

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF FRIEND, NEBRASKA**

RESOLUTION NO. C15-02

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT
PLAN OF THE CITY OF FRIEND, NEBRASKA; RECOMMENDING
APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF FRIEND,
NEBRASKA; AND APPROVAL OF RELATED ACTIONS**

WHEREAS, the Mayor and Council of the City of Friend, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Friend, 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 Area**”) to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, the Community Redevelopment Authority (the “**Authority**”) designated the Redevelopment Area as an Enhanced Employment Area (“**Enhanced Employment Area**”) pursuant to the Act; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared and submitted by the Authority, in the form attached hereto as **Exhibit B**, for the purpose of redeveloping Redevelopment Area legally described on **Exhibit A**, referred to herein as the Project Area (the “**Project Area**”) which Redevelopment Plan amends the **FRIEND DNP X, LLC**, redevelopment contract and plan which provided for the declaration of an enhanced employment area and imposition of an occupation tax pursuant to the Act; and

WHEREAS, pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make grants for the purposes specified in the Redevelopment Plan (the “**Project**”), in accordance with and as permitted by the Act; and

WHEREAS, the Authority has made certain findings and pursuant thereto has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan and approve the Redevelopment Project and to approve the transactions contemplated thereby.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF FRIEND, NEBRASKA AS FOLLOWS:

Section 1. The Authority has determined that the proposed land uses and building requirements in the Redevelopment Plan for the Project 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.

Section 2. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) a portion of the Redevelopment Area constituting the Redevelopment Project will be acquired by the Authority and the Authority may receive proceeds from disposal of such property to a Redeveloper; the amount of proceeds from disposal of such property cannot be determined at this time; (b) the estimated cost of acquiring a portion of the project site as described in the Redevelopment Plan and related costs exceed \$50,000 (d) the method of acquisition of the real estate shall be by private contract by the Authority and not by condemnation; (e) the method of financing the Redevelopment Project shall be by issuance of an enhanced employment area occupation tax revenue bond in the estimated amount of \$368,000.00, the proceeds of such bonds shall be utilized by the Authority to implement the Redevelopment Plan; the Authority may require additional funds provided by Redevelopers and lenders; and (f) no families or businesses will be displaced as a result of the project.

Section 3. The Authority hereby recommends to the City approval of the Redevelopment Plan and the Redevelopment Project described in the Redevelopment Plan.

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

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

PASSED AND APPROVED this 7th day of June, 2015.

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF FRIEND
NEBRASKA**

ATTEST:

By: 
Secretary

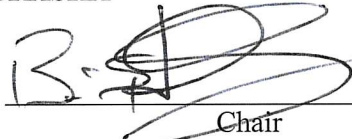
By: 
Chair

EXHIBIT B

FORM OF REDEVELOPMENT PLAN

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.