

RESOLUTION NO. 2006- 18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA, MAKING FINDINGS AND DECLARING PORTIONS OF THE CITY TO BE BLIGHTED AND SUBSTANDARD PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT; ORDERING PUBLICATION OF NOTICE AND OTHER MATTERS.

WHEREAS, it is desirable and in the public interest that the City of Gothenburg, Nebraska, a Municipal Corporation 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 Statutes of 19423 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 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 as amended; and

WHEREAS, the Planning and Zoning Commission of the City has recommended that the area described in Attachment "A" be declared blighted and substandard and in need of redevelopment; and

WHEREAS, this Council has held a public hearing, after notice as required by Sections 18-2109 and 18-2115, R.R.S. 1943, as amended; and

WHEREAS, Section 18-2109 R.R.S. 1943, as amended, required that prior to the preparation by the City of a redevelopment plan for a redevelopment project, this Council as governing body of the City, by resolution, finds and determines that the area is a substandard and a blighted area as defined in said Urban Renewal and Redevelopment Law and in need of redevelopment; and

WHEREAS, the evidence demonstrates that said area, described on Attachment "A", constitutes 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 Mayor and Council of the City of Gothenburg, Nebraska, as follows:

1. That it is hereby found and determined that the area shown and described on Attachment "A" constitutes a substandard and blighted area as defined by Section

18-2103, R.R.S., 1943, as amended, and that said area is in need of redevelopment.

2. That such substandard and blighted condition is beyond the remedy and control solely by regulatory process and exercise of police power and cannot be dealt with effectively by the ordinary operations of 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.
3. 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, Revised Statutes of 1943, as amended.
4. That the City Clerk is directed to publish notice, according to law, inviting proposals from developers for the redevelopment of the area described on Attachment "A".
5. That the City Clerk shall refer all such proposals to the Planning and Zoning Commission of the City for their recommendation, on receipt of such proposals and publish notice of hearing thereon, as is required by the Community Development Law.

PASSED AND APPROVED this 24th day of October, 2006.

THE CITY OF GOTHENBURG, NEBRASKA,

By: *Gregory S. Sauer*
Mayor

ATTEST:

Cornie H. Walczak
City Clerk

EXHIBIT "A"

INVITATION TO SUBMIT REDEVELOPMENT CONTRACT PROPOSALS

Public notice and invitation is hereby given by the Community Development Agency (Agency) of the City of Gothenburg, Nebraska, to private redevelopers or any persons interested undertaking the redevelopment of any area within the below described redevelopment area, to submit redevelopment contract proposals to the Agency. Further information as is available may be obtained at the office of the Agency located at the City Hall, in the City of Gothenburg. The Agency will consider all redevelopment proposals and the financial and legal ability of the prospective redevelopers to carry out the proposals and the Agency may negotiate with any developers for purchase or lease of any real property in the redevelopment area. The Agency may accept such redevelopment contract proposal as it deems to be in the public interest as provided by the Nebraska Community Development Law. The redevelopment area affected by this notice is described as follows:

[legal description goes here of all the new blighted area]

All interested redevelopers or interested parties may submit redevelopment contract proposals to the Agency and further information as is available may be obtained at the office of the Agency in the City of Gothenburg.

City Clerk

publish two times and submit proof of publication to the City Clerk in the City of Gothenburg.

NOTICE OF PUBLIC HEARING
City Council
Oct. 24, 2006

Notice is hereby given that the City Council of the City of Gothenburg will hold a public hearing to determine whether the real estate described in this notice should be declared to be substandard and blighted, pursuant to the Nebraska Community Development Law.

The hearing will be held in the Gothenburg City Council Chambers in Gothenburg, Nebraska, on the 24th day of October, 2006, at the hour of 7 p.m.

The property affected by this notice is described as follows:

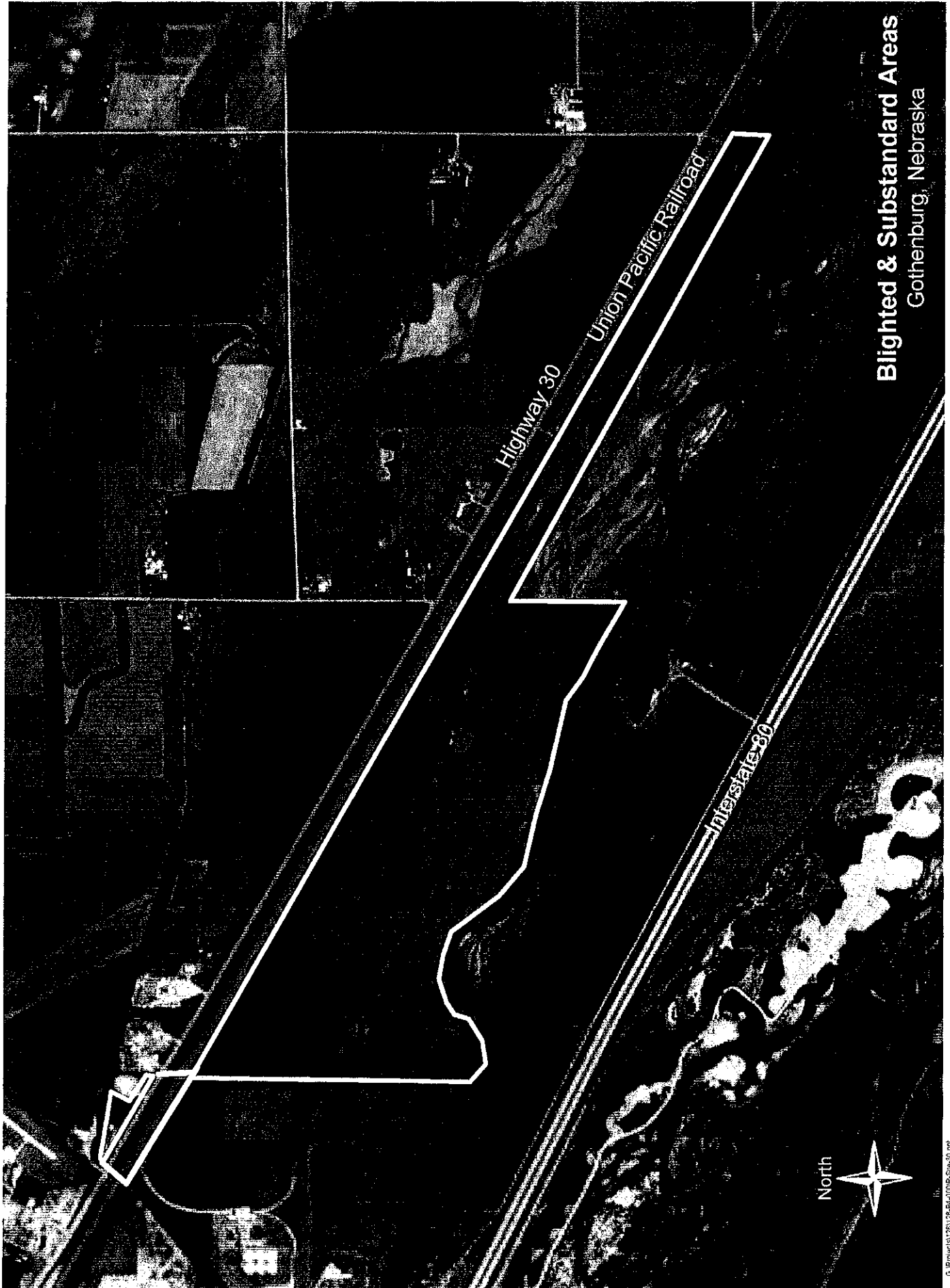
Lot 2 and the southerly 50 feet of Lot 1 Steakhouse Subdivision to the city of Gothenburg; all that portion of U.S. Highway 30 adjacent to said Lot 1; all that portion of Union Pacific Railroad right-of-way lying adjacent to and directly south of said portion of U.S. Highway 30 in the Southwest Quarter of Section 15, TWP 11 N, R 25 West of the 6th PM; all that portion of the SW quarter of Section 14 TWP 11 N, R 25 West of the 6th PM, lying south of the Union Pacific Railroad right-of-way; all that portion of Section 23 TWP 11 N, R 25 West of the 6th PM, lying north of the north channel of the Platte River; and a strip of land 250 feet in width lying adjacent to and directly south of the Union Pacific Railroad right-of-way in the SW quarter of Section 24 TWP 11 N, R 25 West of the 6th PM, all in Dawson County, Nebraska.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views respecting the designation of such property as blighted and substandard.

CONNIE L. DALRYMPLE

City Clerk

Oct. 4-11 (45)



Blighted & Substandard Areas
Gothenburg, Nebraska

