

Comp. Plan Conformity 14002

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

1           WHEREAS, the City Council on July 21, 2003, adopted Resolution No. A-82222  
2 finding an area generally bounded by C Street on the south, 17th Street on the west, the  
3 Burlington Northern Railroad on the north, and 28th Street on the east (comprising parts of the  
4 Near South, Woods Park, Malone, Clinton, Hawley, Hartley, and Downtown neighborhoods),  
5 and an area generally bounded by the Burlington Railroad on the south, Interstate 180 on the  
6 west, Salt Creek on the north, and 14th Street on the east (comprising the North Bottoms  
7 neighborhood) to be blighted and substandard as defined in the Nebraska Community  
8 Development Law (Neb. Rev. Stat. § 18-2101, et seq. as amended) and in need of  
9 redevelopment; and

10           WHEREAS, the City Council has previously adopted the Antelope Valley  
11 Redevelopment Plan and amendments thereto (hereinafter the "Antelope Valley  
12 Redevelopment Plan" or "Plan") including plans for various redevelopment projects within said  
13 blighted and substandard area in accordance with the requirements and procedures of the  
14 Nebraska Community Development Law; and now desires to modify said plan by establishing  
15 the "18th & P Multifamily Redevelopment Project" for three residential buildings and a multi-  
16 story parking garage facility on property generally located in the blocks bounded by 17th Street,  
17 Antelope Valley Parkway, O Street, and Q Street; and

18           WHEREAS, the Director of the Urban Development Department has filed with the  
19 City Clerk modifications to the Redevelopment Plan contained in the document entitled Antelope  
20 Valley Redevelopment Plan for the 18th & P Multifamily Redevelopment Project which is  
21 attached hereto, marked as Attachment "A", and made a part hereof by reference, and has  
22 reviewed said plan and has found that it meets the conditions set forth in Neb. Rev. Stat. § 18-  
23 2113 (Reissue 2012); and

1           WHEREAS, on March 7, 2014, a notice of public hearing was mailed postage  
2 prepaid to all registered neighborhood associations located in whole or in part within one mile  
3 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public  
4 hearing to be held on March 19, 2014 before the Lincoln City - Lancaster County Planning  
5 Commission regarding the proposed 18th & P Multifamily Redevelopment Project, a copy of  
6 said notice and list of said registered neighborhood associations having been attached hereto  
7 as Attachment "B" and "C" respectively; and

8           WHEREAS, on October 31, 2014 a notice of public hearing was mailed postage  
9 prepaid to the foregoing registered neighborhood associations setting forth the time, date,  
10 place, and purpose of the public hearing before the City Council to be held on November 17,  
11 2014 regarding the proposed 18th & P Multifamily Redevelopment Project, a copy of said notice  
12 having been attached hereto as Attachment "D"; and

13           WHEREAS, on October 31, 2014 and November 7, 2014 a Notice of Public  
14 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date, place and  
15 purpose of the public hearing to be held on November 17, 2014 regarding the proposed 18th &  
16 P Multifamily Redevelopment Project for said blighted and substandard area, a copy of such  
17 notice having been attached hereto and marked as Attachment "E"; and

18           WHEREAS, said proposed Amendments to the Antelope Valley Redevelopment  
19 Plan to add the 18th & P Multifamily Redevelopment Project, have been submitted to the  
20 Lincoln-Lancaster County Planning Commission for review and recommendations, and said  
21 Planning Commission on March 19, 2014 found the Plan Amendments to be in conformance  
22 with the Comprehensive Plan and recommended approval thereof; and

23           WHEREAS, on November 17, 2014 in the City Council chambers of the County-  
24 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing  
25 relating to the proposed modifications to the Redevelopment Plan and all interested parties  
26 were afforded at such public hearing a reasonable opportunity to express their views respecting  
27 said proposed modifications to the redevelopment plan; and

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

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

5           1.       That the 18th & P Multifamily Redevelopment Project is described in  
6 sufficient detail and is designed with the general purpose of accomplishing a coordinated,  
7 adjusted and harmonious development of the City and its environs which will promote the  
8 general health, safety and welfare, sound design and arrangement, the wise and efficient  
9 expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe  
10 dwelling accommodations or conditions of blight.

11          2.       That incorporating the 18th & P Multifamily Redevelopment Project into  
12 the Redevelopment Plan is feasible and in conformity with the general plan for the development  
13 of the City of Lincoln as a whole and said Plan is in conformity with the legislative declarations  
14 and determinations set forth in the Community Development Law.

15          3.       That the substandard and blighted conditions in the 18th & P Multifamily  
16 Redevelopment Project area are beyond remedy and control solely by regulatory process and  
17 the exercise of police power and cannot be dealt with effectively by the ordinary operations or  
18 private enterprise without the aids provided by the Community Development law, specifically  
19 including Tax Increment Financing.

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

23          5.       That the 18th & P Multifamily Redevelopment Project would not be  
24 economically feasible without the use of tax-increment financing.

25          6.       That the costs and benefits of the redevelopment activities, including  
26 costs and benefits to other affected political subdivisions, the economy of the community, and  
27 the demand for public and private services have been analyzed by the City Council as the

1 governing body for the City of Lincoln and have been found to be in the long-term best interest  
2 of the City of Lincoln.

3 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
4 Lincoln, Nebraska:

5 1. That the document entitled "Antelope Valley Redevelopment Plan for the  
6 18th & P Multifamily Redevelopment Project" attached hereto as Attachment "A", establishing  
7 and adding the 18th & P Multifamily Redevelopment Project, is hereby accepted and approved  
8 by the City Council as the governing body for the City of Lincoln.

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

12 3. That the Redevelopment Project Area for the 18th & P Multifamily  
13 Redevelopment Project as described and depicted in the Plan Amendments is the  
14 Redevelopment Project Area comprising the property to be included in the area subject to the  
15 tax increment provision authorized in the Nebraska Community Development Law.

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

Introduced by:  
\_\_\_\_\_

Approved as to Form & Legality:  
  
\_\_\_\_\_  
City Attorney

Approved this \_\_\_ day of \_\_\_\_\_, 2014  
  
\_\_\_\_\_  
Mayor