

Comp. Plan Conformance 18005

RESOLUTION NO. A-_____

1 WHEREAS, The City Council has previously adopted the West O Street 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 “Lincoln
5 Sports Facility Redevelopment Project” consisting of two phases. Phase One will consist of
6 construction of five vacant parcels into an approximately 78,500 square foot indoor sports
7 complex, consisting of eight basketball courts, 12 volleyball courts, and a 5,000 square foot
8 training center; construction of a surface parking lot; and associated improvements. Phase Two
9 will consist of construction of an approximately 19,000 to 21,000 square foot commercial
10 building, a surface parking lot, and associated improvements.

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

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

1 regarding the proposed amendments to the Redevelopment Plan to add the Lincoln Sports
2 Facility Redevelopment Project, a copy of said notice and list of said governing bodies and
3 registered neighborhood associations having been attached hereto as Attachment “B” and “C”
4 respectively; and

5 WHEREAS, the proposed Amendment to the West O Street Redevelopment Plan to add
6 the Lincoln Sports Facility Redevelopment Project were submitted to the Lincoln-Lancaster
7 County Planning Commission for review and recommendations, and, on February 14, 2018, the
8 Lincoln-Lancaster County Planning Commission held a public hearing relating to the Plan
9 Amendment and found the Plan Amendment to be in conformance with the Comprehensive
10 Plan and recommended approval thereof; and

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

17 WHEREAS, on February 23, 2018 and March 2, 2018, a Notice of Public Hearing was
18 published in the Lincoln Journal Star newspaper, setting the time, date, place, and purpose of
19 the public hearing to be held on March 12, 2018 regarding the proposed amendments to the
20 West O Street Redevelopment Plan and to add the Lincoln Sports Facility Redevelopment
21 Project, a copy of such notice having been attached hereto and marked as Attachment “E”; and

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

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

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

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

11 2. That incorporating the Lincoln Sports Facility Redevelopment Project into the
12 West O Street Redevelopment Plan is feasible and in conformity with the general plan for the
13 development of the City of Lincoln as a whole and said Plan is in conformity with the legislative
14 declarations and determinations set forth in the Community Development Law.

15 3. That the Lincoln Sports Facility Redevelopment Project would not be
16 economically feasible without the use of tax-increment financing.

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

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

24 1. That the document attached hereto as Attachment "A" adding the Lincoln Sports
25 Facility Redevelopment Project to the West O Street Redevelopment Plan, is hereby accepted
26 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 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 Lincoln Sports Facility Redevelopment Project Area as described and
5 depicted in the Plan Amendment is the Redevelopment Project Area comprising the property to
6 be included in the area subject to the tax increment provision authorized in the Nebraska
7 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 Plan
13 Amendment to the West O Street Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2018: _____ Mayor
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