



Hall County Regional Planning Commission

**Wednesday, February 1, 2017
Regular Meeting**

Item F3

Redevelopment Plan Cairo Business Park

Staff Contact: Chad Nabity

Agenda Item 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION: January 23, 2017

SUBJECT:

Redevelopment plan amendment for property located in the Cairo Business Park Second Subdivision an area that has been declared Blighted and Substandard. The Redevelopment Plan is specifically for the following site: Site #1 Lot 1 of Cairo Business Park Second Subdivision with subsequent sites anticipated on Lots 2 through 18 of Cairo Business Park Second Subdivision all in the Village of Cairo, Hall County, Nebraska. This property is located at west of 130 Road and south of One-R Road/Kansas Street. (C-09-2017GI)

PROPOSAL:

The Village of Cairo is proposing to develop this site to encourage commercial and industrial expansion within the Village of Cairo. The property is zoned I2 Heavy Industrial. The development of this property with streets, sewer and water to support industrial uses is consistent with the zoning densities allowed and the plan for the area.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This proposed plan encourages a mix of commercial and residential uses that has been identified as a priority for development in the downtown area. This area has already been declared blighted and substandard by the Cairo CRA, the Hall County Regional Planning Commission and the Cairo Village Board.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the Village of Cairo. This is evident by the fact that the property is zoned I2 Heavy Industrial. The I2 zone allows for a wide variety of industrial and commercial uses. The future land use plan would allow industrial uses on this property.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Comprehensive Plan for the Village of Cairo calls for Heavy Industrial uses here.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for industrial uses at this location is supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

Phased Site Specific Redevelopment Plan Cairo Business Park Second Subdivision 2017

This Redevelopment Plan is prepared by the Community Redevelopment Authority (CRA) of the Village of Cairo, Nebraska. This Redevelopment Plan for the Village is proposed pursuant to the Nebraska Community Development Law (the “Act”) and provides for the financing of sewer and water installation in the Redevelopment Area.

Executive Summary: Project Description

Michael W. Lowry and Denise K. Lowry (the Lowrys) has acquired Lot 1 and Land View Storage, LLC, has acquired Lot 2 of Cairo Business Park Second Subdivision to the Village of Cairo, Hall County, Nebraska. See attached Exhibit A for a plat of the subdivision (the “**Redevelopment Project Area**”). The Lowrys have constructed a 80 foot by 125 foot building on Lot 1. Land View Storage, LLC, intends to build two 40 foot by 200 foot buildings on Lot 2. However, in order to provide sewer and water to these lots and the other lots in the business park, the Village must install sewer and water mains. The installation of sewer and water mains is hereafter referred to as the “**Redevelopment Project/s**” or “**Project/s**.” The estimated cost of this infrastructure is shown on attached Exhibit B. Obviously this expense is too great for the taxpayers of the Village to fund. Creation of sewer and water districts will simply create debt of the Village as the balance of the subdivision is owned by the Village.

This plan provides that the CRA adopt a phased redevelopment project utilize tax increment financing to provide the Village funding to install the needed infrastructure for the Business Park. This plan intends that the CRA assist the Village with funding to install these necessary utilities. Initially, the CRA will issue its 2017 A Bond and deliver the same to the Village subject to an agreement that the Village install the required utilities.. The Village will use the proceeds for utility infrastructure in the Redevelopment Project Area. In order to pay the principal and interest on the 2017 Bond, the CRA will pledge the tax receipts from Lot 1 of said subdivision pursuant to section 18-2147 of the Nebraska Act. The division date for Lot 1 shall be established in the resolution providing for the issuance of the 2017 A tax increment revenue bond.

A separate 2017 B Bond shall be issued and delivered to the Village. The Village will use the proceeds for infrastructure in the Redevelopment Project Area. In order to pay the principal and interest on the Bond, the CRA will pledge the tax receipts from Lot 2 of said subdivision pursuant to section 18-2147 of the Nebraska Act. The division date for Lot 2 shall be established in the resolution providing for the issuance of the 2017 B bond tax increment revenue bond.

The bonds will not be guaranteed by the Village or its taxpayers. The bond will be repaid solely from the increase in real property taxes on said lots over a 15 year period

The increase in real property taxes from Lot 1 and Lot 2 will not be sufficient to pay the estimated costs of this project. Therefore, this plan intends that as each remaining lot in the subdivision is improved, the taxes will be pledged on each individual lot as and when the improvements are started. That means that this plan will be implemented in phases. The effective date for the pledge of taxes for each lot (except for Lot 1) is intended to be the January 1 following the issuance of a building permit as to each lot. The CRA intends, and this plan authorizes, the issuance of additional bonds for each additional lot. The CRA has the authority to size and issue the additional bonds to the Village, up to a maximum amount incurred or to be incurred by the Village to install the necessary sewer and water extensions. In that regard, the Village is authorized to hold the bond proceeds and bond payments until they have sufficient funds to extend a portion of such mains, from time to time as the Village deems appropriate. No further hearings will be required for the issuance of the subsequent bonds, as that issuance is contemplated by this plan.

Projects not financially feasible and will not occur in the Redevelopment Project Area without tax increment financing.

The Village Board and the CRA have determined that the estimated amount of infrastructure costs to implement the projects described herein are too great absorb and are not financially feasible to incur without the assistance from tax increment financing. Furthermore, the projects described in this plan would not occur in the Redevelopment Area without tax increment financing.

**Description Of The Real Property On Which Tax Increment Will Be Captured:
Property Description (the “Redevelopment Project Area”)**

TAX INCREMENT FINANCING TO PAY FOR INFRASTRUCTURE, GRANTS AND LOANS WILL COME FROM THE FOLLOWING REAL PROPERTY:

Site #1: Lot 1 of Cairo Business Park Second Subdivision to the Village of Cairo, Hall County, Nebraska.

Subsequent Sites: Lots 2 through 18, inclusive of Cairo Business Park Second Subdivision to the Village of Cairo, Hall County, Nebraska

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, from time to time in phases established by subsequent bond resolutions, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be established in the bond resolution related to a lot in the Redevelopment Project Area. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment projects, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Site Specific Redevelopment Plan Complies with the Act:

The Act requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan meets the statutory qualifications as set forth below.

1. Project must be in an area declared blighted and substandard. [§18-2109]

The Redevelopment Project Area was declared blighted and substandard by action of the Cairo Village Board of Trustees prior to the adoption and implementation of this plan.[§18-2109] Such declaration will be made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13)(a) and §18-2110]

The Village of Cairo adopted a Comprehensive Plan. This redevelopment plan and projects are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13)(b)]

a. Land Acquisition: The Redevelopment Plan does not provide for real property acquisition. However this plan allows for the transfer of title of some or all parts of the

Redevelopment Project Area to the CRA and provides for subsequent resale or grant of the Redevelopment Project Area property.

b. Demolition and Removal of Structures: The project to be implemented with this plan does not intend that any structures be removed or demolished.

c. Future Land Use Plan: The future land use plan the Redevelopment Project Area is shown on Exhibit A and is intended to be Commercial and industrial. The attached map (Exhibit A) also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111] Changes in street layouts will be provided by plan amendment to the extent changes in layout are implemented. Current zoning is I2, Heavy Industrial.

e. Site Coverage and Intensity of Use. The current building regulations provide the building density of the Redevelopment Area and are incorporated herein by this reference. Commercial and industrial development will provide a higher building intensity. Lot 1 contains an 80 foot by 125 foot building. Lot 2 will contain 2 buildings of 8,000 square feet each.

f. Additional Public Facilities or Utilities. Sewer and water main extensions will be required as a part of this plan. Other utilities would be impacted by the development. These include electrical lines and possibly paving. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This plan does not provide for acquisition of any occupied residences and therefore, no relocation is contemplated. [§18-2103.02]

5. Conflicts of interest by an Authority Member must be disclosed. No member of the CRA, nor any employee thereof holds any interest in any property impacted by this Redevelopment. [§18-2106]. In the event that a member of the Authority has a conflict, he or she shall so advise the Authority, in writing and shall abstain from any action that would present a conflict of interest.

6. The Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers. The CRA pledges the tax increment revenue from Lot 1 and Lot 2 of the Redevelopment Project Area, and all other such lots from time to time to fund tax increment revenue Bonds. The proceeds of the Bonds shall be used to implement this redevelopment plan and the projects described above. The CRA shall deliver the Bonds to the Village which shall install and pay for the redevelopment projects. The CRA may acquire all or a part of the Redevelopment Project Area by

private purchase or as a grant from the Village. Disposal of any such property shall be either as a grant or for fair value at the time of disposition.

b. Statement of proposed method of financing the redevelopment project.

The CRA shall issue its Tax Increment Bond for each phase of the Plan (i.e. for each lot developed). However, the CRA shall not issue an aggregate total of such bonds in excess of the actual cost of infrastructure installation, engineering and legal expense. The Bonds shall be delivered to the Village and may be pledged to lending institutions for raising funds used to implement the redevelopment projects.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Statutory consideration prior to recommending a redevelopment Plan. Section 18-2113 of the Act requires: Prior to recommending a redevelopment plan to the governing body for approval, an Authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the Village 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 and 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 provision 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 insanitary or unsafe dwelling accommodations or conditions of blight.

The CRA has considered these elements in proposing this Plan. This Plan, in and of itself, will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of undeveloped commercial and industrial lots.

8. Time Frame for Development. Development of these projects is anticipated to be begin during the 2016 calendar year. It will take a number of years to develop businesses in all of the lots in the Redevelopment Project Area.

9. Cost Benefit Analysis. Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The Authority does perceive a tax shift resulting from the proposed plan. The Building on Lot 1 of the Redevelopment Project Area is already constructed. However additional development is dependent on sewer and water. Therefore additional phases will not result in a tax shift.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

This plan provides for installation of infrastructure that will be paid from Tax Increment Revenues that will increase as a result of the project. No additional public service needs have been identified.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

There will be an impact on employers or employees in the Redevelopment Project Area as a result of this plan. It is intended that new businesses will locate in the area or that existing businesses will expand and locate in the area. This will have an impact of putting upward pressure on wages. The number of employees is not deemed overwhelming as it is intended that the site be developed over time and jobs will be added incrementally.

(d) Impacts on other employers and employees within the Village or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

Employers or employees outside the boundaries of the Redevelopment Project Area as a result of this plan may be impacted by an upward pressure in wages as unemployment in the county is below 3%.

(e) Any other impacts determined by the Authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

No other impacts have been identified as relevant by the CRA.

Exhibit A
(Subdivision Plat)

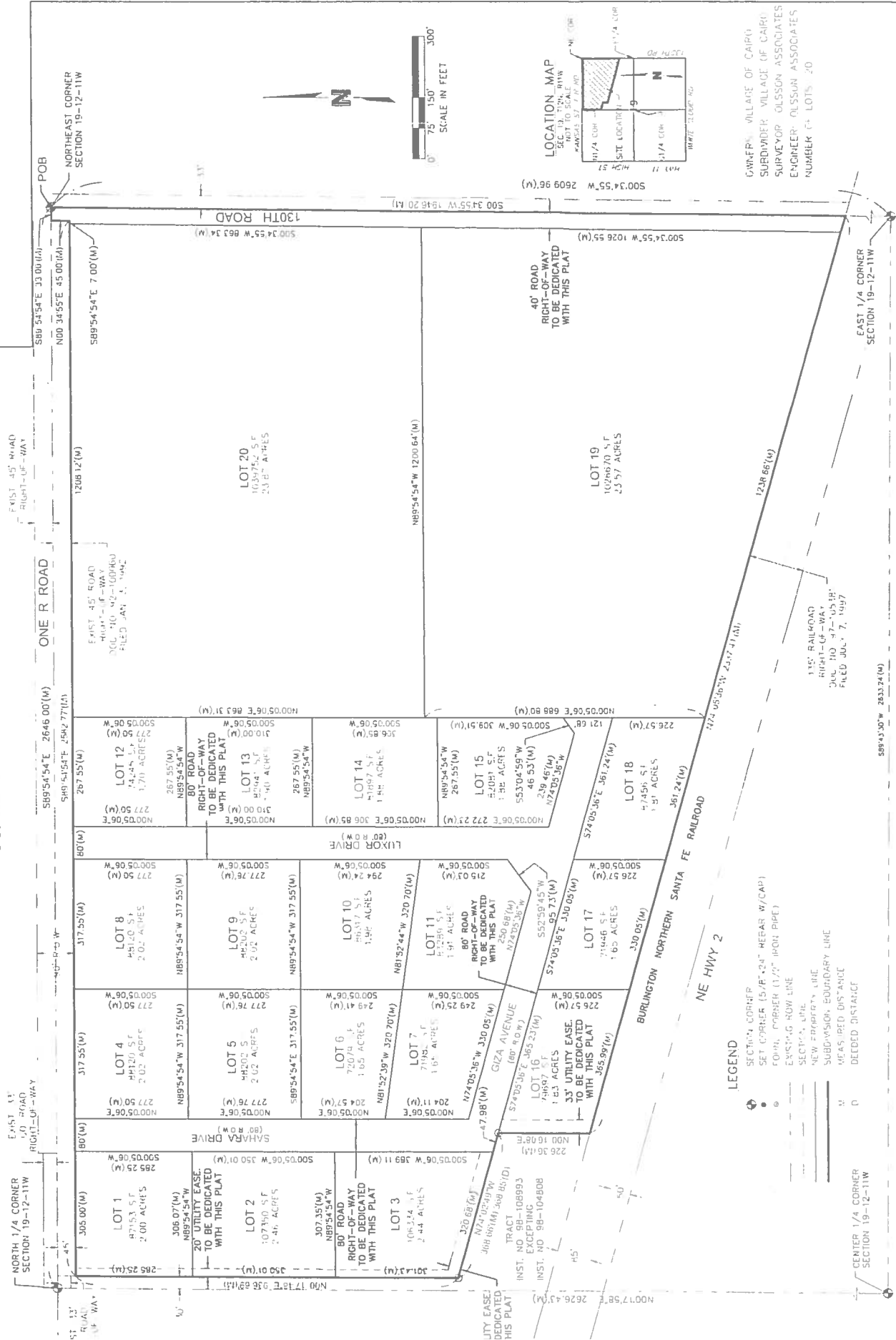
Exhibit B
(Estimated Cost of Sewer and Water Mains)

Sewer Main with Lift Station	\$370,000
Water Main	\$127,000 (not a closed loop)
Loop Water Main to Kansas Ave	<u>\$ 90,000</u>
Total	\$587,000

CAIRO BUSINESS PARK SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT



**INVITATION TO SUBMIT
REDEVELOPMENT CONTRACT
PROPOSALS**

Public notice and invitation is hereby given by the Community Development Agency (Agency) of the Village of Cairo, Nebraska, to private developers or any persons interested undertaking the redevelopment of any area within the below described redevelopment area, to submit redevelopment contract proposals to the Agency. Further information as is available may be obtained at the office of the Agency located at the Village Hall, in the Village of Cairo. The Agency will consider all redevelopment proposals and the financial and legal ability of the prospective developers to carry out the proposals and the Agency may negotiate with any developers for purchase or lease of any real property in the redevelopment area. The Agency may accept such redevelopment contract proposal as it deems to be in the public interest as provided by the Nebraska Community Development Law. The redevelopment area affected by this notice is described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF HOCHSTETLER SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 11 AND THE POINT OF BEGINNING; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF OASIS STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF OASIS STREET, SAID POINT BEING THE SOUTHWEST CORNER OF AN UNPLATTED TRACT OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST; THENCE NORTHERLY TO THE NORTHWEST CORNER OF AN UNPLATTED TRACT OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST, SAID POINT ALSO BEING ON SOUTH R.O.W. LINE OF SYRIA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF SYRIA STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 4 OF FIRST ADDITION TO CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4 OF FIRST ADDITION TO CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF MECCA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF MECCA STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 15 OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 15 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON

OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 10 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF MEDINA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF MEDINA STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 5 OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 5 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF STATE HIGHWAY 2; THENCE NORTHERLY TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 5 ALLEY R.O.W. AND THE NORTH LINE OF BNSF RAILROAD R.O.W.; THENCE SOUTHEASTERLY ALONG SAID NORTH R.O.W. LINE TO A SOUTHWESTERLY CORNER OF CAIRO BUSINESS PARK SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID CAIRO BUSINESS PARK SUBDIVISION TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF SAID WESTERLY LINE AND THE NORTH R.O.W. LINE OF ONE R ROAD; THENCE EASTERLY ALONG SAID NORTH R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF 130TH ROAD; THENCE SOUTHERLY ALONG SAID EAST R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID EAST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF STATE HIGHWAY 2; THENCE NORTHWESTERLY ALONG SAID SOUTH R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID SOUTH R.O.W. LINE AND THE WEST R.O.W. LINE OF THE BE STREET; THENCE SOUTHERLY ALONG THE WEST R.O.W. LINE OF THE BE STREET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF MEDINA STREET; THENCE WESTERLY ALONG SAID NORTH R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF ALEXANDRIA STREET; THENCE WESTERLY TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE

AND THE WEST R.O.W. LINE OF ALEXANDRIA STREET; THENCE WESTERLY ALONG SAID NORTH R.O.W. TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 6 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF MEDINA STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 18, BLOCK 9 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 9 OF ORIGINAL TOWN OF CAIRO, SAID POINT

18, BLOCK 16 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 16 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE NORTH R.O.W. LINE OF MECCA STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF MECCA STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 12, BLOCK 3 OF FIRST ADDITION TO CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 3 OF FIRST ADDITION TO CAIRO, SAID POINT ALSO BEING ON THE NORTH R.O.W. LINE OF SYRIA STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF SYRIA STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF AN UNPLATTED TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 11 WEST; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 1 OF D&W SUBDIVISION; THENCE SOUTHERLY TO SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EAST R.O.W. LINE OF STATE HIGHWAY 11; THENCE WESTERLY TO A POINT ON THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 11; THENCE SOUTHERLY ALONG SAID WEST R.O.W. LINE TO THE POINT OF BEGINNING ALL IN THE VILLAGE OF CAIRO, HALL COUNTY, NEBRASKA.

All interested developers or interested parties may submit redevelopment contract proposals to the Agency and further information as is available may be obtained at the office of the Agency in the Village of Cairo.

The above item(s) may be reviewed during normal office hours at the Village Hall located at 402 High Street, Cairo, Nebraska.

Christy Osburn,
Deputy Village Clerk
September 15 & 22, 2016
ZNEZ

**ORDINANCE NO. 449
AN ORDINANCE TO ADOPT
THE BUDGET STATEMENT TO BE
TERMED THE ANNUAL APPROPRIATION
BILL; TO APPROPRIATE
SUMS FOR NECESSARY EXPENSES
AND LIABILITIES, TO PROVIDE
FOR AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CHAIRPERSON AND THE VILLAGE BOARD OF THE VILLAGE OF CAIRO, NEBRASKA.

Section 1. That after complying with all procedures required by law, the budget presented and set forth in the budget statement is hereby approved as the Annual Appropriation Bill for the fiscal year beginning October 1, 2016 through September 30, 2017. All sums of money contained in the budget statement are hereby appropriated for the necessary expenses

Resolution Number 2017-05

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC
REDEVELOPMENT PLAN OF VILLAGE OF CAIRO, NEBRASKA; AND
APPROVAL OF RELATED ACTIONS**

WHEREAS, the Chairman and Board of the Village of Cairo, Nebraska (the “**Board**”), referred the **Redevelopment Plan of the Cairo Business Park** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the Village of Cairo, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the Village of Cairo, Hall County finding;

The proposed use as described in this plan is in compliance with the Comprehensive Plan for the Village of Cairo.

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: February 1, 2017.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary