

CITY OF WISNER, NE
RESOLUTION NO. 2020-13

(Blight and Substandard Declaration for Redevelopment Area #2)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WISNER, NEBRASKA, DECLARING A PORTION OF THE CITY AS BLIGHTED AND SUBSTANDARD.

WHEREAS, it is desirable and in the public interest of the City of Wisner, a municipal corporation, to undertake and complete redevelopment projects in areas of the City that are declared as blighted and substandard and in need of redevelopment; and

WHEREAS, Sections 18-2101 to 18-2154 of the Nebraska Revised Statutes, known as the Community Development Law, provides the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, Nebraska Revised Statutes Section 18-2109, as amended, requires that, prior to the preparation by the community redevelopment authority (CRA) of a city of a redevelopment plan for a redevelopment project, the City Council as the governing body of the City, by resolution, shall find and determine that the area is a substandard and blighted area in need of redevelopment as defined in said Community Development Law; and

WHEREAS, the area in question is being generally described as Redevelopment Area #2 described on the attached Exhibit A and depicted on the attached Exhibit B; and

WHEREAS, on August 17, 2020, at 7:00 p.m., a meeting of the City Council of the City of Wisner, Nebraska, was held at the City's Council Chambers in order to conduct a hearing to determine whether certain areas within the City's Corporate Boundary should be declared to be blighted and substandard and in need of redevelopment as defined in and pursuant to Community Development Law; and

WHEREAS, a notice of public hearing was published in the Wisner News Chronicle, a legal newspaper published in Wisner, Nebraska, on July 29, 2020, and on August 5, 2020, which was at least ten (10) days prior to the time of the public hearing, which Notice of Public Hearing described the time, date, place, and purpose of the hearing, and specifically identified the areas to be considered as blighted and substandard and in need of redevelopment; and

WHEREAS, at such Meeting the Public Hearing was conducted, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration and designation of areas as blighted and substandard and in need of redevelopment, and the City Council reviewed and discussed a Blight and Substandard Study conducted by FIVE RULE Rural Planning, dated August 17, 2020; and

WHEREAS, prior to the Meeting and Public Hearing, the City Council has submitted the question of whether the areas in question should be declared substandard and blighted and in need of redevelopment to the Planning Commission of the City of Wisner for its review and recommendation, and the City Council reviewed and discussed recommendations received from the Planning Commission.

NOW THEREFORE, BE IT RESOLVED, by the City of Wisner, Cuming County, Nebraska, that a certain portion of the City of Wisner identified as Redevelopment Area #2 is hereby declared to be a substandard and blighted area in need of redevelopment in accordance with the Nebraska Community Development Law.

BE IT FURTHER RESOLVED, that the above-described area is hereby declared to be a blighted area in need of redevelopment pursuant to the Community Development Law, in that conditions now exist in said area which meet one or more of the blight factors set forth in NRS 18-2103 (3)(a) and at least one of the factors set forth in NRS 18-2103 (3)(b) and a combination of the substandard factors set forth in NRS 18-2013 (31), as described and set forth in the Blight and Substandard Study received by the City; and

BE IT FURTHER RESOLVED, that this is hereby found and determined that such substandard and blighted condition is beyond the remedy and control

solely by regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by Community Development Law, and the elimination of said substandard and blighted condition under the authority of the Community Development Law is hereby found to be a public purpose declared to be in the public interest; and

BE IT FURTHER RESOLVED, that it is hereby found and determined that such substandard and blighted area is in need of redevelopment and is an eligible site for a redevelopment project under the provisions of the Community Development Law.

DATED this 17th day of August, 2020.

CITY OF WISNER, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

Proposed Redevelopment Area 2 has an area of 175 acres and is described as follows:

Beginning at the northwest corner of Parcel ID # 0035700.00, then moving south and then east along the west and south property line of that parcel and then continuing east along the corporate boundary line until reaching the west right of way (ROW) of 18th St. N and the city corporate boundary line, then moving south along the west ROW of 18th St. N/corporate boundary line, then continuing south along the west ROW line of 18th St. N until reaching a point directly west of the northwest corner of Parcel ID # 0021710.00, then crossing 18th St. N in a straight line until reaching the northwest corner of Parcel ID # 0021710.00, then moving southeast along the south property line of that parcel and continuing in a straight line until reaching the east ROW line of 17th St. N, then moving northeast along the east ROW line of 17th St. N until reaching the south ROW line of Ave. H W, then moving southeast along the south ROW line of Ave. H W until reaching the east ROW line of 10th St. N, then moving northeast along the east ROW line of 10th St. N until reaching the north ROW line of K Ave. E, then moving northwest along the north ROW line of K Ave. E until reaching the southeast corner of Parcel ID # 002610.00, then moving north and then west and then south along the property line of that parcel, until reaching the north ROW line of K Ave. E and the corporate boundary line and then moving northwest and then south and then west along the corporate boundary line until reaching the northwest corner of the intersection of 17th St. and Hillcrest Road, then moving west along the north ROW line of Hillcrest Road until reaching the east ROW line of 18th St. N, then moving north along the east ROW line of 18th St. N until reaching the northeast corner of Parcel ID # 0035700.00, then moving west along the north property line of that parcel until reaching the beginning point located at the northwest corner of Parcel ID #0035700.00.

Exhibit B: Map of Redevelopment Area #2

