

RESOLUTION 1991 15

WHEREAS, it is desirable and in the public interest that the City of Gothenburg, Nebraska, a municipal corporation and City of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, Chapter 18, Article 21, Nebraska Reissue Revised Statute of 1942, as amended, known as the Community Development Law, is the Urban Renewal and Redevelopment Law for the State of Nebraska and prescribes the requirements and procedures for the planning and implementation of urban redevelopment projects; and

WHEREAS, the City in accordance with the laws of the State of Nebraska applicable to cities of the second class has duly prepared and approved a general plan for the development of the City known as its Comprehensive Plan, all as required by Section 18-2110, R.R.S. 1943, and

WHEREAS, the City has previously declared areas within the City to be substandard and blighted, and it is apparent that there are additional areas which should be designated as substandard and blighted, and

WHEREAS, this Council has received and duly considered evidence relating to the present condition of the areas as shown and described on Attachment "A"; and

WHEREAS, Section 18-2109, R.R.S. 1943, as amended, required that, prior to the amendment by the City of an

urban redevelopment plan for a redevelopment project, this Council as governing body of the City, by resolution, find and determine that said area is a substandard or blighted area as defined in said urban Renewal and Redevelopment law, and in need of redevelopment; and WHEREAS, the evidence demonstrates that said area as shown and described on Attachment "A" constitute a substandard and blighted area as defined in said Community Development Law, which area is in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA:

1. That it is hereby found and determined that the areas a shown and described on Attachment "A", constitute a substandard and blighted area as defined by Section 18-2109, R.R.S. 1943, a amended, and that said areas are in need of redevelopment.

2. That it is hereby found and determined that a substandard and blighted condition exists as set forth and discussed in Attachment "B", "Substandard and Blight Report for the Southwest Quadrant for the City of Gothenburg", Attachment "C", "The Gothenburg City Office Declining Decennial Census Information Concerning the Southwest Quadrant of the City of Gothenburg", and Attachment "D", "Report of the City of Gothenburg Concerning Average Income of Residents in the City of Gothenburg Residing in that Area Bounded on the North by U.S. Highway #30, and on the East by

State Highway #47": that the portion of the blighted and substandard area, shown on attachment "A" which is not located in the southwest quadrant of the city consists of buildings in various states of dilapidation, deterioration, age, obsolescence; some conditions which render the areas unsanitary, and which render the area detrimental to the public health, safety, morals or welfare; much of the area not located in the southwest quadrant of the city consists of lots which have been platted for more than 40 years without improvement; diversity of ownership; delinquent special assessments exceeding the fair value of the land; faulty lot layout in relation to size adequacy, accessibility and usefulness, and which retards the provision of housing accommodations, and all of which is detrimental to the public health, safety, morals and welfare in its present condition and use, and which has has a stable or slightly decreasing population as reflected by a decline in population from the 1980 to the 1990 census.

3. That such substandard and blighted condition is beyond the remedy and control solely by regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations or private enterprise without the aids provided by the Community Development Law. The elimination of said substandard and blighted condition under the authority of the Community Development law is found to be a public

purpose and in the public interest.

4. That it is hereby found and determined that said area is an eligible site for an urban redevelopment project under the provisions of Chapter 18, Article 21, Nebraska Revised Statutes of 1943, as amended.


Passed and approved this 1ST day of October,

1991.


CITY OF GOTHENBURG, DAWSON
COUNTY, NEBRASKA


BY Richard L. Blase
Richard Blase, Mayor

ATTEST:


Connie Stull
Connie Stull, City Clerk

APPROVED AS TO FORM:


Michael L. Bacon
Michael L. Bacon,
City Attorney