

RESOLUTION NO. A-_____

1 WHEREAS, the City's Urban Development Department has prepared the North 56th
2 Street and Arbor Road Redevelopment Plan ("Redevelopment Plan") to cover an area generally
3 bounded by North 40th Street on the west, North 70th Street on the east, from Bluff Road south
4 to the Salt Creek, excluding the Bluff Road landfill; and

5 WHEREAS, the City Council, after consideration of the North 56th and Arbor Road
6 Redevelopment Area, Lincoln, Nebraska, Blight and Substandard Determination Study,
7 determined that the area was blighted and substandard and declared the area blighted and
8 substandard on October 24, 2005; and

9 WHEREAS, the Director of Urban Development has filed with the City Clerk the
10 Redevelopment Plan generally consisting of extending infrastructure to this area, enhancing
11 arterial and collector streets and constructing sidewalks to provide construction ready industrial
12 sites for large employers north and west of Interstate 80 and the North 56th Street interchange
13 and to support commercial redevelopment efforts north and west of the intersection of Interstate
14 80 and North 56th Street and on the west side of North 56th Street south of Arbor Road and
15 south of proposed Alvo Road. Said plan is attached hereto and marked Attachment "A", and
16 made a part hereof by reference. The Director of Urban Development has reviewed said plan
17 and has found that the plan meets the conditions set forth in Neb. Rev. Stat. § 18-2113
18 (Reissue 1997); and

19 WHEREAS, on July 21, 2006 notice of public hearing was mailed, postage prepaid, to
20 the president or chairperson of the governing body of each county, school district, community
21 college, educational service unit, and natural resource district in which the real property subject
22 to such plan is located and whose property tax receipts would be directly affected and to all
23 registered neighborhood associations located in whole or in part within one mile radius of the

1 area to be redeveloped setting forth the time, date, place, and purpose, of the public hearing to
2 be held on August 2, 2006 before the Lincoln City - Lancaster County Planning Commission
3 regarding the Redevelopment Plan, a copy of said notice and list of said registered
4 neighborhood associations having been attached hereto as Attachment "B" and "C"
5 respectively; and

6 WHEREAS, said proposed Redevelopment Plan has been submitted to the Lincoln-
7 Lancaster County Planning Commission for review and recommendation, and said Planning
8 Commission on August 2, 2006 found the plan to be in conformance with the Comprehensive
9 Plan and recommended approval thereof; and

10 WHEREAS, on September 14, 2006 a notice of public hearing was mailed, postage
11 prepaid, to the foregoing governing bodies and registered neighborhood associations setting
12 forth the time, date, place, and purpose of the public hearing before the City Council to be held
13 on September 25, 2006 regarding the proposed Redevelopment Plan, a copy of said notice
14 having been attached hereto as Attachment "D"; and

15 WHEREAS, on September 8, 2006 and September 15, 2006 a notice of public hearing
16 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and
17 purpose of the public hearing to be held on September 25, 2006 regarding the proposed
18 Redevelopment Plan, a copy of such notice having been attached hereto and marked as
19 Attachment "E"; and

20 WHEREAS, on January 10, 2005 in the City Council Chambers of the County City
21 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
22 relating to the proposed Redevelopment Plan and all interested parties were afforded at such
23 public hearing a reasonable opportunity to express their views respecting said proposed plan;
24 and

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

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

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

8 2. That the Redevelopment Plan is feasible and in conformity with the
9 general plan for the development of the City of Lincoln as a whole and said plan is in conformity
10 with the legislative declarations, and the determinations set forth in the Community
11 Development Law.

12 3. That such substandard and blighted conditions are beyond remedy and
13 control solely by regulatory process and the exercise of police power and cannot be dealt with
14 effectively by the ordinary operations or private enterprise without the aids provided by the
15 Community Development law, specifically including Tax Increment Financing. The elimination
16 of said substandard and blighted conditions under the authority of the Community Development
17 Law is found to be a public purpose and in the public interest.

18 4. That for projects utilizing funds authorized in Section 18-2147 of the
19 Community Development Law, (a) the redevelopment activities provided for in the plan would
20 not be economically feasible without the use of tax-increment financing, (b) the redevelopment
21 activities would not occur in the community redevelopment area without the use of
22 tax-increment financing, and (c) the costs and benefits of the redevelopment activities, including
23 costs and benefits to other affected political subdivisions, the economy of the community, and
24 the demand for public and private services have been analyzed by the governing body and have
25 been found to be in the long-term best interest of the community impacted by the

1 redevelopment activities all as more specifically set forth in the Plan as Redevelopment
2 Activities and Estimated Expenditures.

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

4 That pursuant to the provisions of the Nebraska Community Development Law and in
5 light of the foregoing findings and determinations, the Redevelopment Plan attached hereto as
6 Attachment "A" is hereby accepted and approved by the City Council as the governing body for
7 the City of Lincoln.

8 BE IT FURTHER RESOLVED that the Urban Development Director or his authorized
9 representative is hereby authorized and directed to take all steps necessary to implement the
10 provisions of said Redevelopment Plan.

Introduced by:

Approved as to Form and Legality:

City Attorney

Approved this ___ day of _____, 2006: _____ Mayor
