

## RESOLUTION NO. 2022-12

### RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF LEXINGTON, NEBRASKA; MAKING FINDINGS RELATED TO THE REDEVELOPMENT PLAN; AND APPROVAL OF RELATED ACTIONS

#### BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA:

##### Recitals:

a. The Mayor and Council of the City of Lexington, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Lexington, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Project Area**”) to be blighted and substandard and in need of redevelopment; and

b. The Community Development Agency of Lexington, Nebraska (the “**Agency**”) has prepared a general redevelopment plan (the “**Redevelopment Plan**”) for the Redevelopment Project Area for Redevelopment Area #6 in the form attached hereto as **Exhibit B**; and

c. Pursuant to §18-2112 of the Act, the Agency, prior to recommending the Redevelopment Plan to the City, has referred the Redevelopment Plan to the Planning Commission of the City for a public hearing pursuant to the Act and for its review and recommendation as to its conformity to the general plan for the development of the City as a whole and has received the recommendation from the Planning Commission:

d. The Agency has made certain findings and has determined that it is in the best interests of the Agency and the City to approve the Redevelopment Plan and approve the transactions contemplated by the Redevelopment Plan.

##### Resolved that:

1. The Agency determines that the proposed land uses and building requirements in the Redevelopment Plan for the Redevelopment Area 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.

2. The Redevelopment Plan does not presently provide for a division of real estate taxes pursuant to Section 18-2147 of the Act for a redevelopment project. Therefore, the Agency has not prepared a cost benefit analysis pursuant to Section 18-2113 of the Act.

3. The Agency recommends approval of the Redevelopment Plan and the transactions contemplated in the Redevelopment Plan.

4. All prior resolutions of the Agency in conflict with the terms and provisions of this resolution are repealed to the extent of such conflicts.

5. This Resolution shall become effective immediately upon its adoption.

**PASSED AND APPROVED** on \_\_\_\_\_, 2022.

**COMMUNITY DEVELOPMENT  
AGENCY OF LEXINGTON,  
NEBRASKA**

ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION OF REDEVELOPMENT AREA**

The property is described as all real estate identified by the parcel numbers below in the office of the Dawson County, Nebraska, Assessor's office, to wit:

Redevelopment Area #6 - Parcel IDs.

240007395	240132750	240133110
240007484	240132769	240133145
240007654	240132793	240133153
240007662	240132823	240133196
240007743	240132831	240133218
240007824	240132858	240133242
240008286	240132882	240133250
240008367	240132890	240133293
240008456	240132920	240138546
240008634	240132939	240138589
240132285	240132963	240139224
240132610	240132971	240151704
240132645	240133013	240167570
240132653	240133021	240178459
240132661	240133072	240178548
240132742	240133102	

**EXHIBIT B**

**REDEVELOPMENT PLAN**

[Attach Redevelopment Plan]