

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

1           WHEREAS, the City Council, after consideration of the Van Dorn Redevelopment Area,  
2 Lincoln, Nebraska, Blight and Substandard Determination Study, determined that the area was  
3 blighted and substandard and declared the area blighted and substandard on January 8, 2007;  
4 and directed the Urban Development Department to proceed with the preparation of a  
5 redevelopment plan for the Van Dorn Redevelopment Area; and

6           WHEREAS, the City's Urban Development Department has prepared the Van Dorn  
7 Redevelopment Plan ("Redevelopment Plan") to cover an area generally bounded by Hill Street  
8 to just north of Pioneers Boulevard and between South 7th Street to South 10th Street; and

9           WHEREAS, the Director of Urban Development has filed with the City Clerk the  
10 Redevelopment Plan generally consisting of public improvements to infrastructure including  
11 construction and repair of sidewalks, construction of streets, paving of gravel streets and alleys,  
12 construction of water mains, a trail connection between Boosalis Trail and Bison Trail and  
13 improvements to Van Dorn Park. The Redevelopment Plan also identifies commercial and  
14 industrial redevelopment projects for the Redevelopment Area. Said plan is attached hereto  
15 and marked Attachment "A", and made a part hereof by reference. The Director of Urban  
16 Development has reviewed said plan and has found that the plan meets the conditions set forth  
17 in Neb. Rev. Stat. § 18-2113 (R.S. Supp. 2006); and

18           WHEREAS, on April 25, 2008 notice of public hearing was mailed, postage prepaid, to  
19 the president or chairperson of the governing body of each county, school district, community  
20 college, educational service unit, and natural resource district in which the real property subject  
21 to such plan is located and whose property tax receipts would be directly affected and to all  
22 registered neighborhood associations located in whole or in part within one mile radius of the  
23 area to be redeveloped setting forth the time, date, place, and purpose, of the public hearing to

1 be held on May 7, 2008 before the Lincoln City - Lancaster County Planning Commission  
2 regarding the Redevelopment Plan, a copy of said notice and list of said registered  
3 neighborhood associations having been attached hereto as Attachments "B" and "C"  
4 respectively; and

5 WHEREAS, said proposed Redevelopment Plan has been submitted to the Lincoln-  
6 Lancaster County Planning Commission for review and recommendation, and said Planning  
7 Commission on May 7, 2008 found the plan to be in conformance with the Comprehensive Plan  
8 and recommended approval thereof; and

9 WHEREAS, on May 16, 2008 a notice of public hearing was mailed, postage prepaid, to  
10 the foregoing governing bodies and registered neighborhood associations setting forth the time,  
11 date, place, and purpose of the public hearing before the City Council to be held on June 2,  
12 2008 regarding the proposed Redevelopment Plan, a copy of said notice having been attached  
13 hereto as Attachment "D"; and

14 WHEREAS, on May 16, 2008 and May 23, 2008 a notice of public hearing was  
15 published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and purpose  
16 of the public hearing to be held on June 2, 2008 regarding the proposed Redevelopment Plan, a  
17 copy of such notice having been attached hereto and marked as Attachment "E"; and

18 WHEREAS, on June 2, 2008 in the City Council Chambers of the County City Building,  
19 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing relating to the  
20 proposed Redevelopment Plan and all interested parties were afforded at such public hearing a  
21 reasonable opportunity to express their views respecting said proposed plan; and

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

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

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

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

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

16          4.       That for projects utilizing funds authorized in Section 18-2147 of the  
17 Community Development Law, (a) the redevelopment activities provided for in the plan would  
18 not be economically feasible without the use of tax-increment financing, (b) the redevelopment  
19 activities would not occur in the community redevelopment area without the use of  
20 tax-increment financing, and (c) the costs and benefits of the redevelopment activities, including  
21 costs and benefits to other affected political subdivisions, the economy of the community, and  
22 the demand for public and private services have been analyzed by the governing body and have  
23 been found to be in the long-term best interest of the community impacted by the  
24 redevelopment activities all as more specifically set forth in the Plan as Redevelopment  
25 Activities and Estimated Expenditures.

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

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

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

Introduced by:

\_\_\_\_\_

Approved as to Form and Legality:

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

Approved this ___ day of _____, 2008:  _____ Mayor
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