



City of Grand Island

Monday, March 26, 2012

Council Session

Item G3

#2012-73 - Approving Amendment to the Redevelopment Plan for CRA Area #1 Located in East Grand Island at the Existing Lincoln Park, North of 7th Street and East of Beal Street

This item relates to the aforementioned Public Hearing item E-1.

Staff Contact: Chad Nabity

RESOLUTION 2012-73

MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, APPROVING A PLAN/MODIFICATION ENTITLED “PLAN MODIFICATION FOR CRA AREA #1 (LINCOLN PARK SWIMMING POOL).”

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:

Section 1. The Mayor and Council of the City of Grand Island, Nebraska, (the “City”) hereby find and determine: (a) that pursuant to the provisions of Sections 18-2101 to 18-2144, R.R.S. Neb. 2007, as amended (the “Community Development Law”), the Mayor and City Council have declared as substandard and blighted that area described in Resolution No. 2000-388 of the Mayor and Council passed and approved on December 19, 2000 (“CRA Area #1”); (b) that pursuant to Ordinance No. 8021, the Community Redevelopment Authority of the City of Grand Island (the “CRA”) has been organized and exists and exercises the powers of a community redevelopment authority under the Community Development Law; (c) that a general redevelopment plan (the “Original Plan”) for all or a portion of CRA Area #1 was adopted by the CRA on November 21, 1995 and approved by the Mayor and Council of the City on December 18, 1995, all under prior existing provisions of the Community Development Law and a prior adopted declaration as to blight and substandard conditions; (c) that the staff of the CRA has prepared a redevelopment plan entitled “Plan Modification for CRA Area #1 (Lincoln Park Swimming Pool) (the “Plan/Modification”) to provide for a project for the renovation and redevelopment of CRA Area #1 by the construction of a replacement swimming pool for Lincoln Park and such Plan/Modification represents a modification of the Original Plan and also a separate redevelopment plan to be considered for adoption under the current provisions of the Community Development Law; and (d) that the Plan/Modification was referred and submitted to the Hall County Regional Planning Commission (the “Planning Commission”), for review and recommendations and the Planning Commission has approved the Plan/Modification without recommendation for changes from the form submitted.

Section 2. The Mayor and Council hereby further find and determine that the CRA has recommended the Plan/Modification and in making such recommendation considered 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 City’s general plan, 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 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.

Section 3. The Mayor and Council further find and determine (a) that no cost-benefit analysis has been prepared pursuant to the guidelines set forth in Section 18-2113 of the Community Development Law, because under the terms of the Plan/Modification, there are not to be any revenues set aside as provided under the terms of Section 18-2147, R.S. Supp., 2011, (“Section 18-2147”) and (b) that because all redevelopment project improvements contemplated by the Plan/Modification are to occur on public park property owned by the City, there is to be no taking of title to real estate by the CRA in connection with the Plan/Modification, no requests for redevelopment contract proposals or notice with respect to any such proposals are required under the terms of Section 18-2119 of the Community Development Law.

Section 4. The Mayor and Council further find and determine that the CRA has recommended that the Mayor and Council approve and adopt the Plan/Modification. In connection with such recommendation, the CRA reported to the Mayor and Council (a) the proposed method and estimated cost of the acquisition and preparation for redevelopment and the estimated proceeds or revenue from disposal of property to redevelopers, if any; (b) a statement of the proposed method of financing for the redevelopment project as set forth in the Plan/Modification and (c) further that there will be no families displaced under the terms of the Plan/Modification.

Section 5. The Mayor and Council further find and determine (a) that there are no 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 as described in the Plan/Modification; (b) that the Plan/Modification does not provide for any use of funds authorized by Section 18-2147 and therefore does not directly affect any county, school district, community college, educational service unit or natural resources district; and (c) that a public hearing was held, after notice of such public hearing was provided as required in Section 18-2115 of the Community Development Law, whereby all persons desiring to be heard as to whether the Plan/Modification should be approved have been heard.

Section 6. Based upon the recommendation of the CRA and analysis and review of the Plan/Modification, the Mayor and Council hereby find (a) that the Plan/Modification is feasible and in conformity with the general plan for the development of the City as a whole and (c) the Plan/Modification is in conformity with the legislative declarations and determinations set forth in the Community Development Law.

Section 7. The Mayor and Council hereby approve and adopt the Plan/Modification.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 26, 2012.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk