

Comp. Plan Conformance No. 14008

RESOLUTION NO. A- _____

1 WHEREAS, the City Council on May 12, 2014, adopted Resolution No. A-88259
2 finding an area generally bounded by South 1st Street on the west, Calvert Street on the south,
3 vacated railroad right-of-way west of 8th Street adjacent to Standing Bear Park to Van Dorn
4 Street on the east and the north property line of Sawyer Snell Park to the north to be blighted
5 and substandard as defined in the Nebraska Community Development Law (Neb. Rev. Stat. §
6 18-2101, et seq. as amended) and in need of redevelopment; and

7 WHEREAS, the Director of the Urban Development Department has filed with the
8 City Clerk a Redevelopment Plan entitled "West Van Dorn Redevelopment Plan" which is
9 attached hereto, marked as Attachment "A", and made a part hereof by reference, and has
10 reviewed said plan and has found that it meets the conditions set forth in Neb. Rev. Stat. § 18-
11 2113 (Reissue 2007); and

12 WHEREAS, on April 18, 2014, a notice of public hearing was mailed postage
13 prepaid to all registered neighborhood associations located in whole or in part within one mile
14 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public
15 hearing to be held on April 30, 2014 before the Lincoln City - Lancaster County Planning
16 Commission regarding the proposed West Van Dorn Redevelopment Plan, a copy of said notice
17 and list of said registered neighborhood associations having been attached hereto as
18 Attachment "B" and "C" respectively; and

19 WHEREAS, said proposed West Van Dorn Redevelopment Plan has been
20 submitted to the Lincoln-Lancaster County Planning Commission for review and
21 recommendation and on April 30, 2014 the Lincoln-Lancaster County Planning Commission
22 held a public hearing relating to the proposed West Van Dorn Redevelopment Plan, found the

1 proposed West Van Dorn Redevelopment Plan to be in conformance with the Comprehensive
2 Plan and recommended approval thereof; and

3 WHEREAS, on May 16, 2014 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 June 2, 2014,
6 regarding the proposed West Van Dorn Redevelopment Plan, a copy of said notice having been
7 attached hereto as Attachment "D"; and

8 WHEREAS, on May 9, 2014 and May 16, 2014 a Notice of Public Hearing was
9 published in the Lincoln Journal Star newspaper, setting the time, date, place and purpose of
10 the public hearing to be held on February 3, 2014 regarding the proposed West Van Dorn
11 Redevelopment Plan for said blighted and substandard area, a copy of such notice having been
12 attached hereto and marked as Attachment "E"; and

13 WHEREAS, on June 2, 2014 in the City Council chambers of the County-City
14 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
15 relating to the proposed Redevelopment Plan and all interested parties were afforded at such
16 public hearing a reasonable opportunity to express their views respecting said proposed
17 Redevelopment Plan; and

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

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

22 1. That the West Van Dorn Redevelopment Plan is described in sufficient
23 detail and is designed with the general purpose of accomplishing a coordinated, adjusted and
24 harmonious development of the City and its environs which will promote the general health,
25 safety and welfare, sound design and arrangement, the wise and efficient expenditure of public

1 funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or
2 conditions of blight.

3 2. That the West Van Dorn Redevelopment Plan is feasible and in
4 conformity with the general plan for the development of the City of Lincoln as a whole and said
5 Plan is in conformity with the legislative declarations and determinations set forth in the
6 Community Development Law.

7 3. That the substandard and blighted conditions in the West Van Dorn
8 Redevelopment Plan Area are beyond remedy and control solely by regulatory process and the
9 exercise of police power and cannot be dealt with effectively by the ordinary operations or
10 private enterprise without the aids provided by the Community Development law, specifically
11 including Tax Increment Financing.

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

15 5. That the West Van Dorn Redevelopment Plan would not be economically
16 feasible without the use of tax-increment financing.

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

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

24 1. That the document entitled "West Van Dorn Redevelopment Plan"
25 attached hereto as Attachment "A", establishing the West Van Dorn Redevelopment Plan, is
26 hereby accepted and approved by the City Council as the governing body for the City of Lincoln.

1 2. That the Urban Development Director, or his authorized representative, is
2 hereby authorized and directed to take all steps necessary to implement the provisions of said
3 Redevelopment Plan.

4 3. That the Redevelopment Area for the West Van Dorn Redevelopment
5 Plan as described and depicted in the Plan is the Redevelopment Project Area comprising the
6 property to be included in the area subject to the tax increment provision authorized in the
7 Nebraska Community Development Law.

8 4. That the Finance Director is hereby authorized and directed to cause to
9 be drafted and submitted to the City Council any appropriate ordinances and documents for the
10 authorization to provide necessary funds including Community Improvement Financing in
11 accordance with the Community Development Law to finance related necessary and
12 appropriate public acquisitions, improvements and other activities set forth in said West Van
13 Dorn Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2014: _____ Mayor
