

Comp. Plan Conformance 08018

RESOLUTION NO. A-_____

1 WHEREAS, the City Council on October 23, 2006, adopted Resolution No. A-
2 84082 finding an area generally bounded by Sun Valley Boulevard from West O Street to
3 Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12th Street, along N.W.
4 12th Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W.
5 12th Street to N.W 1st Street, and West Superior Street from N.W. 1st Street to I-180
6 (Northwest Corridors Redevelopment Area) to be blighted and substandard as defined in the
7 Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101, et seq. as amended) and
8 in need of redevelopment; and

9 WHEREAS, the City Council has previously adopted the Northwest Corridors
10 Redevelopment Plan (hereinafter the "Northwest Corridors Redevelopment Plan" or "Plan")
11 including plans for various redevelopment projects within said blighted and substandard area in
12 accordance with the requirements and procedures of the Nebraska Community Development
13 Law; and

14 WHEREAS, the Director of the Urban Development Department has filed with the
15 City Clerk proposed amendments to the Plan (hereinafter the "Amendments") for said blighted
16 and substandard area contained in the document entitled "Proposed Amendment to the
17 Northwest Corridors Redevelopment Plan University of Nebraska Technology Park Project 2",
18 which is attached hereto, marked as Attachment "A", and made a part hereof by reference; and

19 WHEREAS, the Director of Urban Development has reviewed said Amendments
20 and has found that if adopted the Amendments and the Plan meet the conditions set forth in
21 Neb. Rev. Stat. § 18-2113 (2006 Cum. Supp.); and

1 WHEREAS, said proposed Amendments to the Northwest Corridors
2 Redevelopment Plan have been submitted to the Lincoln City - Lancaster County Planning
3 Commission for review and recommendation; and

4 WHEREAS, on July 18, 2008 notice of public hearing was mailed, postage
5 prepaid, to the president or chairperson of the governing body of each county, school district,
6 community college, educational service unit, and natural resource district in which the real
7 property subject to such plan is located and whose property tax receipts would be directly
8 affected and to all registered neighborhood associations located in whole or in part within one
9 mile radius of the area to be redeveloped setting forth the time, date, place, and purpose, of the
10 public hearing to be held on July 30, 2008 before the Lincoln City - Lancaster County Planning
11 Commission regarding the Amendment, a copy of said notice and list of said governing bodies
12 and registered neighborhood associations having been attached hereto as Attachment "B" and
13 "C" respectively; and

14 WHEREAS, the Lincoln City - Lancaster County Planning Commission on July
15 30, 2008 held a public hearing relating to the proposed Amendment to the Northwest Corridors
16 Redevelopment Plan and found the Amendments to be in conformance with the Comprehensive
17 Plan and recommended approval thereof; and

18 WHEREAS, on August 13, 2008 a notice of public hearing was mailed, postage
19 prepaid, to the foregoing governing bodies and registered neighborhood associations setting
20 forth the time, date, place, and purpose of the public hearing before the City Council to be held
21 on August 25, 2008 regarding the proposed Amendment, a copy of said notice having been
22 attached hereto as Attachment "D"; and

23 WHEREAS, on August 8, 2008 and August 15, 2008, a notice of public hearing
24 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and
25 purpose of the public hearing to be held on August 25, 2008 regarding the proposed

1 Amendment to the Plan for said blighted and substandard area, a copy of such notice having
2 been attached hereto and marked as Attachment "E"; and

3 WHEREAS, on August 25, 2008 in the City Council Chambers of the County City
4 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
5 relating to the proposed Amendments to the Northwest Corridors Redevelopment Plan and all
6 interested parties were afforded at such public hearing a reasonable opportunity to express their
7 views respecting said proposed Amendments to the Plan; and

8 WHEREAS, the City Council has duly considered all statements made and
9 materials submitted relating to said proposed plans; and

10 WHEREAS, the City Council now desires to modify said Plan by establishing the
11 "University of Nebraska Technology Park Project 2" located generally southwest of W. Highland
12 Boulevard and Discovery Drive, to accommodate the future the development of an
13 office/commercial building of approximately 150,000 square feet located on approximately 21.7
14 acres.

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

17 1. That University of Nebraska Technology Park Project 2 is described in
18 sufficient detail and is designed with the general purpose of accomplishing a coordinated,
19 adjusted, and harmonious development of the City which will promote general health, safety,
20 and welfare, sound design and arrangement, the wise and efficient expenditure of public funds,
21 and the prevention of the reoccurrence of unsanitary or unsafe dwelling accommodations or
22 conditions of blight.

23 2. That incorporating the University of Nebraska Technology Park Project 2
24 into the Redevelopment Plan is feasible and in conformity with the general plan for the
25 development of the City of Lincoln as a whole and said Plan is in conformity with the legislative
26 declarations, and the determinations set forth in the Community Development Law.

1 3. That the substandard and blighted conditions in the Northwest Corridors
2 Redevelopment Area are beyond remedy and control solely by regulatory process and the
3 exercise of police power and cannot be dealt with effectively by the ordinary operations or
4 private enterprise without the aids provided by the Community Development law, specifically
5 including Tax Increment Financing.

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

9 5. That the University of Nebraska Technology Park Project 2 would not be
10 economically feasible without the use of tax-increment financing.

11 6. That said the University of Nebraska Technology Park Project 2 would not
12 occur in the Redevelopment Area without the use of tax-increment financing.

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

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
19 Lincoln, Nebraska:

20 1. That, pursuant to the provisions of the Nebraska Community
21 Development Law and in light of the foregoing findings and determinations, The Amendments to
22 the Northwest Corridors Redevelopment Plan attached hereto as Attachment "A", establishing
23 the University of Nebraska Technology Park Project 2, are hereby accepted and approved by
24 the City Council as the governing body for the City of Lincoln.

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

4 3. That the Urban Development Director, or the Director's authorized
5 representative, is hereby authorized and directed to contact the owners and tenants of those
6 properties listed herein for the purpose of negotiation of contracts or options for the acquisition
7 of all interests in said real estate in accordance with the land acquisition procedures of the City
8 of Lincoln; and to take all steps necessary for the acquisition of said property by purchase, if
9 possible.

10 4. That the Finance Director is hereby authorized and directed to cause to
11 be drafted and submitted to the City Council any appropriate ordinances and documents for the
12 authorization to provide necessary funds, including Community Improvement Financing in
13 accordance with the Community Development Law, to finance the related necessary and
14 appropriate public acquisitions, improvements, and activities set forth in said Amendments to
15 the Northwest Corridors Redevelopment Plan.

16 BE IT STILL FURTHER RESOLVED that it is intended that this resolution and
17 the modifications adopted herein are supplemental to the findings, approvals, and
18 authorizations as set forth in Resolution No. A-84082 and Resolution No. A-84099.

Introduced by:

Approved as to Form and Legality:

City Attorney

Approved this ____ day of _____, 2008: _____ Mayor
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