

RESOLUTION NO. 2021-2

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WISNER, NEBRASKA, APPROVING A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE GRANDVIEW TIF PROJECT".

WHEREAS, the Mayor and City Council of the City of Wisner, Nebraska (the "City"), previously declared the area referred to as the "Redevelopment Area 2" in the City to be blighted and substandard and in need of redevelopment under the terms of Nebraska Revised Statutes sections 18-2103(10) and (11) and section 18-2109 of the Nebraska Community Development Law, Nebraska Revised Statutes Sections 18-2101 et. seq., (the "Act"); and

WHEREAS, the Mayor and City Council find, based on substantial evidence in the record of this proceeding, that redevelopment of Redevelopment Area 2 will result in the elimination and prevention of blight and aligns with the purposes of the Act and the Comprehensive Plan of the City; and

WHEREAS, attached hereto as Exhibit "A" is a redevelopment plan setting forth a redevelopment project within Redevelopment Area 2 entitled "Redevelopment Plan for the Grandview TIF Project" (the "Redevelopment Plan"); and

WHEREAS, in conformance with the Act, on June 7, 2021, the Planning Commission of the City, Nebraska, held a public hearing on the Redevelopment Plan, and subsequently provided written findings on and recommended the Mayor and City Council's adoption and approval of the Redevelopment Plan; and

WHEREAS, in conformance with the Act, on June 21, 2021, the Community Redevelopment Authority of the City (the "Authority") provided written findings on and recommended adoption and approval of the Redevelopment Plan by the Mayor and City Council; and

WHEREAS, on June 21, 2021, in conformance with the Act, the Mayor and City Council held a duly noticed public hearing on the Redevelopment Plan; and

WHEREAS, after public hearing and review of the Redevelopment Plan, based upon the substantial evidence in the record of this proceeding, the Mayor and City Council determined that the Redevelopment Plan complies with the Comprehensive Plan of the City and will result in the elimination and prevention of blight; and

WHEREAS, after public hearing and review of the Redevelopment Plan, based upon the substantial evidence in the record of this proceeding, the Mayor and City Council determined that the redevelopment contemplated in the Redevelopment Plan would not occur and would not be economically feasible without the use of tax-increment financing.

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

Section 1. The Redevelopment Plan attached as Exhibit "A" complies with the Comprehensive Plan of the City.

Section 2. Based on the substantial evidence in the record of this proceeding, the Mayor and City Council find as follows:

(a) The proposed land uses and building requirements in the redevelopment area as described in the Redevelopment Plan are designed with the general purpose of accomplishing, in conformance with the City's Comprehensive Plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; that under the Redevelopment Plan adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage 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 elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

(b) The Redevelopment Plan contains a satisfactory statement of the proposed method and estimated cost of acquisition and preparation for redevelopment of the redevelopment area; that no public improvements are required to be provided except as set forth in the Redevelopment Plan with respect to the redevelopment project set forth therein; that there are no estimated proceeds or revenue expected to be obtained by the City or Authority from disposal of property to any redeveloper; that the Redevelopment Plan sets forth a satisfactory method of financing for the proposed redevelopment consisting of direct payment for public improvements or grant assistance to the redeveloper for the redevelopment area, as designated in the Redevelopment Plan, which method of financing is the issuance by the Authority of its tax increment

revenue bond to provide funds to pay for the costs of certain public or private improvements by grant assistance and that there are no families currently living or businesses located within the redevelopment area, as set forth in the Redevelopment Plan, which are expected to be displaced from such area.

(c) The cost-benefit analysis prepared in conjunction with the Redevelopment Plan and attached thereto sets forth the factors required under section 18-2113 of the Act and supports the Mayor and City Council's adoption and approval of the Redevelopment Plan; and is approved and adopted hereby.

Section 4. The redevelopment set forth in the Redevelopment Plan would not be economically feasible without the use of tax-increment financing; would not occur in the redevelopment area described in the Redevelopment Plan without the use of tax-increment financing; and the costs and benefits of the Redevelopment Plan, 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 all those impacted by the Redevelopment Plan.

Section 5. Based on the foregoing and substantial evidence in the record of this proceeding, the Mayor and City Council hereby approve and adopt the Redevelopment Plan.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS 21ST DAY OF JUNE, 2021.

MAYOR

ATTEST:

CITY CLERK/TREASURER

SEAL:

EXHIBIT "A"
Redevelopment Plan

(See attached)