

RESOLUTION NO. 2018-15

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
GOTHENBURG, NEBRASKA APPROVING THE AMENDED
REDEVELOPMENT PLAN FOR GOTHENBURG IMPROVEMENT COMPANY
INDUSTRIAL SITE; AND RELATED MATTERS**

WHEREAS, the City of Gothenburg, Nebraska, a municipal corporation (“City”), has determined it to be desirable to undertake and carry out urban redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (“Act”), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared that the area legally described in **Exhibit A** (“**Community Redevelopment Area**”), attached hereto and incorporated by this reference determined, to be blighted and substandard and in need of redevelopment pursuant to the Act, or has determined, by resolution, that the acquisition and development of undeveloped vacant land, including the Community Redevelopment Area, despite not being within a substandard or blighted area, is essential to the proper clearance or redevelopment of substandard or blighted areas or a necessary part of the general community redevelopment program of the City; and

WHEREAS, in furtherance of and pursuant to the Act, including properly noticed recommendations for approval from the Gothenburg Planning and Zoning Commission (“**Planning Commission**”) and the Community Redevelopment Authority of the City (“**Authority**”), the Mayor and Council of the City approved the Redevelopment Plan for Gothenburg Improvement Company Industrial Site, for the purpose of redeveloping the Community Redevelopment Area; and

WHEREAS, the Authority has prepared the Amended Redevelopment Plan for Gothenburg Improvement Company Industrial Site (“**Redevelopment Plan**”), attached hereto as **Exhibit B** and incorporated by this reference, for the redevelopment of the Community Redevelopment Area; and

WHEREAS, on May 30, 2018, the Authority submitted the Redevelopment Plan to the Planning Commission for its recommendation as to the Redevelopment Plan’s conformity with the general plan for the development of the City as a whole; and

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

WHEREAS, on July 2, 2018, the Authority recommended of the Redevelopment Plan approval by the Mayor and Council of the City; and

WHEREAS, the City 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 proposal to approve the Redevelopment Plan.

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

1. The City determines that the proposed land uses in the Redevelopment Plan and building requirements described therein are designed with the general purpose of accomplishing 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. The Redevelopment Plan is hereby determined to be feasible and in conformity with the general plan for the development of the City as a whole, and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act.
3. The Redevelopment Plan is hereby approved in substantially the form attached hereto as **Exhibit B**, with such immaterial changes, additions, or deletions thereto as may be determined to be necessary by the Authority in its sole and absolute discretion.
4. The Mayor and Clerk are hereby authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

PASSED AND APPROVED July 3rd, 2018.

**CITY OF GOTHENBURG, DAWSON
COUNTY, NEBRASKA**

ATTEST:

By: Brandi Klopping
Clerk

By: James E. Hudson
Mayor

[SEAL]

EXHIBIT A
COMMUNITY REDEVELOPMENT AREA

The West 10 acres of the East 25 acres of the East 1/2 of the East 1/2 of Section 23 Township 11 North, Range 25 West of the 6th P.M. lying south of the Union Pacific Railroad right-of-way and north of the Platte River, in the City of Gothenburg, Dawson County, Nebraska.

EXHIBIT B
(Attach Copy of Redevelopment Plan)