

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 (hereinafter the "Plan") including plans for various redevelopment projects
8 within said area in accordance with the requirements and procedures of the Nebraska
9 Community Development Law; and now desires to modify said plan by establishing the
10 "Haymarket Hotel and Tool House Redevelopment Project Area" generally bounded by 8th and
11 9th Streets and Q and R Streets, for the redevelopment of two existing buildings, an addition to
12 the existing buildings and construction of a new building for a hotel, residential and other
13 commercial uses; and

14 WHEREAS, the Director of the Urban Development Department has filed with the
15 City Clerk modifications to the Redevelopment Plan contained in the document entitled
16 "Proposed Amendments to the Lincoln Center Redevelopment Plan for the Haymarket Hotel
17 and Tool House Redevelopment Project" which is attached hereto, marked as Attachment "A",
18 and made a part hereof by reference, and has reviewed said plan and has found that it meets
19 the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2007); and

20 WHEREAS, on September 25, 2009, a notice of public hearing was mailed
21 postage prepaid to all registered neighborhood associations located in whole or in part within
22 one mile radius of the area to be redeveloped setting forth the time, date, place and purpose of
23 the public hearing to be held on October 7, 2009 before the Lincoln City - Lancaster County
24 Planning Commission regarding the proposed Haymarket Hotel and Tool House

1 Redevelopment Project, a copy of said notice and list of said registered neighborhood
2 associations having been attached hereto as Attachment "B" and "C" respectively; and

3 WHEREAS, on October 20, 2009 a notice of public hearing was mailed postage
4 prepaid to the foregoing registered neighborhood associations setting forth the time, date,
5 place, and purpose of the public hearing before the City Council to be held on November 2,
6 2009, regarding the proposed Haymarket Hotel and Tool House Redevelopment Project, a copy
7 of said notice having been attached hereto as Attachment "D"; and

8 WHEREAS, on October 16, 2009 and October 23, 2009 a Notice of Public
9 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date, place and
10 purpose of the public hearing to be held on November 2, 2009 regarding the proposed
11 Haymarket Hotel and Tool House Redevelopment Project for said blighted and substandard
12 area, a copy of such notice having been attached hereto and marked as Attachment "E"; and

13 WHEREAS, said proposed Amendments to the Lincoln Center Redevelopment
14 Plan to add the Haymarket Hotel and Tool House Redevelopment Project has been submitted
15 to the Lincoln-Lancaster County Planning Commission for review and recommendations, and
16 said Planning Commission on October 7, 2009 found the Plan Amendments to be in
17 conformance with the Comprehensive Plan and recommended approval thereof; and

18 WHEREAS, on November 2, 2009 in the City Council chambers of the County-
19 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
20 relating to the proposed modifications to the Redevelopment Plan and all interested parties
21 were afforded at such public hearing a reasonable opportunity to express their views respecting
22 said proposed modifications to the redevelopment plan; and

23 WHEREAS, the City Council has duly considered all statements made and
24 materials submitted relating to said proposed modifications to the redevelopment plan.

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

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

7 2. That incorporating the Haymarket Hotel and Tool House Redevelopment
8 Project into the Redevelopment Plan is feasible and in conformity with the general plan for the
9 development of the City of Lincoln as a whole and said Plan is in conformity with the legislative
10 declarations and determinations set forth in the Community Development Law.

11 3. That the substandard and blighted conditions in the Haymarket Hotel and
12 Tool House Redevelopment Project Area are beyond remedy and control solely by regulatory
13 process and the exercise of police power and cannot be dealt with effectively by the ordinary
14 operations or private enterprise without the aids provided by the Community Development law,
15 specifically including Tax Increment Financing.

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

19 5. That the Haymarket Hotel and Tool House Redevelopment Project would
20 not be economically feasible without the use of tax-increment financing.

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

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
2 Lincoln, Nebraska:

3 1. That the document entitled "Proposed Amendments to the Lincoln Center
4 Redevelopment Plan for the Haymarket Hotel and Tool House Redevelopment Project"
5 attached hereto as Attachment "A", establishing and adding the Haymarket Hotel and Tool
6 House Redevelopment Project to the Lincoln Center Redevelopment Plan, is hereby accepted
7 and approved by the City Council as the governing body for the City of Lincoln.

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

11 3. That the Redevelopment Project Area for the Haymarket Hotel and Tool
12 House Redevelopment Project as described and depicted in the Plan Amendments is the
13 Redevelopment Project Area comprising the property to be included in the area subject to the
14 tax increment provision authorized in the Nebraska Community Development Law.

15 4. That the Finance Director is hereby authorized and directed to cause to
16 be drafted and submitted to the City Council any appropriate ordinances and documents for the
17 authorization to provide necessary funds including Community Improvement Financing in
18 accordance with the Community Development Law to finance related necessary and
19 appropriate public acquisitions, improvements and other activities set forth in said Plan
20 Amendment to the Lincoln Center Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2009:

Mayor