

CITY OF GOTHENBURG  
MAYOR AND CITY COUNCIL  
RESOLUTION NO. 1995-10

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA, MAKING FINDINGS WITH RESPECT TO AND APPROVING A REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA IN THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of Gothenburg, Nebraska, (the "City") have by Ordinance created the Community Redevelopment Authority of the City of Gothenburg, Nebraska (the "Authority") pursuant to Section 18-2101 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City adopted a resolution declaring an area in the southeast portion of the City of Gothenburg as blighted and substandard in accordance with Section 18-2103 of the Act;

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the Authority submitted the proposed Redevelopment Plan to the Planning Commission of the City of Gothenburg and the Planning Commission submitted no recommendations with respect to the proposed Redevelopment Plan;

WHEREAS, there has been submitted to the Mayor and City Council of the City, for its consideration, the proposed Redevelopment Plan prepared by the Authority. A copy of the Redevelopment Plan as recommended to the City is attached to this Resolution as Exhibit A (the Redevelopment Plan").

WHEREAS, the City has published notice of a public hearing on the proposed Redevelopment Plan, and held a public hearing on April 4, 1995, pursuant to and in accordance with Section 18-2115 of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA, AS FOLLOWS:

RESOLVED, that the Mayor and City Council hereby make the following findings with respect to the Redevelopment Plan:

1. The Redevelopment Plan is feasible as a Plan for Redevelopment of the Redevelopment Area in accordance with and as contemplated by Section 18-2116 of the Act;

2. The Plan is in conformity with the Comprehensive Plan of the City of Gothenburg, Nebraska, which such Comprehensive Plan includes a general plan for the development of the City as a whole; and

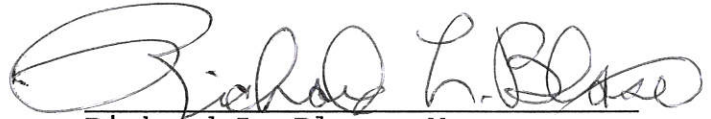
3. The Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in Section 18-2101 through 18-2144 of the Act, which such declarations and determinations are incorporated in this Resolution by this reference.

BE IT FURTHER RESOLVED, that the Redevelopment Plan, in the form attached as Exhibit A to this Resolution, is hereby approved pursuant to and in accordance with Section 18-2116 of the Act;

RESOLVED FURTHER, that an Resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is hereby repealed. This Resolution shall take effect and be in full force and effect from and after its passage, approval and publication as required by law. The provisions of this Resolution are separable, and invalidity of any phrase, clause or part of this Resolution are separable, and invalidity of any phrase, clause or part of this Resolution shall not affect the validity or effectiveness of the remainder of this Resolution.

PASSED AND APPROVED by the Mayor and City Council of the City of Gothenburg, Nebraska, this 4th day of April, 1995.

CITY OF GOTHENBURG, NEBRASKA

  
Richard L. Blase, Mayor


  
Ken Christensen, Council Member

  
Larry Franzen, Council Member

  
Joyce Hudson, Council Member

  
Gary Norseen, Council Member

ATTEST:

  
Connie Stull, City Clerk

Fourth AMENDED  
REDEVELOPMENT PLAN  
CITY OF GOTHENBURG, NEBRASKA

This redevelopment plan is for the area declared blighted and substandard by the Gothenburg City Council on Feb. 7, 1995.

The designated area is in need of redevelopment. The prior redevelopment plans of the City of Gothenburg, as amended from time to time set forth proper remedies for the blighted and substandard area. Prior adopted plans for blighted and substandard areas within the City properly define local objectives as to land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements.

1. The boundaries of the redevelopment area are set forth in the substandard and blight resolution dated Feb. 7 '95 approved by the Gothenburg City Council.
2. The land use for the all areas in the redevelopment area in Section 15, Township 11 North, Range 25 West of the 6th P.M., is I-2, (Industrial Use). The land use for all other areas in the redevelopment area is set forth on the City zoning map.
3. The standards for population densities, land coverage and building intensities are governed by the Zoning ordinance of the City of Gothenburg, which is incorporated herein by this reference.
4. This plan proposes no change in zoning, street layouts, street levels, grades, or building codes and ordinances, although such changes are contemplated as projects are developed.
5. A site plan of the area is attached hereto.
6. The plan contemplates additional streets, sewer and water extensions and electrical service will be required after development. However, the kind, size and quantity is subject to expansion on a case by case basis.

This plan incorporates by reference the previous redevelopment plans adopted by the City of Gothenburg, Nebraska, as amended from time to time. Projects appropriate for redevelopment of the blighted and substandard area are grain elevators and grain processing facilities, fertilizer plants, and other projects described in previous plans adopted by the City of Gothenburg.

Pursuant to Section 18-2147 of the Community Redevelopment Law, any ad valorem tax levied upon real property in a redevelopment project in an area affected by this plan, may be divided, for a period not to exceed 15 years after the effective date of such provision, as follows:

a. That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project valuation shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That proportion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a Redevelopment Project, issued by the Authority. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such Redevelopment Project shall be paid into the funds of the respective public bodies.

Approved by the Gothenburg City Council on April 4, 1995.