

Comp. Plan Conformity 09013

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  
10  "Catalyst One/Civic Plaza Redevelopment Project" for the development of a public plaza and  
11  supporting streetscape enhancements with the construction of a mixed-use public parking  
12  facility with retail on the ground floor and residential units above the garage in an area generally  
13  bounded by 13th and 14th Streets and P and Q Streets; 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  
16  "Proposed Amendments to the Lincoln Center Redevelopment Plan for the Catalyst One/Civic  
17  Plaza Redevelopment Project" which is attached hereto, marked as Attachment "A", and made  
18  a part hereof by reference, and has reviewed said plan and has found that it meets the  
19  conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2007); and

20           WHEREAS, on December 4, 2009, a notice of public hearing was mailed  
21  postage prepaid to all registered neighborhood associations located in whole or in part within  
22  one mile radius of the area to be redeveloped setting forth the time, date, place and purpose of  
23  the public hearing to be held on December 16, 2009 before the Lincoln City - Lancaster County  
24  Planning Commission regarding the proposed Catalyst One/Civic Plaza Redevelopment Project,

1 a copy of said notice and list of said registered neighborhood associations having been  
2 attached hereto as Attachment "B" and "C" respectively; and

3 WHEREAS, on December 23, 2009 a notice of public hearing was mailed  
4 postage prepaid to the foregoing registered neighborhood associations setting forth the time,  
5 date, place, and purpose of the public hearing before the City Council to be held on January 11,  
6 2010, regarding the proposed Catalyst One/Civic Plaza Redevelopment Project, a copy of said  
7 notice having been attached hereto as Attachment "D"; and

8 WHEREAS, on December 24, 2009 and December 31, 2009 a Notice of Public  
9 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date, place and  
10 purpose of the public hearing to be held on January 11, 2010 regarding the proposed Catalyst  
11 One/Civic Plaza Redevelopment Project for said blighted and substandard area, a copy of such  
12 notice having been attached hereto and marked as Attachment "E"; and

13 WHEREAS, said proposed Amendments to the Lincoln Center Redevelopment  
14 Plan to add the Catalyst One/Civic Plaza Redevelopment Project has been submitted to the  
15 Lincoln-Lancaster County Planning Commission for review and recommendations, and said  
16 Planning Commission on December 16, 2009 found the Plan Amendments to be in  
17 conformance with the Comprehensive Plan and recommended approval thereof; and

18 WHEREAS, on January 11, 2010 in the City Council chambers of the County-  
19 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing  
20 relating to the proposed modifications to the Redevelopment Plan and all interested parties  
21 were afforded at such public hearing a reasonable opportunity to express their views respecting  
22 said proposed modifications to the redevelopment plan; and

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

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

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

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

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

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

19          5.       That the Catalyst One/Civic Plaza Redevelopment Project would not be  
20 economically feasible without the use of tax-increment financing.

21          6.       That the costs and benefits of the redevelopment activities, including  
22 costs and benefits to other affected political subdivisions, the economy of the community, and  
23 the demand for public and private services have been analyzed by the City Council as the  
24 governing body for the City of Lincoln and have been found to be in the long-term best interest  
25 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 entitled "Proposed Amendments to the Lincoln Center  
4 Redevelopment Plan for the Catalyst One/Civic Plaza Redevelopment Project" attached hereto  
5 as Attachment "A", establishing and adding the Catalyst One/Civic Plaza Redevelopment  
6 Project to the Lincoln Center Redevelopment Plan, is hereby accepted and approved by the City  
7 Council as the governing body for the City of Lincoln.

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

11 3. That the Redevelopment Project Area for the Catalyst One/Civic Plaza  
12 Redevelopment Project as described and depicted in the Plan Amendments is the  
13 Redevelopment Project Area comprising the property to be included in the area subject to the  
14 tax increment provision authorized in the Nebraska Community Development Law.

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

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

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

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Approved this ___ day of _____, 2010:  _____ Mayor
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