

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 2, 2016 AGENDA

Subject:	Type:	Submitted By:
84 TH ST. REDEVELOPMENT AREA - ADOPT REDEVELOPMENT PLAN AMENDMENT NO. 1	◆ RESOLUTION	ANN BIRCH
	ORDINANCE RECEIVE/FILE	COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution prepared for the City to approve Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area.

FISCAL IMPACT

Redevelopment plan provisions as recommended in proposed Amendment No. 1 are feasible. Related to this, economic analyses have been prepared by Hunden Strategic Partners particularly with respect to the mixed use redevelopment project and related plan provisions, including cost-benefit and other analyses in connection with proposed tax increment financing (a copy will be available at the Council meeting).

RECOMMENDATION

Approval, subject to adoption of the Comprehensive Plan Amendment to incorporate Redevelopment Plan Amendment No. 1.

BACKGROUND

The Mayor and City Council, on behalf of the City and after review and recommendation of the Planning Commission and satisfying all notice, public hearing and other applicable requirements, by Resolution 12-011 declared the 84th Street Redevelopment Area as a substandard and blighted area in need of redevelopment.

On July 16, 2013, the Community Development Agency adopted and recommended approval of the *Redevelopment Plan for the 84th Street Redevelopment Area* through Resolution No. 13-064. Also, on July 16, 2013, the City Council approved Resolution No. 13-065 approving of the *Redevelopment Plan for the 84th Street Redevelopment Area*.

An amendment to the redevelopment plan, titled “Redevelopment Plan for the 84th Street Redevelopment Area - Amendment No. 1” (Redevelopment Plan Amendment” or “Amendment”) has been prepared as presented at this meeting. Among other things, this Amendment includes a mixed use redevelopment project and a public improvement redevelopment project within the 84th Street Redevelopment Area, and related redevelopment plan provisions. The redevelopment projects described in the Amendment focus in the vicinity of the Brentwood Crossing area because that is

where the decline of the 84th Street Redevelopment Area began more than ten years ago. The commercial buildings in the area, among other things, generally are vacant, outdated, and subject to repeated trespass and vandalism, and they do not fit the overall vision and plans to eliminate the substandard and blighted area. The substandard and blighted area is a threat to the stability and vitality of the City. The amendment and projects are recommended in the public interest and necessary to eliminate and prevent recurrence of the substandard and blighted area. City staff has prepared and is proposing by separate action an amendment to the Comprehensive Development Plan to incorporate the *Redevelopment Plan for the 84th Street Redevelopment Area – Amendment No. 1* into said Comprehensive Development Plan (“Comprehensive Plan Amendment”).

The Planning Commission on July 21, 2016 held a public hearing and reviewed and recommended the Redevelopment Plan Amendment as in conformity with the Comprehensive Plan, subject to, among other things, Council adoption of the Comprehensive Plan Amendment. An item is included on the agenda for this purpose; that is, to amend the Comprehensive Plan by adopting the Comprehensive Plan Amendment. The written recommendation of the Planning Commission is on file with the City Clerk. A recommendation of the La Vista Community Development Agency is scheduled for consideration earlier in this meeting agenda. The notice of public hearing of the City Council on the proposed Redevelopment Plan Amendment was published and provided in accordance with applicable law.

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RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, APPROVING AMENDMENT NO. 1 TO THE REDEVELOPMENT PLAN FOR THE 84TH STREET REDEVELOPMENT AREA IN ACCORDANCE WITH NEBRASKA STATUTES, SECTIONS 18-2101 THROUGH 18-2154.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of La Vista, Nebraska does hereby find, determine, declare and approve as follows:

I. FINDINGS. The City Council of the City of La Vista finds and determines as follows:

- A. The findings and actions of the Agency as set forth in the resolution recommending Amendment No. 1 to the Redevelopment Plan for the 84th Street Redevelopment Area ("Redevelopment Plan Amendment") to the City Council for approval ("Agency Resolution"), incorporated herein by reference, are ratified, adopted, affirmed and approved.
- B. All applicable requirements with respect to the actions taken or approved in this Resolution, including notice and hearing requirements, have been satisfied.
- C. In exercising its powers under Neb. Rev. Stat. Sections 18-2101 to 18-2144 with respect to the matters approved in this Resolution, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements, the City Council has given consideration to the following objective:

The City Council, to the greatest extent it deems to be feasible in carrying out the provisions of Neb. Rev. Stat. Sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with the sound needs of the City as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises.

- D. The proposed Redevelopment Plan Amendment and the Redevelopment Plan as amended are feasible.
- E. The proposed Redevelopment Plan Amendment and the Redevelopment Plan as amended are in conformity with the Comprehensive Development

Plan of the City, subject to adoption of the Proposed Comprehensive Plan Amendment described in the Agency Resolution.

- F. The proposed Redevelopment Plan Amendment and the Redevelopment Plan as amended are in conformity with the legislative declarations and determinations set forth in the Community Development Law of Nebraska.
- G. The proposed Redevelopment Plan Amendment or Redevelopment Plan as amended, and specifically, the Mixed Use Redevelopment Project includes the use of funds authorized by Neb. Rev. Stat. Section 18-2147 ("TIF"), and said use satisfies the following conditions:
 - 1. The redevelopment project in the Redevelopment Plan Amendment or Redevelopment Plan as amended with respect to which TIF may be used would not be economically feasible without the use of TIF,
 - 2. Such redevelopment project would not occur in the community redevelopment area without use of TIF, and
 - 3. The costs and benefits of such redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community and demand for public and private services have been analyzed by the City Council and found to be in the long term best interest of the community impacted by said redevelopment project.
- H. The proposed Redevelopment Plan Amendment or Redevelopment Plan as amended includes designation of an enhanced employment area; and the requirements of Neb. Rev. Stat. Section 18-2116(2) are satisfied.

II. **APPROVAL OF REDEVELOPMENT PLAN AMENDMENT.** Based on the foregoing and all relevant factors, including any public comment at the public hearing, the City Council of the City of La Vista hereby approves the proposed Redevelopment Plan Amendment, subject to adoption of the Proposed Comprehensive Plan Amendment.

III. **FURTHER ACTIONS.** The Mayor or City Administrator, or his or her designee, in addition to any other person specified in the Redevelopment Plan Amendment, Redevelopment Plan, as amended, or any redevelopment contract or otherwise, is hereby authorized to take such further actions as are necessary or appropriate to implement the Redevelopment Plan Amendment, Redevelopment Plan as amended, or carry out the actions approved in this Resolution on behalf of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2016

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

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