

Comp. Plan Conformity 14022

RESOLUTION NO. A- _____

1 WHEREAS, the City Council on July 21, 2003, adopted Resolution No. A-82222
2 finding an area generally bounded by C Street on the south, 17th Street on the west, the
3 Burlington Northern Railroad on the north, and 28th Street on the east (comprising parts of the
4 Near South, Woods Park, Malone, Clinton, Hawley, Hartley, and Downtown neighborhoods),
5 and an area generally bounded by the Burlington Railroad on the south, Interstate 180 on the
6 west, Salt Creek on the north, and 14th Street on the east (comprising the North Bottoms
7 neighborhood) to be blighted and substandard as defined in the Nebraska Community
8 Development Law (Neb. Rev. Stat. § 18-2101, et seq. as amended) and in need of
9 redevelopment; and

10 WHEREAS, the City Council has previously adopted the Antelope Valley
11 Redevelopment Plan and amendments thereto (hereinafter the "Antelope Valley
12 Redevelopment Plan" or "Plan") including plans for various redevelopment projects within said
13 blighted and substandard area in accordance with the requirements and procedures of the
14 Nebraska Community Development Law; and now desires to modify said plan by establishing
15 the "23rd and O Street Project" to rehabilitate and expand an existing retail building for a health
16 clinic on property generally located at 2301 O Street; and

17 WHEREAS, the Director of the Urban Development Department has filed with the
18 City Clerk modifications to the Redevelopment Plan contained in the document entitled Antelope
19 Valley Redevelopment Plan for the 23rd and O Street Project which is attached hereto, marked
20 as Attachment "A", and made a part hereof by reference, and has reviewed said plan and has
21 found that it meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2012); and

22 WHEREAS, on October 17, 2014, a notice of public hearing was mailed postage
23 prepaid to all registered neighborhood associations located in whole or in part within one mile
24 radius of the area to be redeveloped setting forth the time, date, place and purpose of the public

1 hearing to be held on October 29, 2014 before the Lincoln City - Lancaster County Planning
2 Commission regarding the proposed 23rd and O Street Project, a copy of said notice and list of
3 said registered neighborhood associations having been attached hereto as Attachment "B" and
4 "C" respectively; and

5 WHEREAS, on November 7, 2014 a notice of public hearing was mailed postage
6 prepaid to the foregoing registered neighborhood associations setting forth the time, date,
7 place, and purpose of the public hearing before the City Council to be held on November 24,
8 2014 regarding the proposed 23rd and O Street Project, a copy of said notice having been
9 attached hereto as Attachment "D"; and

10 WHEREAS, on November 7, 2014 and November 14, 2014 a Notice of Public
11 Hearing was published in the Lincoln Journal Star newspaper, setting the time, date, place and
12 purpose of the public hearing to be held on November 24, 2014 regarding the proposed 23rd
13 and O Street Project for said blighted and substandard area, a copy of such notice having been
14 attached hereto and marked as Attachment "E"; and

15 WHEREAS, said proposed Amendments to the Antelope Valley Redevelopment
16 Plan to add the 23rd and O Street Project, have been submitted to the Lincoln-Lancaster
17 County Planning Commission for review and recommendations, and said Planning Commission
18 on October 29, 2014 found the Plan Amendments to be in conformance with the
19 Comprehensive Plan and recommended approval thereof; and

20 WHEREAS, on November 24, 2014 in the City Council chambers of the County-
21 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
22 relating to the proposed modifications to the Redevelopment Plan and all interested parties
23 were afforded at such public hearing a reasonable opportunity to express their views respecting
24 said proposed modifications to the redevelopment plan; and

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

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

3 1. That the 23rd and O Street Project 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 and its environs which will promote the general health, safety and
6 welfare, the sound design and arrangement, the wise and efficient expenditure of public funds,
7 and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or
8 conditions of blight.

9 2. That incorporating the 23rd and O Street Project into the Redevelopment
10 Plan is feasible and in conformity with the general plan for the development of the City of
11 Lincoln as a whole and said Plan is in conformity with the legislative declarations and
12 determinations set forth in the Community Development Law.

13 3. That the substandard and blighted conditions in the 23rd and O Street
14 Project area are beyond remedy and control solely by regulatory process and the exercise of
15 police power and cannot be dealt with effectively by the ordinary operations or private enterprise
16 without the aids provided by the Community Development law, specifically including Tax
17 Increment Financing.

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

21 5. That the 23rd and O Street Project would not be economically feasible
22 without the use of tax-increment financing.

23 6. That the costs and benefits of the redevelopment activities, including
24 costs and benefits to other affected political subdivisions, the economy of the community, and
25 the demand for public and private services have been analyzed by the City Council as the
26 governing body for the City of Lincoln and have been found to be in the long-term best interest
27 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 "Antelope Valley Redevelopment Plan for the
4 23rd and O Street Project" attached hereto as Attachment "A", establishing and adding the 23rd
5 and O Street Project, is hereby accepted and approved by the City Council as the governing
6 body for the City of Lincoln.

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

10 3. That the Redevelopment Project Area for the 23rd and O Street Project
11 as described and depicted in the Plan Amendments is the Redevelopment Project Area
12 comprising the property to be included in the area subject to the tax increment provision
13 authorized in the Nebraska Community Development Law.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2014 _____ Mayor
