

RESOLUTION NO. 2025-3

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WISNER, NEBRASKA, APPROVING A REDEVELOPMENT PLAN AMENDMENT ENTITLED, "FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE GRANDVIEW TIF PROJECT".

WHEREAS, pursuant to the Nebraska Community Development Law, Nebraska Revised Statutes Sections 18-2101 et. seq., (the "Act"), the Mayor and City Council of the City of Wisner, Nebraska (the "City"), previously adopted and approved a redevelopment plan, entitled "Redevelopment Plan for the Grandview TIF Project" (the "Original Plan"); and

WHEREAS, the Mayor and Council of the City has for its consideration an amendment to the Original Plan, attached hereto and incorporated herein as Exhibit 1 (the "Plan Amendment"); and

WHEREAS, in conformance with the Act, on March 12, 2025, the Planning Commission of the City, Nebraska, held a duly-noticed public hearing on the Plan Amendment, and subsequently provided written findings on and recommended the Mayor and City Council's adoption and approval of the Plan Amendment; and

WHEREAS, in conformance with the Act, on March 17, 2025, the Community Redevelopment Authority of the City (the "Authority") provided written findings on and recommended adoption and approval of the Plan Amendment by the Mayor and City Council; and

WHEREAS, on March 17, 2025, in conformance with the Act, the Mayor and City Council held a duly-noticed public hearing on the Plan Amendment; and

WHEREAS, after public hearing and review of the Plan Amendment, based upon the substantial evidence in the record of this proceeding, the Mayor and City Council determined that the Original Plan, as amended by the Plan Amendment (hereinafter, collectively referred to herein as the "Plan") complies with the Comprehensive Plan of the City and will result in the elimination and prevention of blight; and

WHEREAS, after public hearing and review of the Plan, based upon the substantial evidence in the record of this proceeding, the Mayor and City Council determined that the redevelopment contemplated in the Plan would not occur and would not be economically feasible without the use of tax-increment financing.

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

Section 1. The Plan complies with the Comprehensive Plan of the City.

Section 2. Based on the substantial evidence in the record of this proceeding, the Mayor and City Council find as follows:

(a) The proposed land uses and building requirements in the redevelopment area as described in the Plan are designed with the general purpose of accomplishing, in conformance with the City's Comprehensive Plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; that under the Plan adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

(b) The Plan contains a satisfactory statement of the proposed method and estimated cost of acquisition and preparation for redevelopment of the redevelopment area; that no public improvements are required to be provided except as set forth in the Plan with respect to the redevelopment project set forth therein; that there are no estimated proceeds or revenue expected to be obtained by the City or Authority from disposal of property to any redeveloper; that the Plan sets forth a satisfactory method of financing for the proposed redevelopment consisting of direct payment for public improvements or grant assistance to the redeveloper for the redevelopment area, as designated in the Plan, which method of financing is the issuance by the Authority of its tax increment revenue bond to provide funds to pay for the costs of certain public or private improvements by grant assistance and that there are no families currently living or businesses located within the redevelopment area, as set forth in the Plan, which are expected to be displaced from such area.

(c) The cost-benefit analysis prepared in conjunction with the Plan and attached thereto sets forth the factors required under section 18-2113 of the Act and supports the Mayor and City Council's adoption and approval of the Plan; and is approved and adopted hereby.

Section 4. The redevelopment set forth in the Plan would not be economically feasible without the use of tax-increment financing; would not occur in the redevelopment area described in the Plan without the use of tax-increment financing; and the costs and benefits of the Plan, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of all those impacted by the Plan.

Section 5. Based on the foregoing and substantial evidence in the record of this proceeding, the Mayor and City Council hereby approve and adopt the Plan Amendment.

INTRODUCED BY MAYOR SODEN.

PASSED AND ADOPTED THIS 17TH DAY OF MARCH, 2025.

MAYOR

ATTEST:

Stephanie James City Clerk/Treasurer

SEAL:

EXHIBIT 1
Plan Amendment

(See attached)