

RESOLUTION NO. 2018-02

BE IT RESOLVED by the Village Board of Trustees of the Village of Hemingford, Nebraska:

RECITALS:

- a. It is necessary, desirable, advisable and in the best interest of the Village of Hemingford, Nebraska (the "Village"), for the Village to undertake and carry out redevelopment projects in certain areas of the Village that are determined to be blighted and substandard and in need of redevelopment;
- b. The Community Development Law, Neb.Rev.Stat. §18-2101 et.seq., as amended, (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects;
- c. Section 18-2109 of the Act requires that, prior to the preparation of a redevelopment plan for a redevelopment project, the Village Board of Trustees shall, by resolution, declare the area to be blighted and substandard;
- d. At its regular Village Board meeting on March 20, 2018, the Village Board of Trustees held a public hearing (the "Public Hearing") to determine whether the area more fully described on Attachment A (the "Redevelopment Area") should be declared blighted and substandard, and in need of redevelopment, as required by the Act;
- e. The Village published and mailed notices of the Public Hearing regarding the consideration of declaring property to be blighted and substandard pursuant to §18-2115 of the Act;
- f. The Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Areas blighted and substandard and in need of redevelopment, and the Village Board of Trustees reviewed and discussed a blight and substandard determination analysis as per Attachment 2 (the "Blight Study") prepared by Panhandle Area Development District.
- g. The Blight Study was forwarded to the Planning Commission of the Village for its review and recommendation and the Village Board of Trustees reviewed the recommendations received from the Planning Commission; and
- h. The Village Board of Trustees desire to determine whether the Redevelopment Area is blighted and substandard and in need of redevelopment in accordance with the Act.

BE IT RESOLVED THAT:

1. The Redevelopment Area is declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area for meeting the criteria set forth in §18-2103(10) of the Act, as described and set forth in the Blight Study. The Redevelopment Area is more particularly described on Attachment A and the inclusion of all of the property described on Attachment A is reasonably necessary to create a unified Redevelopment Area sufficient to encourage developers.
2. The Redevelopment Area is further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in §18-2103(11) of the Act, as described and set forth in the Blight Study.
3. The blighted and substandard conditions existing in the Redevelopment Area are beyond remedy and control solely through the 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 Act and the elimination of the blighted and substandard conditions under the authority of the Act is found to be a public purpose and declared to be in the public interest.
4. The Redevelopment Area is in need of redevelopment and is or will be eligible for a redevelopment project under the provisions of the Act at the time of the adoption of any redevelopment plan with respect to the Redevelopment Area. The Redevelopment Area includes property that is reasonably necessary to create a unified Redevelopment Area sufficient to encourage developers.
5. This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 20th day of March, 2018.

Chairman

ATTEST:

Village Clerk (seal)