

GOTHENBURG PLANNING AND ZONING COMMITTEE

RESOLUTION NO. _____

A RESOLUTION OF THE GOTHENBURG PLANNING AND ZONING COMMITTEE RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN FOR CRA LOT 4 PROJECT OF THE CITY OF GOTHENBURG, NEBRASKA, AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and Council of the City of Gothenburg, Nebraska (“**City**”), have previously adopted a Comprehensive Plan, which includes a general plan for development of the City within the meaning of Section 18-2110 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended; and

WHEREAS, the Community Redevelopment Authority (“**Authority**”) of the City submitted the Redevelopment Plan for CRA Lot 4 Project (“**Lot 4 Project**”), attached hereto as **Exhibit A** and incorporated by this reference, to the Gothenburg Planning and Zoning Committee (“**Committee**”) for the Committee’s recommendation as to the Lot 4 Project’s conformity with the general plan for the development of the City as a whole; and

WHEREAS, the Committee published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to Section 18-2115 of the Act, and has on the date of this Resolution held a public hearing on the Redevelopment Plan’s conformity with the general plan for the development of the City as a whole; and

WHEREAS, the Committee has reviewed the Lot 4 Project as to its conformity with the general plan for the development of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE GOTHENBURG PLANNING AND ZONING COMMITTEE AS FOLLOWS:

Section 1. The Committee hereby determined the Redevelopment Plan to be in conformity with the general plan for the development of the city as a whole and hereby recommends approval of the Redevelopment Plan with such changes and revisions as are deemed appropriate by the Authority.

Section 2. All prior resolutions of the Committee in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

Passed and Approved this 14th day of April, 2020

**GOTHENBURG PLANNING AND ZONING
COMMITTEE**

ATTEST:

By: _____
Chair

By: _____
Recording Secretary

Exhibit A

(Attach Copy of Redevelopment)

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RESOLUTION NO. _____

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GOTHENBURG, NEBRASKA, RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN FOR CRA LOT 4 PROJECT BY THE MAYOR AND COUNCIL OF GOTHENBURG, NEBRASKA, AND APPROVAL OF RELATED ACTIONS

WHEREAS, on January 21, 2020, the Authority submitted the Redevelopment Plan for RDA Lot 4 Project (“**Redevelopment Plan**”), attached hereto as **Exhibit A** and incorporated by this reference, to the Gothenburg Planning and Zoning Commission (“**Planning Commission**”) for its recommendation as to the Redevelopment Plan’s conformity with the general plan for the development of the City of Gothenburg, Nebraska (“**City**”), as a whole; and

WHEREAS, no recommendations were received from the Planning Commission within thirty (30) days of submission; and

WHEREAS, the Authority has made certain findings and has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan and approve the transactions contemplated by the Redevelopment Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CHAIR AND MEMBERS OF THE AUTHORITY AS FOLLOWS:

1. The Authority determines that the proposed land uses and building requirements in the Redevelopment Plan for the Property (as defined in the Redevelopment Plan) are designed with the general purposes of accomplishing, and in conformance with the general plan for the development of the City as a whole, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

2. In compliance with section 18-2114 of the Act, the Authority states, finds, and determines as follows: (a) the Property is currently owned by the Authority; (b) the Redeveloper has proposed to develop a residential building on the Property at a total cost of \$ [REDACTED] and the Authority intends to recoup said costs; (c) the method of financing the Project shall be by use of

City sales tax funds for economic development and economic redevelopment; and (d) no families or businesses will be displaced as a result of the project.

3. The Authority recommends approval of the Redevelopment Plan and the transactions contemplated in the Redevelopment Plan.

4. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are repealed to the extent of such conflicts.

5. This Resolution shall become effective immediately upon its adoption.

Passed and approved April _____, 2020.

COMMUNITY REDEVELOPMENT AUTHORITY OF
THE CITY OF GOTHENBURG, DAWSON COUNTY,
NEBRASKA

Chair

ATTEST:

Secretary

EXHIBIT A

(Attach Copy of Redevelopment Plan)