

RESOLUTION NO. 07-34

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; and

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

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; and

WHEREAS, on Wednesday, January 2, 2008, 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 that certain area more fully described below (the “**Redevelopment Area**”) should be declared blighted and substandard and in need of redevelopment as required by the Act; and

WHEREAS, notice of the Public Hearing was published in *The Friend Sentinel*, a legal newspaper of general circulation in the City, on December 12, 2007, and December 19, 2007, which notice described the time, date, place and purpose of the Public Hearing and the legal description of the Redevelopment Area; the last publication of such notice being at least ten days prior to the time of the Public Hearing; and

WHEREAS, on or before December 19, 2007, such date being at least 10 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 Area 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 Area, which notice included the time, date, place, and purpose of the Public Hearing and a map of sufficient size to show the Redevelopment Area; and

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 Area as blighted and substandard and in need of redevelopment, and the Mayor and Council reviewed and discussed a Blight/Substandard Determination Study and Amendment to Blight/Substandard Determination Study (collectively, the “**Blight Study**”) previously prepared by Hanna:Keelan Associates, P.C.; and

WHEREAS, the Mayor and Council submitted the question of whether the Redevelopment Area was blighted and substandard and in need of redevelopment to the Planning Commission of the City for

its review and recommendation on December 10, 2007, 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 Area is 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 AS FOLLOWS:

Section 1. The Redevelopment Area is 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 18-2173(17) of the Act, as described and set forth in the Blight Study. The Redevelopment Area is more particularly described as follows, to wit:

AN ESTIMATED 218 ACRE AREA THAT BEGINS AT THE INTERSECTION OF THE EXTENDED NORTH LINE OF "C" STREET AND THE EXTENDED WEST LINE OF STATE STREET, THENCE EASTWARD ALONG THE EXTENDED NORTH LINE OF "C" STREET, TO ITS INTERSECTION WITH THE WEST LINE OF CEDAR STREET, THENCE CONTINUING GENERALLY EAST ALONG THE NORTH LINE OF "C" STREET (ALSO NOW THE BEGINNING OF THE NORTH CORPORATE LIMITS) TO ITS INTERSECTION WITH THE EAST LINE OF THE J.K. FRIEND ADDITION (ALSO KNOWN AS THE EAST CORPORATE LIMIT LINE), THENCE SOUTH ALONG SAID EAST LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF "B" STREET, THENCE EAST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE WEST LINE OF PAIGE STREET AND ALSO THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY, THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE APPROXIMATELY 2,640' TO ITS INTERSECTION WITH THE HALF-SECTION LINE OF SECTION 28, TOWNSHIP 8N, RANGE 1E, THENCE SOUTH ALONG SAID HALF-SECTION LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF HIGHWAY 6, THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF PAGE STREET, THENCE SOUTH ALONG SAID EAST LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF 2ND STREET, THENCE WEST ALONG SAID LINE TO ITS INTERSECTION WITH THE EAST LINE OF CHESTNUT STREET, THENCE SOUTH ALONG SAID EAST LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF 4TH STREET, THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE WEST LINE OF MAIN STREET, THENCE NORTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF 2ND STREET, THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST LINE OF STATE STREET, THENCE SOUTH ALONG SAID EAST LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF 3RD STREET, THENCE WEST ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE WEST LINE OF THE STREET LOCATED ON THE WESTERN BOUNDARY OF MCLEAN'S ADDITION, THENCE NORTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE HIGHWAY 6 RIGHT-OF-WAY, THENCE EAST ALONG SAID NORTH LINE TO ITS INTERSECTION WITH THE EXTENDED WEST LINE OF STATE STREET, THENCE NORTH ALONG SAID LINE TO ITS INTERSECTION WITH THE EXTENDED NORTH LINE OF "C" STREET, ALSO THE POINT OF BEGINNING, PLUS PART OF A LARGER PARCEL OF LAND IN

THE NORTHEAST 1/4 SECTION 22-8-1 OF THE FRIEND PRECINCT AND BLOCK 6, OF THE FIRST ADDITION TO THE CITY OF FRIEND, NEBRASKA.

Section 2. The Redevelopment Area is hereby 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 the Act, including, without limitation, (a) one or more of the factors set forth in Section 18-2173(11)(a) of the Act and (b) at least one of the factors set forth in (i) through (iv) of Section 18-2173(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 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 hereby found to be a public purpose and declared to be in the public interest.

Section 4. The Redevelopment Area is in need of redevelopment and is or will be an eligible site for a redevelopment project 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 take effect as provided by law.

DATED: January 2, 2008.

CITY OF FRIEND, NEBRASKA

ATTEST:

By: *Debra Gilmer*
Clerk

By: *James W. Vossler*
Mayor



(2) Redevelopment Area #1-Amended.

CITY CONTEXT MAP
REDEVELOPMENT AREA #1
FRIEND, NEBRASKA

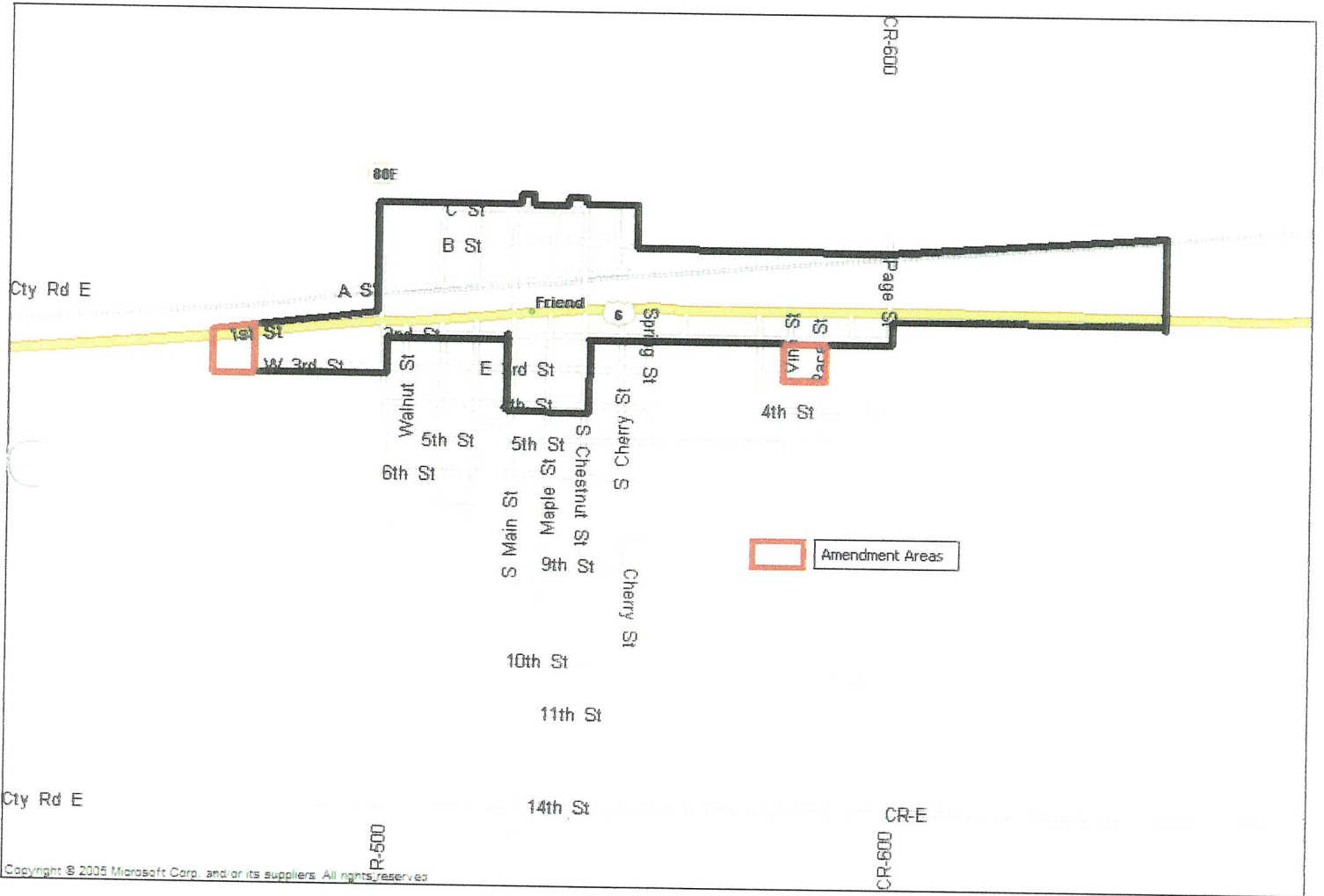


ILLUSTRATION 1