

RESOLUTION NO. 2018-16

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF  
GOTHENBURG, NEBRASKA, APPROVING THE REDEVELOPMENT PLAN  
FOR RDA LOT 12 PROJECT; 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**, the Community Redevelopment Authority of the City (“**Authority**”) has prepared the Redevelopment Plan for RDA Lot 12 Project (“**Redevelopment Plan**”), attached hereto as **Exhibit B** and incorporated by this reference, for the redevelopment of the Community Redevelopment Area; and

**WHEREAS**, on July 2, 2018, the Authority submitted the Redevelopment Plan 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 as a whole; and

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

**WHEREAS**, on August 3, 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 Aug 7<sup>th</sup>, 2018.

CITY OF GOTHENBURG, DAWSON  
COUNTY, NEBRASKA

By: Jaye E. Hudson  
Mayor

ATTEST:

By: Brandi Klopping  
Clerk

[ S E A L ]

**EXHIBIT A**  
**COMMUNITY REDEVELOPMENT AREA**

Lot 1, R.D.A. Second Replat of Lots 12 and 13, Block 2 of City Replat of Blocks 3 through 7, Hilltop Estates Subdivision, in the City of Gothenburg, Dawson County, Nebraska.

**EXHIBIT B**  
**(Attach Copy of Redevelopment Plan)**

REDEVELOPMENT PLAN FOR  
RDA LOT 12 PROJECT

OVERVIEW:

This Redevelopment Plan for RDA Lot 12 Project ("Plan") is intended to redevelop an area within the corporate boundaries of the City of Gothenburg, Dawson County, Nebraska ("City"), which has been declared blighted and substandard within the meaning of the Community Development Law of the State of Nebraska. This area is described on the attached Exhibit A ("Property"), and is owned by the Gothenburg Community Redevelopment Authority ("RDA").

This Plan provides that (1) RDA will contract with Andrew Hilbers d/b/a Hilbers Construction ("Redeveloper"), for Redeveloper to construct a residential building on the Property; and (2) upon completion of construction, RDA will purchase the Property from Redeveloper and sell, lease, or transfer the Property for fair value.

This Plan is intended to ultimately provide affordable housing for the community of Gothenburg.

THE REDEVELOPMENT PLAN:

1. Relationship of Plan to local objectives for appropriate land use: This Plan contemplates a change in current land use. The use will shift from vacant to residential. Reutilization of the existing Property meets existing local objectives for appropriate land use for the area affected by this Plan.
2. Relationship of Plan to local objectives for improved traffic flow and public utilities in Plan area: This Plan does not contemplate new roads. There will be a burden on traffic flow as new residents and visitors will access the residential building from 25th street. Private line extension of utilities to the project from current mains will be required.
3. Relationship of Plan to local objectives for community facilities: This Plan neither provides nor requires any additional community facilities. However, it will provide badly needed residential units in the community.
4. Redevelopment project boundaries: Exhibit B shows the boundaries of the project and its existing use as unimproved ground.
5. Land use plan: The proposed land use after redevelopment is as a residential neighborhood.
6. Information on standards for population densities; land coverage; and building intensities after redevelopment: Population will increase as one (1) new family will reside in the area after project completion. Building coverage of the area will conform to current zoning limitations, and a special use permit has already been obtained with respect to set-back requirements.
7. Statement regarding change in street layouts: This Plan proposes no change in street layout.

8. Site plan after redevelopment: Exhibit C is an accurate site plan of the Property.

9. Statement as to the kind and number of additional public facilities or utilities required to support land use after redevelopment: No additional public utilities are required to support the proposed change.

10. Public cost/benefit analysis: This Plan requires that the Redeveloper will construct a residential building on the Property and the RDA to sell, lease, or transfer said building at fair value. This will create the potential for the RDA to offer affordable housing options to residents of the City. This will alleviate pressure on the housing market in Gothenburg. The City is currently experiencing low vacancy rates, which is reflective of a lack of housing. This will also provide the potential for housing to employees who currently commute to the City for employment. The Agency has not identified any additional negative impacts to citizens or taxing entities affected by this Plan.

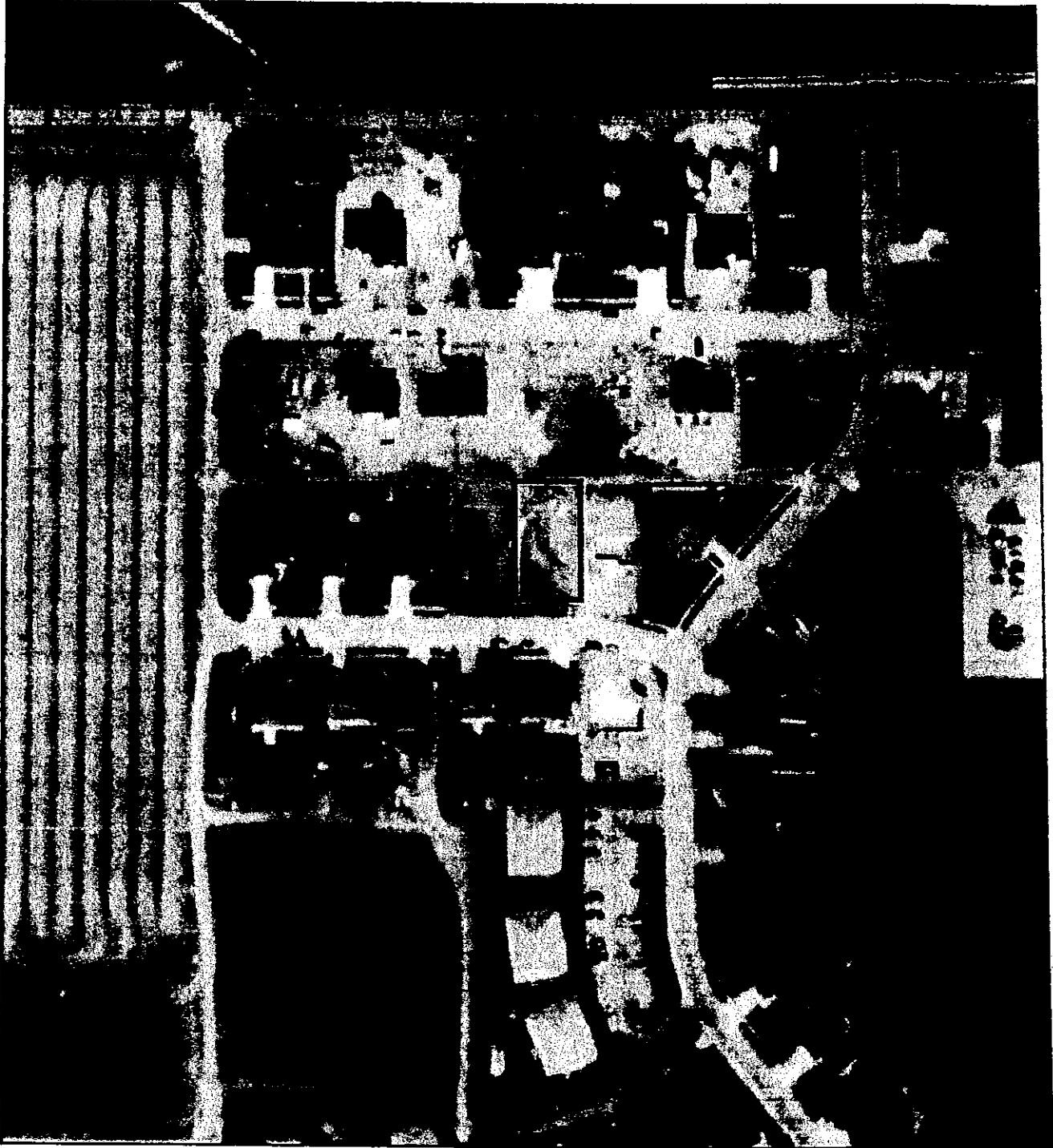
11. Conveyance of real estate: This Plan includes the conveyance of real estate by the RDA for fair value as provided in the Community Development Law. The City and the RDA find and determine that such conveyance is a necessary and desirable element of this Plan.

Exhibit A

Lot 1, R.D.A. Second Replat of Lots 12 and 13, Block 2 of City Replat of Blocks 3 through 7, Hilltop Estates Subdivision, in the City of Gothenburg, Dawson County, Nebraska.

**Exhibit B**  
**Boundaries and Existing Use**

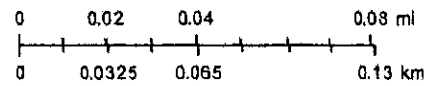




July 2, 2018

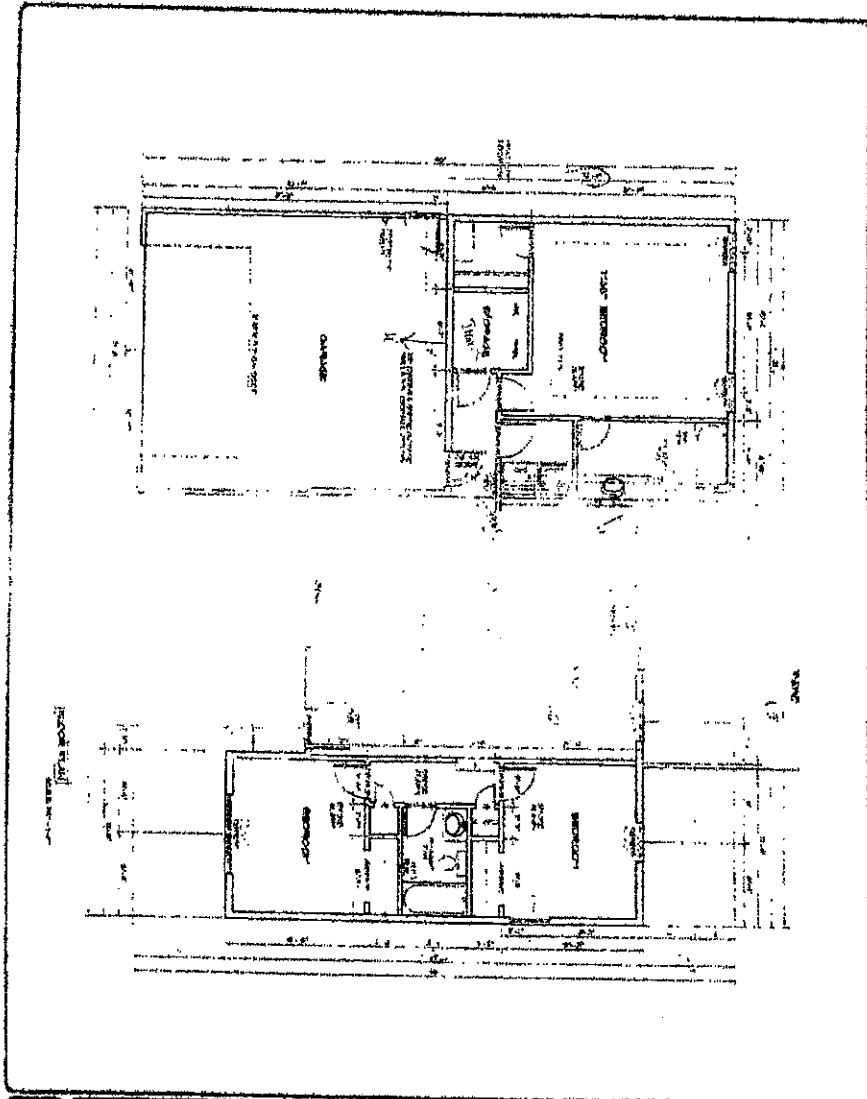
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:2,508



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Exhibit C**  
**Site Plan**



<p>1/2" = 1'-0"</p>	<p><b>Mead Lumber</b></p> <p>1000 G. I.        1000 G. I.        1000 G. I.</p>	<p>THIS DRAWING IS FOR        THE USE OF THE ARCHITECT &amp; IS        NOT TO BE USED FOR ANY OTHER        PURPOSES</p>	<p>THIS DRAWING AND THE PROJECT        IT REPRESENTS ARE THE PROPERTY        OF MEAD LUMBER CO. AND ARE NOT        TO BE REPRODUCED OR COPIED        IN ANY MANNER WITHOUT THE        WRITTEN PERMISSION OF MEAD        LUMBER CO.</p>	<p>DATE: _____        DRAWN BY: _____        CHECKED BY: _____</p>
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