

**CITY OF LA VISTA  
LA VISTA COMMUNITY DEVELOPMENT AGENCY REPORT  
JULY 19, 2016 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
REDEVELOPMENT CONTRACT PROPOSAL FOR THE 84 <sup>TH</sup> STREET REDEVELOPMENT AREA	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A resolution has been prepared for the La Vista Community Development Agency to notify the City of an intention to accept redevelopment and subdivision agreements.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Ratify and Approve Resolution 16-066.

**BACKGROUND**

The City Council adopted Resolution No. 12-011 declaring the 84<sup>th</sup> Street Redevelopment Area a substandard and blighted area, and in need of redevelopment. The City Council also created the La Vista Community Development Agency, governed by the Mayor and City Council and providing for actions of the Agency to be taken at City Council meetings; and approved a Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area ("Redevelopment Plan").

An authority under the Community Development Law must give notice to the governing body of a city of its intention to accept redevelopment contracts at least 30 days before actually accepting them. The proposed resolution would serve that purpose with respect to proposed redevelopment and subdivision agreements involving redevelopment projects and areas that include the Brentwood Crossing site, La Vista Falls golf course, and City swimming pool ("Agreements"). Actual acceptance would come later, subject to satisfying applicable requirements, including finalizing the Agreements in satisfactory form and content, amendments to the Redevelopment Plan and City comprehensive development plan for the proposed redevelopment projects, and satisfaction of any other applicable requirements of the Community Development Law or other applicable laws.

**RESOLUTION NO. 16-066**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA, ACTING AS THE LA VISTA COMMUNITY DEVELOPMENT AGENCY, REGARDING REDEVELOPMENT CONTRACT PROPOSAL**

WHEREAS, the La Vista Community Development Agency ("Agency") consisting of and governed by the Mayor and City Council of the City of La Vista has been created; and the City Council approved a Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area ("Redevelopment Plan"); and

WHEREAS, amendments to the Redevelopment Plan and City comprehensive development plan are being prepared for anticipated redevelopment projects involving areas on or in the vicinity of the La Vista Falls Golf Course, City swimming pool, and Brentwood Crossing (in the vicinity of 84<sup>th</sup> and Brentwood Drive) ("Amendments"); and

WHEREAS redevelopment and subdivision agreements are proposed for such areas and redevelopment projects with La Vista City Centre, LLC in preliminary form and content ("Agreements"). Notice inviting redevelopment contract proposals was published.

NOW THEREFORE, BE IT RESOLVED that the La Vista Community Development Agency hereby finds, determines, and approves as follows:

1. The recitals above are incorporated into this resolution by reference.
2. An authority under the Community Development Law may accept redevelopment contract proposals as it deems to be in the public interest and in furtherance of the Community Development Law if the authority has, not less than thirty days prior thereto, notified the governing body in writing of its intention to accept such redevelopment contract proposal.
3. Agency desires to notify the governing body of its intent to accept the Agreements, subject to (a) any additions, subtractions or modifications to the Agreements as the City Administrator determines necessary or appropriate, and final Agreements in satisfactory final form and content; (b) adoption of the Amendments, definitive documents, agreements, and instruments in form and content satisfactory to the City Administrator, and satisfaction of any other applicable requirements of the Community Development Law or other applicable laws; (c) any additional consideration or analysis as the City Administrator determines necessary or appropriate to confirm financial or legal ability of redevelopers under the Agreements to carry out their proposals or otherwise; and (d) actual acceptance of the Agreements ("Applicable Conditions").
4. The City Clerk, immediately upon passage and approval of this resolution, shall file and maintain a copy of it with the official records of the City; and such filing shall constitute notification to the governing body of the Agency's intention to accept such Agreements and redevelopment contract proposals, subject to satisfaction of the Applicable Conditions.

BE IT FURTHER RESOLVED that the Mayor, City Administrator, City Clerk, or his or her designee, on behalf of the Agency, is authorized to take such further actions as he or she determines necessary or appropriate to carry out the actions approved herein.

PASSED AND APPROVED THIS 19TH DAY OF JULY, 2016.

LA VISTA COMMUNITY DEVELOPMENT  
AGENCY

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Douglas Kindig, Mayor  
City of La Vista

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk

K:\APPS\City Hall\16 FINAL RESOLUTIONS\16.066 84th Street  
Redevelopment - Contract Proposal 06.21.16 Ratify 07.19.16.Docx

## **NOTICE TO CITY**

By signing below and filing with the City Clerk, I, on behalf of the La Vista Community Development Agency ("Agency"), hereby notify the governing body of the Agency's intention to accept redevelopment contract proposal(s) as described in Resolution No. 16-066 on file with the City Clerk.

Dated this 19th day of July, 2016.

**LA VISTA COMMUNITY DEVELOPMENT  
AGENCY**

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**Douglas Kindig, Mayor  
City of La Vista**