

RESOLUTION NO. 2023-28

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA, APPROVING A REDEVELOPMENT PLAN; 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 Peterson Parking Lot (“**Redevelopment Plan**”), attached hereto as **Exhibit B** and incorporated by this reference, for the redevelopment of the Community Redevelopment Area; and

WHEREAS, on October 11, 2023, the Authority submitted the Redevelopment Plan to the Gothenburg Planning 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, on November 14, 2023, the Planning Commission held a public hearing on the Redevelopment Plan, after notice required by the Act, and submitted to the Authority its written recommendations via Resolution No. PZ2023-2; and

WHEREAS, on November 17, 2023, 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 November 21, 2023

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

ATTEST:

By: *Misty Bussinger*
Clerk

By: *[Signature]*
Mayor

[SEAL]



EXHIBIT A
COMMUNITY REDEVELOPMENT AREA

Lot 6, Block 9, First Addition to the City of Gothenburg, Dawson County, Nebraska

EXHIBIT B
(Attach Copy of Redevelopment Plan)

REDEVELOPMENT PLAN FOR PETERSON PARKING LOT

OVERVIEW:

This Redevelopment Plan for Peterson Parking Lot ("Plan") is intended to redevelop an area within the corporate boundaries of the City of Gothenburg, Dawson County, Nebraska ("City"). This area is described on the attached Exhibit A ("Property").

This Plan provides that (1) the Gothenburg Community Redevelopment Authority ("Authority") purchase the Property for future commercial redevelopment, and (2) the Authority will hold, improve, clear, or prepare the Property for redevelopment.

This Plan is intended to maximize the Property's potential use for development and to ultimately provide accessible commercial or residential space in the community of Gothenburg.

THE REDEVELOPMENT PLAN:

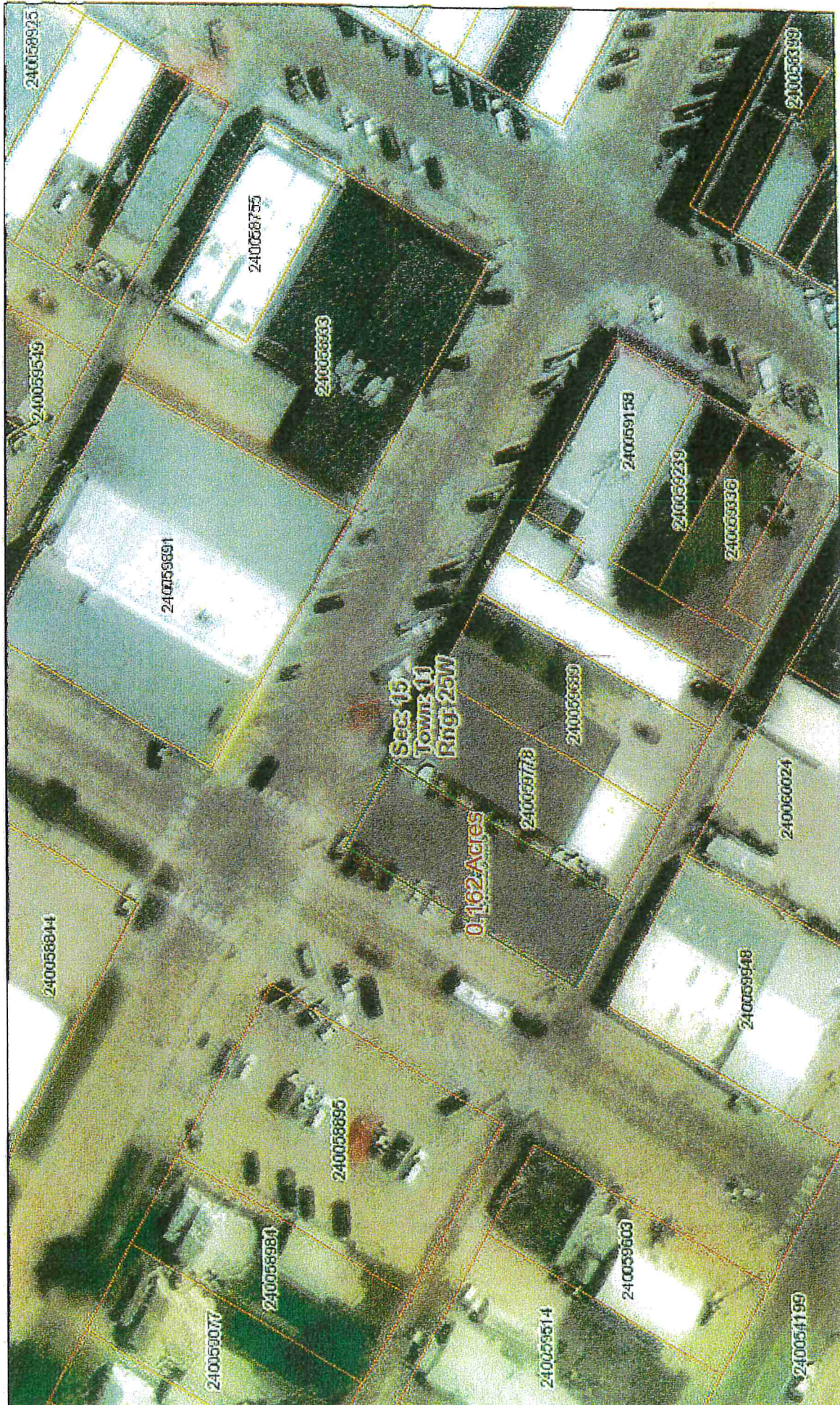
1. Relationship of Plan to local objectives for appropriate land use: This Plan contemplates no change in current land use as commercial property. Reutilization of the existing Property meets existing local objectives for appropriate land use for the area affected by this Plan.
2. Relationship of Plan to local objectives for improved traffic flow and public utilities in Plan area: This Plan does not contemplate new roads. There will be no burden on traffic flow. Private line extension of utilities to the project from current mains may be required at a later date.
3. Relationship of Plan to local objectives for community facilities: This Plan neither provides nor requires any additional community facilities. However, it will provide a site with the potential for commercial or residential development, which is badly needed in the community.
4. Redevelopment project boundaries: Exhibit B shows the boundaries of the project.
5. Proposed land use plan: The Property is currently commercial land and such use will continue under this Plan.
6. Information on standards for population densities; land coverage; and building intensities after redevelopment: Population is not expected to increase as a direct result of redevelopment of the Property. Building coverage of the area will conform to current zoning limitations.
7. Statement regarding change in street layouts: This Plan proposes no change in street layout.
8. Site plan after redevelopment: The plan for the site is to be prepared and held for commercial redevelopment.

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.

Exhibit A

Lot 6, Block 9, First Addition to the City of Gothenburg, Dawson County, Nebraska

Exhibit B
Boundaries and Existing Use



tober 10, 2023 42 PM
 1:1, 139
 0 0.0075 0.015 0.03 mi
 0 0.015 0.03 0.06 km

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.

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- Sections