

Comp. Plan Conformance 17006

RESOLUTION NO. A-_____

1 WHEREAS, The City Council has previously adopted the Lincoln Center Redevelopment
2 Plan (hereinafter the “Plan”) including plans for various redevelopment projects within the
3 Redevelopment Plan area in accordance with the requirements and procedures of the Nebraska
4 Community Development Law; and now desires to modify said plan by establishing the “City
5 Centre Redevelopment Project” for the redevelopment of land generally located at 926 P Street
6 with a new, approximately 11-story mixed-use building, consisting of approximately 35,000
7 square feet of retail space on the ground floor with approximately 100 below-grade parking
8 stalls, the second floor will contain around 140 parking stalls to serve tenants of the
9 approximately 89,000 square feet of Class “A” commercial office space on the third and fourth
10 floors, and floors five through eleven will consist of approximately 245 market-rate residential
11 units; and

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

18 WHEREAS, on March 31, 2017, a notice of public hearing was mailed postage prepaid
19 to the president or chairperson of the governing body of each county, school district, community
20 college, educational service unit, and natural resource district in which the real property subject
21 to such plan is located and whose property tax receipts would be directly affected and to all
22 registered neighborhood associations located in whole or in part within one mile radius of the
23 area to be redeveloped setting forth the time, date, place, and purpose of the public hearing to

1 be held on April 12, 2017 before the Lincoln City - Lancaster County Planning Commission
2 regarding the proposed amendments to the Redevelopment Plan to add the City Centre
3 Redevelopment Project, a copy of said notice and list of said governing bodies and registered
4 neighborhood associations having been attached hereto as Attachment "B" and "C"
5 respectively; and

6 WHEREAS, the proposed Amendments to the Lincoln Center Redevelopment Plan to
7 add the City Centre Redevelopment Project were submitted to the Lincoln-Lancaster County
8 Planning Commission for review and recommendations, and, on April 12, 2017, the Lincoln-
9 Lancaster County Planning Commission held a public hearing relating to the Plan Amendments
10 and found the Plan Amendments to be in conformance with the Comprehensive Plan and
11 recommended approval thereof; and

12 WHEREAS, on April 14, 2017 a notice of public hearing was mailed postage prepaid to
13 the foregoing list of governing bodies and registered neighborhood associations setting forth the
14 time, date, place, and purpose of the public hearing before the City Council to be held on May 8,
15 2017 regarding the proposed amendments to the Redevelopment Plan to add the City Centre
16 Redevelopment Project, a copy of said notice having been attached hereto as Attachment "D";
17 and

18 WHEREAS, on April 21, 2017 and April 28, 2017, a Notice of Public Hearing was
19 published in the Lincoln Journal Star newspaper, setting the time, date, place, and purpose of
20 the public hearing to be held on May 8, 2017 regarding the proposed amendments to the
21 Lincoln Center Redevelopment Plan and to add the City Centre Redevelopment Project, a copy
22 of such notice having been attached hereto and marked as Attachment "E"; and

23 WHEREAS, on May 8, 2017 in the City Council chambers of the County-City Building,
24 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing relating to the
25 proposed modifications to the Redevelopment Plan and all interested parties were afforded at

1 such public hearing a reasonable opportunity to express their views respecting said proposed
2 modifications to the redevelopment plan; and

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

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

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

13 2. That incorporating the City Centre Redevelopment Project into the Lincoln Center
14 Redevelopment Plan is feasible and in conformity with the general plan for the development of
15 the City of Lincoln as a whole and said Plan is in conformity with the legislative declarations and
16 determinations set forth in the Community Development Law.

17 3. That the City Centre Redevelopment Project would not be economically feasible
18 without the use of tax-increment financing.

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

24 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,
25 Nebraska:

1 1. That the document attached hereto as Attachment "A" adding the City Centre
2 Redevelopment Project to the Lincoln Center Redevelopment Plan, is hereby accepted and
3 approved by the City Council as the governing body for the City of Lincoln.

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

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

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2017:

Mayor