

Comp. Plan Conformity 13010

RESOLUTION NO. A- _____

1 WHEREAS, the City Council on June 27, 2011, adopted Resolution No. A-86390
 2 finding an area generally bounded by Cornhusker Highway and Salt Creek, from approximately
 3 North 14th Street at the west boundary to approximately North 24th Street at the east boundary
 4 to be blighted and substandard as defined in the Nebraska Community Development Law (Neb.
 5 Rev. Stat. § 18-2101, et seq. as amended) and in need of redevelopment; and

6 WHEREAS, the City Council has previously adopted the Yolande Avenue
 7 Redevelopment Plan (hereinafter the "Yolande Avenue Redevelopment Plan" or "Plan")
 8 including plans for various redevelopment projects within said blighted and substandard area in
 9 accordance with the requirements and procedures of the Nebraska Community Development
 10 Law; and now desires to modify the Plan by establishing the "Project 1" as the first sub-project
 11 to the Yolande Avenue Redevelopment Plan under Redevelopment Activities:

12 Commercial/Industrial Improvements for approximately 100,000 square feet of industrial,
 13 warehouse, and office space on property generally located south of Yolande Avenue, east of
 14 Cornhusker Highway, and west of N. 19th Street; and

15 WHEREAS, the Director of the Urban Development Department has filed with the
 16 City Clerk modifications to the Redevelopment Plan contained in the document entitled "Project
 17 1 to the Yolande Avenue Redevelopment Plan (Project 1)" which is attached hereto, marked as
 18 Attachment "A", and made a part hereof by reference, and has reviewed said plan and has
 19 found that it meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2012); and

20 WHEREAS, on October 18, 2013, a notice of public hearing was mailed postage
 21 prepaid to all registered neighborhood associations located in whole or in part within one mile
 22 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public
 23 hearing to be held on October 30, 2013 before the Lincoln City - Lancaster County Planning
 24 Commission regarding the proposed Project 1 to the Yolande Redevelopment Plan, a copy of

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

3 WHEREAS, on November 8, 2013 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 25,
6 2013 regarding the proposed Project 1 to Yolande Redevelopment Plan, a copy of said notice
7 having been attached hereto as Attachment "D"; and

8 WHEREAS, on November 8, 2013 and November 15, 2013 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 25, 2013 regarding the proposed Project
11 1 to Yolande Redevelopment Plan, a copy of such notice having been attached hereto and
12 marked as Attachment "E"; and

13 WHEREAS, said proposed Amendment to the Yolande Avenue Redevelopment
14 Plan to add Project 1 has been submitted to the Lincoln-Lancaster County Planning
15 Commission for review and recommendations, and said Planning Commission on October 30,
16 2013 found the Plan Amendment to be in conformance with the Comprehensive Plan and
17 recommended approval thereof; and

18 WHEREAS, on November 25, 2013 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 Project 1 to the Yolande Avenue Redevelopment Plan is described
2 in sufficient detail and is designed with the general purpose of accomplishing a coordinated,
3 adjusted and harmonious development of the City and its environs which will promote the
4 general health, safety and welfare, sound design and arrangement, the wise and efficient
5 expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe
6 dwelling accommodations or conditions of blight.

7 2. That incorporating Project 1 to the Yolande Avenue Redevelopment Plan
8 into the Yolande Avenue Redevelopment Plan is feasible and in conformity with the general
9 plan for the development of the City of Lincoln as a whole and said Plan is in conformity with the
10 legislative declarations and determinations set forth in the Community Development Law.

11 3. That the substandard and blighted conditions in the Yolande Avenue
12 Redevelopment Project are beyond remedy and control solely by regulatory process and the
13 exercise of police power and cannot be dealt with effectively by the ordinary operations or
14 private enterprise without the aids provided by the Community Development law, specifically
15 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 Project 1 to the Yolande Avenue Redevelopment Plan would not be
20 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 "Project 1" to the Yolande Avenue
4 Redevelopment Plan, attached hereto as Attachment "A", establishing and adding Project 1, is
5 hereby accepted and approved by the City Council as the governing body for the City of Lincoln.

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

9 3. That the Redevelopment Project Area for Project 1 as described and
10 depicted in the Plan Amendment is the Redevelopment Project Area comprising the property to
11 be included in the area subject to the tax increment provision authorized in the Nebraska
12 Community Development Law.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2013
_____ Mayor