

Comp. Plan Conformity 14013

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 "P
10 Street East Redevelopment Project" for streetscape enhancements within public rights-of-way
11 on property generally located between Centennial Mall and N. 17th Street along P Street in
12 Downtown Lincoln including the east-west alley between N. 16th Street and N. 17th Street and
13 rights-of-way of P Street, N. 16th Street and N. 17th Street; 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 the "P
16 Street East Redevelopment Project" which is attached hereto, marked as Attachment "A", and
17 made a part hereof by reference, and has reviewed said plan and has found that it meets the
18 conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2007); and

19 WHEREAS, on June 27, 2014, a notice of public hearing was mailed postage
20 prepaid to all registered neighborhood associations located in whole or in part within one mile
21 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public
22 hearing to be held on July 9, 2014 before the Lincoln City - Lancaster County Planning
23 Commission regarding the proposed amendments to the Redevelopment Plan to add the P
24 Street East Redevelopment Project, a copy of said notice and list of said registered

1 neighborhood associations having been attached hereto as Attachment "B" and "C"
2 respectively; and

3 WHEREAS, the proposed Amendments to the Lincoln Center Redevelopment
4 Plan to add the P Street East Redevelopment Project were submitted to the Lincoln-Lancaster
5 County Planning Commission for review and recommendations, and on July 9, 2014 the
6 Lincoln-Lancaster County Planning Commission held a public hearing relating to the Plan
7 Amendments and found the Plan Amendments to be in conformance with the Comprehensive
8 Plan and recommended approval thereof; and

9 WHEREAS, on July 18, 2014 a notice of public hearing was mailed postage
10 prepaid to the foregoing registered neighborhood associations setting forth the time, date,
11 place, and purpose of the public hearing before the City Council to be held on August 4, 2014,
12 regarding the proposed amendments to the Redevelopment Plan to add the P Street East
13 Redevelopment Project, a copy of said notice having been attached hereto as Attachment "D";
14 and

15 WHEREAS, on July 18, 2014 and July 25, 2014 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 August 4, 2014 regarding the proposed amendments to the
18 Redevelopment Plan and to add the P Steet East Redevelopment Project for said blighted and
19 substandard area, a copy of such notice having been attached hereto and marked as
20 Attachment "E"; and

21 WHEREAS, on August 4, 2014 in the City Council chambers of the County-City
22 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
23 relating to the proposed modifications to the Redevelopment Plan and all interested parties
24 were afforded at such public hearing a reasonable opportunity to express their views respecting
25 said proposed modifications to the redevelopment plan; and

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

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

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

9 2. That incorporating the P Street East Redevelopment Project into the
10 Redevelopment Plan is feasible and in conformity with the general plan for the development of
11 the City of Lincoln as a whole and said Plan is in conformity with the legislative declarations and
12 determinations set forth in the Community Development Law.

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

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

21 5. That the P Street East Redevelopment Project would not be economically
22 feasible without the use of tax-increment financing.

23 6. That the costs and benefits of the redevelopment activities, including
24 costs and benefits to other affected political subdivisions, the economy of the community, and
25 the demand for public and private services have been analyzed by the City Council as the
26 governing body for the City of Lincoln and have been found to be in the long-term best interest
27 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 attached hereto as Attachment "A" adding the P
4 Street East Redevelopment Project to the Lincoln Center Redevelopment Plan, is hereby
5 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 P Street East Redevelopment Project Area 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 Lincoln Center Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2014 _____ Mayor
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