**RESOLUTION NO. 20-06**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF FRIEND, NEBRASKA, DECLARING A CERTAIN AREA TO BE BLIGHTED AND SUBSTANDARD AND IN NEED OF REDEVELOPMENT PURSUANT TO THE COMMUNITY DEVELOPMENT LAW, CHAPTER 18, ARTICLE 21, REISSUE REVISED STATUTES OF NEBRASKA, AS AMENDED**

**WHEREAS**, it is necessary, desirable, advisable, and in the best interests of the City of Friend, Nebraska (the “City”), for the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be substandard and blighted and in need of redevelopment;

**WHEREAS**, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), prescribes requirements and procedures for the planning and implementation of redevelopment projects;

**WHEREAS**, Section 18-2109 of the Act requires that, prior to the preparation by the Community Development Agency of the City of a redevelopment plan for a redevelopment project, the Mayor and Council shall, by resolution, declare the area to be blighted and substandard;

**WHEREAS**, on Tuesday, July 7, 2020, at 7:00 p.m., the Mayor and Council of the City held a public hearing (the “Public Hearing”) at the Friend City Hall, 235 Maple Street in the City, to determine whether those certain areas more fully described below (the “Redevelopment Areas”) should be declared blighted and substandard and in need of redevelopment as required by the Act;

**WHEREAS**, notice of the Public Hearing was published in *The Friend Sentinel*, a legal newspaper of general circulation in the City, on June 17, 2020 and June 24, 2020, which notice described the date, time, place, and purpose of the Public Hearing and the legal description of the Redevelopment Areas; the last publication of such notice being at least ten days prior to the time of the Public Hearing;

**WHEREAS**, on or before June 18, 2020, such date being at least ten days prior to the time of the Public Hearing, the City mailed notice of the Public Hearing by United States Certified Mail, return receipt requested, sufficient postage affixed, to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the Redevelopment Areas and to the president or chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district with real property in the Redevelopment Areas, which notice included the time, date, place, and purpose of the Public Hearing and a map of sufficient size to show the Redevelopment Area;

**WHEREAS**, 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 as blighted and substandard and in need of redevelopment, and the Mayor and Council reviewed and discussed a Blight/Substandard Determination Study previously prepared by Marvin Planning Consultants;

**WHEREAS**, the Mayor and Council adopted Resolution No. 20-04 submitting the question of whether the Redevelopment Areas were blighted and substandard and in need of redevelopment to the Planning Commission of the City for its review and recommendations on May 5, 2020; and the Mayor and Council reviewed and discussed the recommendations received from the Planning Commission; and

**WHEREAS**, the Mayor and Council desire to determine whether the Redevelopment Areas are blighted and substandard and in need of redevelopment in accordance with the Act.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF FRIEND, NEBRASKA:**

**Section 1.** The Redevelopment Areas are hereby declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in Section 18-2103(10) of the Act, as described and set forth in the Blight Study. The Redevelopment Areas are more particularly described as follows:

**AREA 2- Concrete Plant**

The old concrete plant site is located on the western edge of Friend and is bounded on the north by US Highway 6 and is labeled Area 2 in Figure 1.

The legal description is as follows:

Friend PRCT PT NE ¼ Section 22-8-1 and contains 11.17 acres; plus, a tract referred to as Friend PRCT PT NE ¼ Section 22-8-1 1.29 Acres.

**AREA 3- Old Lumber Yard Block**

The Old Lumber Yard Block sits on the edge of downtown and adjacent to Area 1 on two sides, see Figure 1.

The legal description is as follows:

The point of beginning is the intersection of the centerlines of Main Street and 2nd Street; thence, westerly along the centerline of 2nd Street to the intersection with the centerline of Pine Street; thence, southerly along the centerline of Pine Street to the intersection with the centerline of 3rd Street; thence easterly along the centerline of 3rd Street to the intersection with the centerline of Main Street; thence northerly along the centerline of Main Street to the point of beginning.

**AREA 4- 4-Plex Block**

The 4-Plex Block sits adjacent to the Friend Community Health System and adjacent to Area 1 on two sides, see Figure 1.

The legal description is as follows:

The point of beginning is the intersection of the centerlines of Spring Street and 2nd Street; thence, westerly along the centerline of 2nd Street to the intersection with the centerline of Cherry Street; thence, southerly along the centerline of Cherry Street to the intersection with the centerline of 3rd Street; thence easterly along the centerline of 3rd Street to the intersection with the centerline of Spring Street; thence northerly along the centerline of Main Street to the point of beginning.

*The Area is 2.6 acres*

**AREA 5- Chestnut/Cherry Block**

The Chestnut/Cherry Block is in the south portion of Friend, see Figure 1.

The legal description is as follows:

The point of beginning is the intersection of the centerlines of Cherry Street and 6th Street; thence, westerly along the centerline of 6th Street to the intersection with the centerline of Chestnut Street; thence, southerly along the centerline of Chestnut Street to the intersection with the centerline of 9th Street; thence easterly along the centerline of 9th Street to the intersection with the centerline of Cherry Street; thence northerly along the centerline of Cherry Street to the point of beginning.

*The Area is 8.15 acres*

**Section 2.** The Redevelopment Areas are hereby further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Areas meeting the criteria set forth in the Act, including, without limitation, (a) one or more of the factors set forth in Section 18-2103(11)(a) of the Act, and (b) at least one of the factors set forth in (i) through (v) of Section 18-2103(11)(b) of the Act, as described and set forth in the Blight Study.

**Section 3.** The blighted and substandard conditions existing in the Redevelopment Areas 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 hereby found to be a public purpose and declared to be in the public interest.

**Section 4.** The Redevelopment Areas are in need of redevelopment and are or will be eligible sites for redevelopment projects under the provisions of the Act at the time of the adoption of any redevelopment plan with respect thereto.

**Section 5.** This resolution shall be published and shall be in full force and effect from and after its passage as provided by law.

**DATED:** July 7, 2020.

**CITY OF FRIEND, NEBRASKA**

ATTEST: By:

Mayor

By:

Clerk