, the City Council on October 22, 1984, adopted Resolution No. A-  
2   69713 finding an area generally bounded by "R" Street, 17th Street, "S" Street, and 7th Street to  
3   be blighted, and on October 19, 1987, adopted Resolution No. A-71701 finding said area to be  
4   blighted and substandard as defined in the Nebraska Community Development Law (Neb.Rev.  
5   Stat. § 18-2101, et seq. as amended) and in need of redevelopment; and

6           WHEREAS, The City Council has previously adopted the Lincoln Center  
7   Redevelopment Plan and amendments thereto (hereinafter the "Lincoln Center Redevelopment  
8   Plan" or "Plan") including plans for various redevelopment projects within said blighted and  
9   substandard area in accordance with the requirements and procedures of the Nebraska  
10   Community Development Law; and

11           WHEREAS, the Director of the Urban Development Department has filed with the  
12   City Clerk proposed amendments to the Plan (hereinafter the "Amendments") for said blighted  
13   and substandard area contained in the document entitled "Gallup Redevelopment Project"  
14   which is attached hereto, marked as Attachment "A", and made a part hereof by reference; and

15           WHEREAS, the Director of Urban Development has reviewed said Amendments  
16   and has found that if adopted the Amendments and The Plan meet the conditions set forth in  
17   Neb. Rev. Stat. § 18-2113 (2006 Cum. Supp.); and

18           WHEREAS, the City Council now desires to modify said Plan by establishing the  
19   "Gallup Redevelopment Project", as Phase V of the 12th Street Revitalization Area, on property  
20   described as Lincoln Original Block 36, Lots 7 and 8, including all of the east-west alley in Block  
21   36, that portion of South 11th Street abutting on the west and that portion of the north half of P  
22   Street abutting on the south ("Gallup Redevelopment Project Area"), to strengthen and extend  
23   the 12th Street Revitalization Area by removal of blighted and substandard conditions, to  
24   redevelop an existing structure and the demolition and reconstruction of a new structure into a

1 mixed use office, restaurant, retail building with the possibility of some residential on upper  
2 floors; and

3 WHEREAS, on April 11, 2008, a notice of public hearing was mailed postage  
4 prepaid to all registered neighborhood associations located in whole or in part within one mile  
5 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public  
6 hearing to be held on April 23, 2008 before the Lincoln City - Lancaster County Planning  
7 Commission regarding the proposed Amendments to the Lincoln Center Redevelopment Plan, a  
8 copy of said notice and list of said registered neighborhood associations having been attached  
9 hereto as Attachment "B" and "C" respectively; and

10 WHEREAS, on May 2, 2008 a notice of public hearing was mailed postage  
11 prepaid to the foregoing registered neighborhood associations setting forth the time, date,  
12 place, and purpose of the public hearing before the City Council to be held on May 19, 2008,  
13 regarding the proposed Amendments to the Lincoln Center Redevelopment Plan, a copy of said  
14 notice having been attached hereto as Attachment "D"; and

15 WHEREAS, on May 2, 2008 and May 9, 2008 a Notice of Public Hearing was  
16 published in the Lincoln Journal Star newspaper, setting the time, date, place and purpose of  
17 the public hearing to be held on May 19, 2008 regarding the proposed Amendments to the  
18 Lincoln Center Redevelopment Plan for said blighted and substandard area, a copy of such  
19 notice having been attached hereto and marked as Attachment "E"; and

20 WHEREAS, said proposed Amendments to the Lincoln Center Redevelopment  
21 Plan for the Gallup Redevelopment Project have been submitted to the Lincoln-Lancaster  
22 County Planning Commission for review and recommendations, and said Planning Commission  
23 on April 23, 2008 found the Amendments to be in conformance with the Comprehensive Plan  
24 and recommended approval thereof; and

25 WHEREAS, on May 19, 2008 in the City Council chambers of the County-City  
26 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing  
27 relating to the proposed Amendments to the Lincoln Center Redevelopment Plan and all

1 interested parties were afforded at such public hearing a reasonable opportunity to express their  
2 views respecting said proposed Amendments to the 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 Lincoln Center Redevelopment Plan as amended by changing  
8 said Plan to incorporate the Gallup Redevelopment Project is described in sufficient detail and  
9 is designed with the general purpose of accomplishing a coordinated, adjusted and harmonious  
10 development of the City and its environs which will promote the general health, safety and  
11 welfare, sound design and arrangement, the wise and efficient expenditure of public funds, and  
12 the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions  
13 of blight.

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

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

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

26 5. That the Gallup Redevelopment Project would not be economically  
27 feasible without the use of tax-increment financing.

1           6.       That the Gallup Redevelopment Project would not occur in the Gallup  
2 Redevelopment Project Area without the use of tax-increment financing.

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

8                   NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
9 Lincoln, Nebraska:

10           1.       That pursuant to the provisions of the Nebraska Community Development  
11 Law and in light of the foregoing findings and determinations, the Amendments to the Lincoln  
12 Center Redevelopment Plan attached hereto as Attachment "A", establishing the Gallup  
13 Redevelopment Project are hereby accepted and approved by the City Council as the governing  
14 body for the City of Lincoln.

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

18           3.       That the Gallup Redevelopment Project Area is the Redevelopment  
19 Project Area comprising the property to be included in the area subject to the tax increment  
20 provision authorized in the Nebraska Community Development Law.

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

1                   5.       That it is intended that this resolution and the modifications adopted  
2 herein are supplemental hereto the findings, approvals, and authorizations set forth in  
3 Resolution No. A-68489, Resolution No. A-70273, Resolution No. A-71073, Resolution No. A-  
4 71490, Resolution No. A-71701, Resolution No. A-72046, Resolution No. A-72329, Resolution  
5 No. A-72774, Resolution No. A-73000, Resolution No. A-73698, Resolution A-74165,  
6 Resolution No. A-74186, Resolution A-74291, Resolution No. A-74583, Resolution No. A-  
7 74603, Resolution No. A-75257, Resolution A-75784, Resolution A-75974, Resolution A-76438,  
8 Resolution No. A-77828, Resolution No. A-78138, Resolution No. A-78688, Resolution No. A-  
9 80587, Resolution No. A-81681, Resolution No. A-83005, Resolution No. A-83839, Resolution  
10 No. A-84238, Resolution No. A-84478, and Resolution No. A-84603.

Introduced by:

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Approved as to Form & Legality:

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

Approved this \_\_\_ day of \_\_\_\_\_, 2008:

\_\_\_\_\_  
Mayor