

Comp. Plan Conformance 18003

RESOLUTION NO. A-_____

1 WHEREAS, The City Council has previously adopted the Antelope Valley
2 Redevelopment Plan (hereinafter the “Redevelopment Plan”) including plans for various
3 redevelopment projects within the Redevelopment Plan area in accordance with the
4 requirements and procedures of the Nebraska Community Development Law; and now desires
5 to modify said plan by establishing the “Viet Hao Redevelopment Project” for the redevelopment
6 of land generally located south of O Street, between South 23rd and 25th Streets, consisting of
7 approximately 16,600 square feet, including two vacant buildings and a small parking lot
8 adjacent to the west. The project will include remodeling existing building space, building
9 demolition, and new construction of a retail store and office space; and

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

16 WHEREAS, on February 2, 2018, a notice of public hearing was mailed postage prepaid
17 to the president or chairperson of the governing body of each county, school district, community
18 college, educational service unit, and natural resource district in which the real property subject
19 to such plan is located and whose property tax receipts would be directly affected and to all
20 registered neighborhood associations located in whole or in part within one mile radius of the
21 area to be redeveloped setting forth the time, date, place, and purpose of the public hearing to
22 be held on February 14, 2018 before the Lincoln City - Lancaster County Planning Commission
23 regarding the proposed Amendment to the Redevelopment Plan, a copy of said notice and list

1 of said governing bodies and registered neighborhood associations having been attached
2 hereto as Attachment “B” and “C” respectively; and

3 WHEREAS, the proposed Amendment to the Redevelopment Plan was submitted to the
4 Lincoln-Lancaster County Planning Commission for review and recommendations, and, on
5 February 14, 2018, the Lincoln-Lancaster County Planning Commission held a public hearing
6 relating to the Amendment and found the Amendment to be in conformance with the
7 Comprehensive Plan and recommended approval thereof; and

8 WHEREAS, on February 16, 2018 a notice of public hearing was mailed postage
9 prepaid to the foregoing list of governing bodies and registered neighborhood associations
10 setting forth the time, date, place, and purpose of the public hearing before the City Council to
11 be held on March 12, 2018 regarding the proposed Amendment to the Redevelopment Plan, a
12 copy of said notice having been attached hereto as Attachment “D”; and

13 WHEREAS, on February 23, 2018 and March 2, 2018, a Notice of Public Hearing was
14 published in the Lincoln Journal Star newspaper, setting the time, date, place, and purpose of
15 the public hearing to be held on March 12, 2018 regarding the proposed Amendment to the
16 Redevelopment Plan, a copy of such notice having been attached hereto and marked as
17 Attachment “E”; and

18 WHEREAS, on March 12, 2018 in the City Council chambers of the County-City
19 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
20 relating to the proposed Amendment to the Redevelopment Plan and all interested parties were
21 afforded at such public hearing a reasonable opportunity to express their views respecting said
22 proposed Amendment to the Redevelopment Plan; and

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

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

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

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

11 3. That the Viet Hao Redevelopment Project would not be economically feasible
12 without the use of tax-increment financing.

13 4. That the Viet Hao Redevelopment Project would not occur in the community
14 redevelopment area without the use of tax-increment financing.

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

20 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,
21 Nebraska:

22 1. That the Amendment to the Redevelopment Plan attached hereto as Attachment
23 “A” adding the Viet Hao Redevelopment Project as part of the Antelope Valley Redevelopment
24 Plan, is hereby accepted and approved by the City Council as the governing body for the City of
25 Lincoln.

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

4 3. That the Viet Hao Redevelopment Project Area as described and depicted in the
5 Amendment to the Redevelopment 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 be
9 drafted and submitted to the City Council any appropriate ordinances and documents needed
10 for the 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 Amendment
13 to the Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

| |
|--|
| Approved this ____ day of _____, 2018: _____ Mayor |
|--|