

RESOLUTION NO. 15-07

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FRIEND, NEBRASKA:

Recitals:

- a. The City of Friend, Nebraska, a municipal corporation and city of the second 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;
- b. 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 projects;
- c. The City has previously declared an area which includes an area legally described in Exhibit A (the "Redevelopment Area") to be blighted and substandard and in need of redevelopment pursuant to the Act;
- d. The Community Redevelopment Authority of the City of Friend, Nebraska (the "Authority") has prepared a Redevelopment Plan (the "Redevelopment Plan"), in the form attached as Exhibit A, for the redevelopment of the Redevelopment Area;
- e. The Authority and the Planning Commission of the City (the "Planning Commission") have both reviewed the Redevelopment Plan and recommended its approval by the Mayor and Council of the City;
- f. 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 has on the date of this Resolution held a public hearing on the proposal to approve the Redevelopment Plan; and
- g. The City has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described in it 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.

Resolved that:

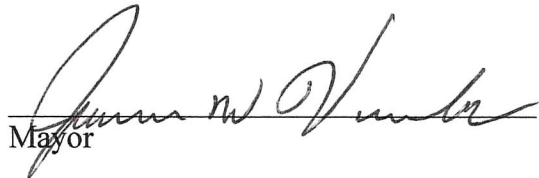
1. The Redevelopment Plan is determined to be feasible and in conformity with the general plan for the development of the City as a whole, and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act. It is found and determined that (a) the redevelopment project described in the Redevelopment Plan would not be economically feasible within the Project Area without the use of financing described in the Redevelopment Plan, and (b) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the City, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of the recommendations of the Authority and the Planning Commission with respect to the Redevelopment Plan.

2. The Redevelopment Plan is approved in substantially the form attached as Exhibit A and the City agrees to collect the occupation sales tax to pay for the amortization of bonds of the Authority which have been issued stating such occupation tax as an available source for the payment of such bonds.

3. The Mayor and Clerk are 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.

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

PASSED and APPROVED on July 7, 2015.


Mayor

ATTEST:

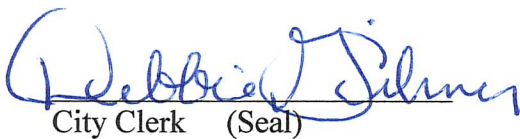

City Clerk (Seal)



EXHIBIT "A"
ENHANCED EMPLOYMENT AREA / REDEVELOPMENT PROJECT AREA

**DESCRIPTION OF PROJECT AND
REDEVELOPMENT PLAN FOR
FRIEND ENHANCED EMPLOYMENT AREA PROJECT**

OVERVIEW:

This plan is intended to redevelop an area within the City of Friend, which has been designated as an enhanced employment area within the meaning of the Community Development Law (the "Act") of the State of Nebraska by the Community Redevelopment Authority (the "Authority") of the City of Friend, Nebraska.

The Authority will purchase, either at public sale or by private purchase, and from time to time dilapidated properties in the enhanced employment area described in Resolution C15-1 of the Authority. The Authority will demolish and or resell such property to interested developers pursuant to the Act. Additionally, in order to improve necessary public improvements the Authority shall install new street signs, purchase land for a rest stop and shelter; bury electric lines and install street lighting; install 2 fixed city maps; install city welcome signs; enhance right of way property on the highway corridor with fencing and landscaping, and other public improvements authorized by the city council (the "Project"). The cost of proposed projects are set forth on Exhibit C.

The Authority will utilize the proceeds of an occupation tax generated from the enhanced employment area to develop the project in the enhanced employment area. Without the benefit of occupation tax proceeds the costs of the project are simply too great to be absorbed by the Authority. The Authority will use the proceeds of the occupation tax and the sale of occupation tax revenue bonds to assist in the acquisition, demolition and preparation of the Project site and installation of public improvements.

THE REDEVELOPMENT PLAN:

1. Relationship of Plan to Local objectives for appropriate land use: This plan contemplates a change no current land use.

2. Relationship of Plan to Local objectives for improved traffic flow and public utilities in plan area: This plan contemplates no relocation of the existing access roads.

3. Relationship of Plan to Local objectives for community facilities: This plan provides new community facilities as described herein.

4. Redevelopment project boundaries: Exhibit A shows the boundaries of the enhanced employment area.

5. Proposed land use plan: The proposed land use plan after redevelopment is set forth in the city's Comprehensive Plan.

6. Information on standards for population densities; land coverage; building intensities; and land coverage after redevelopment: Population density will not increase for the area.

7. Statement regarding change in street layouts: This Plan proposes no changes in street layout.

8. Site plan after redevelopment: Exhibit B is an accurate site plan of the redevelopment project after redevelopment. (Map from Comprehensive Plan)

9. Statement as to the kind and number of additional public facilities or utilities required to support land use after redevelopment: No additional public utilities are required to support the proposed change.