

RESOLUTION NO. 2021-19

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF
GOTHENBURG, NEBRASKA, APPROVING A MODIFICATION TO A
REDEVELOPMENT PLAN; APPROVING A REDEVELOPMENT PROJECT; AND
APPROVING OF RELATED ACTIONS**

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

Recitals:

a. The City of Gothenburg, Nebraska, a municipal corporation (the "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;

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

c. The City has previously declared an area, which includes an area legally described in **Exhibit A** (the "Redevelopment Area"), to be blighted and substandard and in need of redevelopment pursuant to the Act;

d. The Community Redevelopment Authority of the City of Gothenburg, Nebraska (the "Authority") has received a Second Modification to the Redevelopment Plan for the 2021 Housing Project (the "Redevelopment Plan"), in the form attached as **Exhibit B**, for the redevelopment of the Redevelopment Area;

e. The Planning Commission of the City (the "Planning Commission") published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to the Act, held a public hearing on such consideration, and recommended its approval by the Mayor and Council of the City;

f. The City published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to the Act, and has on the date of this Resolution held a public hearing on the proposal to approve the Redevelopment Plan; and

g. The City has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described in it 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.

Resolved that:

1. The Redevelopment Plan is 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. The City hereby documents that the Redevelopment Project is consistent with the general plan for the City as it is in an area that allows for the issuance of a special use permit for the type of construction proposed in the redevelopment plan. It is found and determined, based on the analysis conducted by the Authority, that (a) the redevelopment project described in the Redevelopment Plan would not be economically feasible without the use of funds tax-increment financing, (b) the Redevelopment Project would not occur without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of the recommendations of the Authority and the Planning Commission with respect to the Redevelopment Plan.

2. The Redevelopment Project is determined to be a qualifying project under the terms of the Redevelopment Plan, will prevent the spread of blight and substandard conditions within the municipality, will promote additional safe and suitable housing for individuals and families employed in the municipality, and will not result in the unjust enrichment of any individual or company.

3. The Redevelopment Plan is approved in substantially the form attached as **Exhibit B**.

4. The Mayor and Clerk are 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.

5. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on October 19, 2021.

Jay E Hudson
Mayor

ATTEST:

Mary Bwoinger
City Clerk (Seal)



EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

Tract 1:

Lots 10, 11, 12, and S1/2 Lot 18, Goshen Subdivision to the City of Gothenburg, Dawson County, Nebraska, and Washington Street between Avenue J and Avenue L.

Tract 2:

Lot 1 of the Crossing, an Administrative subdivision of part of Lot 3 in Block 1, Hilltop Estates Subdivision to the City of Gothenburg, Dawson County, Nebraska.

Tract 3:

Lots 3, 4, 5, 6, and 7, and the platted 60 foot right of way located directly south of said Lot 7, Block 2, Peterson Estates 1st Subdivision of part of the North One-Half of the Northwest Quarter of Section 11, Township 11 North, Range 25 West of the 6th P.M., Gothenburg, Dawson County, Nebraska, and Avenue M between Tract 2 and Tract 3.

EXHIBIT B
REDEVELOPMENT PLAN

**CITY OF GOTHENBURG
SECOND MODIFICATION TO THE
REDEVELOPMENT PLAN FOR THE
2021 HOUSING PROJECT**

SECOND MODIFICATION:

Part III.E. of the First Modification to the Redevelopment Plan for the 2021 Housing Project ("First Modification") contemplates re-platting of certain areas within the Redevelopment Project Area. This Second Modification pertains to the following described real property (the "Peterson ROW"), which real property constitutes a portion of Tract 3 of the Redevelopment Project Area:

All that portion of the platted 60 foot Right-of-Way lying east of Avenue M and adjacent to the southern boundary of Lot 7, Block 2, Peterson Estates 1st Subdivision to the City of Gothenburg, Dawson County, Nebraska.

The City of Gothenburg vacated by Ordinance No. 1002 the Peterson ROW, reserved ownership, and subsequently transferred ownership of the Peterson ROW to the Community Redevelopment Authority of the City of Gothenburg, Nebraska, by Ordinance No. 1003.

In order to accommodate the re-platting as contemplated in Exhibit "A" attached hereto and incorporated herein by this reference ("Northeast Addition Plat"), this Second Modification proposes to transfer the Peterson ROW to the Redeveloper at no cost. Upon final approval of the Northeast Addition Plat, the net effect of this transfer will be such that 23rd Street as platted within the Crossing Second Subdivision to the City of Gothenburg, Dawson County, Nebraska, will continue east across Avenue M and into the new development, thus providing suitable street layout for traffic flow to the new development.

No other impact to the First Modification, including the cost-benefit analysis, is contemplated as a result of this Second Modification.