**RESOLUTION NO. 20-08**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF FRIEND, NEBRASKA, APPROVING A GENERAL REDEVELOPMENT PLAN FOR REDEVELOPMENT OF THE CITY 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**, the City has previously declared the area legally described in Attachment 1 attached hereto (“Redevelopment Area”) to be blighted and substandard and in need of redevelopment pursuant to the Act;

 **WHEREAS**, the Community Redevelopment Authority of the City of Friend, Nebraska (“Authority”) has prepared or caused to be prepared a General Redevelopment Plan for the Redevelopment Area in the form attached hereto as Attachment 2 (“Redevelopment Plan”) and recommended it approval by the Mayor and City Council;

 **WHEREAS**, the Planning Commission of the City has also reviewed the Redevelopment Plan and recommended its approval by the Mayor and City Council;

**WHEREAS**, on Tuesday, September 1, 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 to approve the Redevelopment Plan 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 August 12, 2020 and August 19, 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 Redevelopment Plan; and

 **WHEREAS**, the City has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described in the Redevelopment Plan are designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and communitive facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight;

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

THAT, the Redevelopment Plan is hereby approved.

 **PASSED AND APPROVED** this 1st day ofSeptember, 2020.

 **CITY OF FRIEND, NEBRASKA**

ATTEST: By:

 Mayor

By:

 Clerk

**ATTACHMENT 1**

**LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA**

**ATTACHMENT 2**

**GENERAL REDEVELOPMENT PLAN**