

**COMMUNITY DEVELOPMENT AGENCY
OF LEXINGTON, NEBRASKA**

RESOLUTION NO. _____

**A RESOLUTION RECOMMENDING APPROVAL OF THE WALNUT STREET
REDEVELOPMENT PLAN OF THE CITY OF LEXINGTON, NEBRASKA, AND
APPROVAL OF RELATED ACTIONS.**

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of Lexington, Nebraska (the "Agency") pursuant to Section 18-210.01 of the Act;

WHEREAS, pursuant to and in furtherance of the Act, the Walnut Street Redevelopment Plan (the "Redevelopment Plan") has been prepared by the Agency by in the form attached hereto as **Exhibit A**, for the purpose of eliminating blight and substandard conditions in the City; and

WHEREAS, the Agency has made certain findings and pursuant thereto has determined that it is in the best interests of the Agency and the City to adopt the Redevelopment Plan and to carry out the transactions contemplated thereby.

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

Section 1. The Agency has determined that the proposed land uses and building requirements in the Redevelopment Plan are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, 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.

Section 2. The Planning Commission of the City of Lexington has recommended approval of the Redevelopment Plan.

Section 3. In compliance with section 18-2114 of the Act, the Agency finds and determines as follows: (a) the Redevelopment Area described in the Redevelopment Plan will

be acquired by the Agency for \$1,210,000.00; (b) the method of financing the Redevelopment Area acquisition shall be from funds of the Agency; (c) the Agency intends to dispose of the property by sale to Dawson Area Economic Development Council for the sum of \$800,000, subject to restrictions that the property be rehabilitated, and leased to a manufacturer and other covenants, which the Agency deems to be fair value; and (d) no families or businesses will be displaced as a result of the project.

Section 4. The Agency recommends approval of the Redevelopment Plan by the City Council.

Section 5. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2014.

**COMMUNITY DEVELOPMENT
AGENCY OF LEXINGTON
NEBRASKA**

ATTEST:

By: _____
Chairman

By: _____
Secretary

EXHIBIT A

FORM OF REDEVELOPMENT PLAN