

**CITY OF FRIEND, NEBRASKA
RESOLUTION #06-18**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF
FRIEND, NEBRASKA, DECLARING PORTIONS OF THE CITY OF FRIEND,
OR PORTIONS TO BE ANNEXED INTO THE CITY OF FRIEND TO BE
BLIGHTED AND SUBSTANDARD**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, it is desirable and in the public interest that the City of Friend, Nebraska, a municipal corporation, undertake and carry out redevelopment projects in areas of the City or to be annexed into the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, Chapter 18, Article 21, Nebraska Reissue Revised Statute of 1997, as amended, known as the Community Development Law, prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, Neb. Rev. Stat. Section 18-2109, as amended, requires that, prior to the preparation by the community redevelopment authority of a City of a redevelopment plan for a redevelopment project, the Mayor and City Council as governing body of the City, by resolution, shall find and determine that the area is a substandard and blighted area in need of redevelopment as defined in said Community Development Law; and

WHEREAS, on February 6, 2007, at 7:00 p.m., a Meeting of the Mayor and City Council of the City of Friend, Nebraska, was held at the meeting room in the offices of the City of Friend in order to conduct a Public Hearing to determine whether certain areas should be declared to be substandard and blighted and in need of redevelopment, as defined in and pursuant to the Community Development Law; and

WHEREAS, a Notice of Public Hearing was published in The Friend Sentinel, a legal newspaper published in Friend, Nebraska, on January 17, 2007, and January 24, 2007, which was at least ten (10) days prior to the time of the public hearing, which Notice of Public Hearing described the time, date, place, and purpose of the hearing and specifically identified the area to be considered as substandard and blighted and in need of redevelopment; and

WHEREAS, on or before January 24, 2007, which date was at least ten (10) days prior to the Public Hearing, the City mailed notice of the Public Hearing by certified United States Mail, postage prepaid, to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped and to the President or Chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district in which the real property to be affected by such determination, which notice set out the

time, date, place, and purpose of the Public Hearing and included a map of sufficient size to show the area to be affected; and

WHEREAS, at such Meeting the Public Hearing was conducted, and all interested parties were afforded a reasonable opportunity to express their views respecting the designation of such area as substandard and blighted and in need of redevelopment, and the Mayor and City Council reviewed and discussed a Blight and Substandard Determination Study previously prepared by Hanna:Keelan Associates, P.C.; and

WHEREAS, the Mayor and City Council submitted the question of whether the area in question is substandard and blighted and in need of redevelopment to the Planning Commission of the City of Friend for its review and recommendation prior to the Meeting and the Public Hearing on January 11, 2007, and the Mayor and City Council reviewed and discussed recommendations received from the Regional Planning Commission; and

WHEREAS, the Mayor and City Council desire to determine whether the specific area is substandard and blighted and in need of redevelopment in accordance with the Nebraska Community Development Law.

NOW THEREFORE, BE IT RESOLVED by the City of Friend, Nebraska, that the following area located in or to be annexed into the City of Friend, Nebraska, more particularly described as follows, to-wit:

A parcel of land that begins at the intersection of the extended north line of "C" Street and the extended west line of State Street, thence eastward along the extended north line of "C" Street, to its intersection with the west line of Cedar Street, thence continuing generally east along the north line of "C" Street (also now the beginning of the north Corporate Limits) to its intersection with the east line of the J.K. Friend Addition (also known as the east Corporate Limit Line), thence south along said east line to its intersection with the south line of "B" Street, thence east along said south line to its intersection with the west line of Page Street and also the north line of the Burlington Northern Railroad Right-of-Way, thence northeasterly along said north Right-of-Way line approximately 2,640' to its intersection with the half-section line of Section 28, Township 8N, Range 1E, thence south along said half-section line to its intersection with the south line of Highway 6, thence west along said south line to its intersection with the east line of Page Street, thence south along said east line to its intersection with the south line of 2nd Street, thence west along said line to its intersection with the east line of Chestnut Street, thence south along said east line to its intersection with the south line of 4th Street, thence west along said south line to its intersection with the west line of Main Street, thence north along said west line to its intersection with the south line of 2nd Street, thence west along said south line to its intersection with the east line of State Street, thence south along said east line to its intersection with the south line of 3rd Street, thence west along said south line to its intersection with the west line of the Street located on the western boundary of McLean's Addition, thence north along said west line to its intersection with

the north line of the Highway 6 Right-of-Way, thence east along said north line to its intersection with the extended west line of State Street, thence north along said line to its intersection with the extended north line of "C" Street, also the point of beginning.

is hereby declared to be a substandard area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area meet the criteria set forth in Neb. Rev. Stat. § 18-2103 (10) and 17-405.01(2) as described and set forth in the Blight and Substandard Determination Study received by the City; and

BE IT FURTHER RESOLVED that the above described area is hereby declared to be a blighted area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area which meet one or more of the factors set forth in Neb. Rev. Stat § 18-2103 (11)(a) and at least one of the factors set forth in (i) through (iv) of Neb. Rev. Stat § 18-2 103 (11)(b) as described and set forth in the Blight and Substandard Determination Study received by the City; and

BE IT FURTHER RESOLVED that such substandard and blighted condition is beyond the remedy and control solely by regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Community Development Law, and the elimination of said substandard and blighted condition under the authority of the Community Development Law is hereby found to be a public purpose and declared to be in the public interest; and

BE IT FURTHER RESOLVED that it is hereby found and determined that such substandard and blighted area is in need of redevelopment and is an eligible site for a redevelopment project under the provisions of the Community Development Law.

This Resolution shall be published and shall take effect as provided by law.

DATED this 6th day of February, 2007.

CITY OF FRIEND, NEBRASKA



By: *James W. Vossler*
Mayor James W. Vossler

Attest: *Debbie Gilmer* City Clerk

CERTIFICATE

The undersigned hereby certifies that upon Motion duly made and seconded, the above and foregoing Resolution was adopted by roll call vote of the City Council of Friend at its regular meeting on the 6th day of February, 2007. Upon roll call vote the Council members voted as follows:

	<u>For</u>	<u>Against</u>	<u>Absent/Abstain</u>
<u>Councilman Schrock</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Councilman Drake</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Councilman Lawver</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Councilman Fricke</u>	<u>X</u>	<u> </u>	<u> </u>

Rebbie Dilmer
City Clerk

