

**CITY OF ST WISNER, NE**  
**RESOLUTION NO. 2020-16**

(De-designate a portion of Redevelopment Area #1-Part 2 as Blighted and Substandard)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WISNER, CUMING COUNTY, NEBRASKA, DE-DESIGNATING OF 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 City Council, by Resolution 2014-18, has previously declared an area within Redevelopment Area #1 to be blighted and substandard as defined by the Act, being generally described as Redevelopment Area #1-Part 2, described on the attached Exhibit A and depicted on the map as Exhibit B; and

WHEREAS, the City of Wisner, a City of the second class may not designate more than 50% of its area as blighted and substandard;

WHEREAS, the City Council desires to de-designate a portion of Redevelopment Area #1 as substandard and blighted and in need of

redevelopment in accordance with the Nebraska Community Development Law; 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 City Hall in order to conduct a hearing to determine whether certain areas within the City's Corporate Boundary and 1-Mile Extraterritorial Jurisdiction (ETJ) 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 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 June, 2020; and

WHEREAS, prior to the Meeting and Public Hearing, the City Council has submitted the question of whether Redevelopment Area 2 should be designated as 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 Redevelopment Area #1 be de-designated from Redevelopment Area #1 as substandard and blighted and in need of redevelopment in accordance with the Nebraska Community Development Law.

BE IT FURTHER RESOLVED, that the area to be de-designated is being generally described as Redevelopment Area #1-Part 2, described on the attached Exhibit A and depicted on the map as Exhibit B.

DATED this 17th day of August, 2020.

CITY OF WISNER, NEBRASKA

By: \_\_\_\_\_

Chad Dixon

ATTEST: \_\_\_\_\_

Stephanie James

## Exhibit A, Description of Redevelopment Area #1-Part 2

Approximately 21 acres and described as follows:

Beginning at the northeast corner of the intersection of F Ave. East and 7<sup>th</sup> Street N. then moving northwest along the north right-of-way (ROW) line of F Ave. East until reaching the northwest corner of the intersection of F Ave. West and 14<sup>th</sup> Street, then moving southwest along the west ROW line of 14<sup>th</sup> Street for approximately 345 feet, then moving east in a straight line until reaching the east ROW line of 7<sup>th</sup> Street N., then moving northeast along the east ROW line of 7<sup>th</sup> Street N., until reaching the beginning point located at the northeast corner of the intersection of F Ave. East and 7<sup>th</sup> Street N.

