

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA APPROVING AND ADOPTING THE WALNUT STREET REDEVELOPMENT PLAN; AND RELATED MATTERS**

**WHEREAS**, the City of Lexington, Nebraska, a municipal corporation and city of the first class (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; and

**WHEREAS**, 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 plans and projects; and

**WHEREAS**, the City has previously declared the areas within the City to be blighted and substandard and in need of redevelopment pursuant to the Act; and

**WHEREAS**, the Community Development Agency of Lexington, Nebraska (the “**Agency**”) has prepared or caused to be prepared an Amended Redevelopment Plan, including a Redevelopment Contract (collectively, the “**Orthman Redevelopment Plan**”), providing for the implementation of redevelopment project; and

**WHEREAS**, in order to implement the Orthman Redevelopment Plan, to help eliminate blight and substandard conditions within the City of Lexington the Agency has determined that it is convenient and necessary to acquire the real property described on Exhibit 1, attached hereto; and

**WHEREAS**, The Agency has prepared a redevelopment plan, attached hereto as Exhibit 1, (the “**Walnut Street Redevelopment Plan**”) providing for the acquisition and sale of the real estate shown on attached Exhibit 1; and

**WHEREAS**, the Agency and the Planning Commission of the City (the “**Planning Commission**”) have both reviewed the Walnut Street Redevelopment Plan and recommended its 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 the City Council has held a public hearing on the proposal to approve the Walnut Street Redevelopment Plan; and

**WHEREAS**, the City has reviewed the Walnut Street Redevelopment Plan and determined that the proposed land uses 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; and

**WHEREAS**, the City Council has approved the Walnut Street Redevelopment Plan by the passage of its resolution.

**NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA, AS FOLLOWS:**

**Section 1.** The Walnut Street 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 Walnut Street Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined, that the implementation of the Walnut Street Redevelopment Plan is necessary and convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the city.

**Section 2.** The Walnut Street Redevelopment Plan is hereby adopted and approved in substantially the form attached hereto, with such immaterial changes, additions, or deletions thereto as may be determined to be necessary by the Agency.

**Section 3.** The Agency and City Manager 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** this 14<sup>th</sup> day of July, 2014.

**COMMUNITY DEVELOPMENT AGENCY  
OF LEXINGTON, NEBRASKA**

ATTEST:

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

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

[ S E A L ]

**EXHIBIT 1**

**FORM OF REDEVELOPMENT PLAN**