

## LEXINGTON PLANNING COMMISSION

### RESOLUTION NO. 2015-01

A RESOLUTION OF THE LEXINGTON PLANNING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO A REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF LEXINGTON PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of Lexington, Nebraska (the "Agency") pursuant to Chapter 18, Article 21, Section 18-210.01 of the Community Development Law, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2154 of the Act;

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, Pentad Properties Corp. submitted a Redevelopment Plan (the "Redevelopment Plan") as contained in the Redevelopment Contract (a copy of which is identified as "Redevelopment Contract" attached hereto as Attachment A) to the Agency. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Contract to the Planning Commission of the City of Lexington for recommendations with respect to the Redevelopment Plan contained within the Redevelopment Contract;

NOW, THEREFORE, BE IT RESOLVED BY THE LEXINGTON PLANNING COMMISSION, AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan as contained within the Redevelopment Contract:

1. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City as a whole and finds that the Redevelopment Plan, as contained in said Redevelopment Contract, is consistent with and conforms to the general plan for development of the City as a whole.

2. The Planning Commission confirms that the area described in the Redevelopment Plan and the Redevelopment Contract is blighted and substandard as defined in the Nebraska Community Development Law.

3. The Planning Commission finds that the Redevelopment Plan and the Redevelopment Contract, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.

4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan, as contained in the Redevelopment Contract attached hereto as Attachment A, with such amendments, additions and deletions as are deemed necessary by the Agency.

PASSED AND APPROVED by the Lexington Planning Commission this 1<sup>st</sup> day of April, 2015.

LEXINGTON PLANNING COMMISSION

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Chair

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Secretary

Attachment "A"