

Imperial, Nebraska
February 2, 2015

A regular meeting of the Mayor and Council of the City of Imperial, Nebraska (the "City") was held on February 2, 2015, at 6:00 p.m., at the Imperial city offices, 740 Court Street, Imperial, Nebraska; the same being open to the public and preceded by advance publicized notice duly given in strict compliance with the provisions of the Open Meetings Act, Chapter 84, Article 14, Reissue Revised Statutes of Nebraska, as amended, as set forth on **Exhibit A** attached hereto stating (a) the time, date and place of the meeting, (b) that the meeting would be open to the attendance of the public, and (c) that an agenda for the meeting, kept continuously current, was available for public inspection at the City Clerk's office. Additionally, reasonable efforts were made to provide advance notice of the date, time, and place of the meeting to all news media requesting the same.

The Mayor presided and the Clerk recorded the proceedings. The meeting was called to order and on roll call the Mayor and the following Council Members were present:

Mayor Dwight Coleman, Councilmembers Dan Thompson, Charlesa Kline, Chad Yaw and Dave Fulton;

the following Members were absent: None.

A quorum being present and the meeting duly convened, the following proceedings were had and done while the meeting was open to the attendance of the public. The Mayor publicly announced the location of a current copy of the Open Meetings Act posted in the meeting room for access by the public.

* * * * *

(Omitted Proceedings)

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The Mayor stated that it was now 6:00 p.m., at which time a public hearing was to be held to obtain public comment prior to the consideration of a resolution approving a general redevelopment plan for an area of the City previously declared blighted and substandard and in need of redevelopment pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act"). The Clerk reported that notice of the public hearing had been published in the official newspaper of the City on January 15, 2015 and January 22, 2015, as indicated on **Exhibit B** attached hereto. The Clerk further reported that notice of the public hearing had been mailed by United States Certified Mail, return receipt requested, sufficient postage affixed, to all parties required by Section 18-2115 of the Act, as indicated on **Exhibit C** attached hereto. The Mayor opened the public hearing and invited all interested persons to be heard.

The following appeared in person or by agent or attorney and were heard: None

All persons desiring to be heard having been heard, the Mayor closed the public hearing. Council Member Chad Yaw then introduced a resolution (the "Plan Resolution") and moved its passage and approval:

RESOLUTION NO. R15-02-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF IMPERIAL, NEBRASKA, APPROVING A GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA PURSUANT TO SECTIONS 18-2101 THROUGH 18-2154, REISSUE REVISED STATUTES OF NEBRASKA.

Council Member Charlesa Kline seconded the motion. On roll call vote, the following Council Members voted in favor of the motion:

Dave Fulton, Chad Yaw, Dan Thompson, Charlesa Kline;

the following Council Members voted against the motion: None;

the following Council Members were absent or did not vote: None.

The passage of the Plan Resolution having been agreed upon by a majority of the Council, the Mayor declared the Plan Resolution passed and, in the presence of the Council, signed and approved the Plan Resolution. The Clerk attested to the passage of the Plan Resolution by signing the same and affixing the seal of the City to the Plan Resolution. A true and complete copy of the Plan Resolution is attached hereto as **Exhibit D**.

Next, the Mayor stated that a public hearing was to be held to obtain public comment prior to the consideration of a resolution approving an amendment to the general redevelopment plan for a redevelopment area in the manner described in **Attachment 2** to the resolution (the "Plan Amendment") for the purpose of providing a plan for the completion of certain community redevelopment projects in a portion of a redevelopment area, as permitted by the Act. The Clerk reported that notice of the public hearing had been published in the official newspaper of the City on January 15, 2015 and January 22, 2015, as indicated on **Exhibit E** attached hereto. The Clerk further reported that notice of the public hearing had been mailed by United States Certified Mail, return receipt requested, sufficient postage affixed, to all parties required by Section 18-2115 of the Act, as indicated on **Exhibit F** attached hereto. The Mayor opened the public hearing and invited all interested persons to be heard.

The following appeared in person or by agent or attorney and were heard: None

All persons desiring to be heard having been heard, the Mayor closed the public hearing. Council Member Dave Fulton then introduced a resolution (the "Plan Amendment Resolution") and moved its passage and approval:

RESOLUTION NO. R15-02-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF IMPERIAL, NEBRASKA, APPROVING A SUBSTANTIAL MODIFICATION TO A GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA; APPROVING CERTAIN REDEVELOPMENT PROJECTS WITHIN A PROJECT AREA; APPROVING A REDEVELOPMENT CONTRACT; AND APPROVING RELATED MATTERS.

Council Member Dan Thompson seconded the motion. On roll call vote, the following Council Members voted in favor of the motion:

Dan Thompson, Dave Fulton, Chad Yaw, Charlesa Kline;

the following Council Members voted against the motion: None;

the following Council Members were absent or did not vote: None.

The passage of the Plan Amendment Resolution having been agreed upon by a majority of the Council, the Mayor declared the Plan Amendment Resolution passed and, in the presence of the Council, signed and approved the Plan Amendment Resolution. The Clerk attested to the passage of the Plan Amendment Resolution by signing the same and affixing the seal of the City to the Plan Amendment Resolution. A true and complete copy of the Plan Amendment Resolution is attached hereto as **Exhibit G**.

* * * * *

(Omitted Proceedings)

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There being no further business to come before the meeting, on motion duly made, seconded and carried by unanimous vote, the meeting was adjourned.

CITY OF IMPERIAL, NEBRASKA

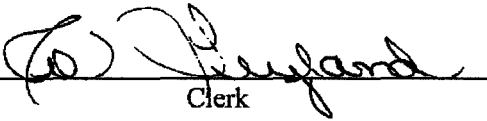
By: 
Clerk

EXHIBIT A

**CERTIFICATE OF POSTING OF
NOTICE OF MEETING**

EXHIBIT B

**AFFIDAVIT OF PUBLICATION OF
NOTICE OF PUBLIC HEARING
(for General Redevelopment Plan)**

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given by the Mayor and Council of the City of Imperial, Nebraska that a public hearing will be held on February 2, 2015, at 6:00 p.m., or as soon as possible thereafter, at the Imperial city offices, 740 Court Street, Imperial, Nebraska. The purpose of the hearing is to obtain public comment prior to considering the approval of a general redevelopment plan for an area of the City that has previously been declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law.

The property which is the subject of this notice and the public hearing (the "Redevelopment Area") shall include all real property that is (1) within the boundaries described as follows and (2) also situated within the corporate limits of the City, and no other real property:

Redevelopment Study Area (Site 4): This redevelopment study area consists of the properties along Nebraska Highway 61 and US Highway 6. The area is 200 acres in size. The area is more clearly identified as the blocks between 12th Street on the north; Nebraska Highway 61 on the east; US Highway 6 on the south and southwest and the streets of Longhorn and Wellington to the west. The legal description is as follows:

Beginning at a Point that is the NE corner of the NE $\frac{1}{4}$ of Section 4; thence South along the Right of Way Nebraska Highway 61 5,456 feet; thence NW along the Right of Way of US Highway 6 4,398 feet; thence East 300 feet; thence North 906 feet; thence East 316 feet; thence South 135 feet; thence East 446 feet; thence South 290 feet; thence West 416; thence South 690 feet; thence East 663.3; thence North 630 feet; thence East 764.57 feet; thence North 419.09 feet; thence East 430 feet; North 1,263.5 feet; thence West 360; thence North 1,243 feet; thence East 968 feet to the Point of Beginning; Section 9 Township 6 North, Range 38 West City of Imperial, Nebraska.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the general redevelopment plan.

/s/ Jo Leyland, City Clerk

PUBLISH TWO TIMES:

- January 15, 2015
- January 22, 2015

EXHIBIT C

**AFFIDAVIT OF MAILING OF
NOTICE OF PUBLIC HEARING
(for General Redevelopment Plan)**

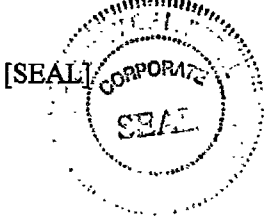
**AFFIDAVIT OF MAILING
NOTICE OF PUBLIC HEARING**

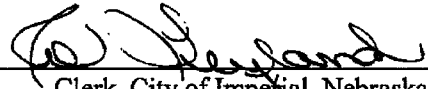
STATE OF NEBRASKA)
) ss.
COUNTY OF CHASE)

I, **JO LEYLAND**, the duly appointed, qualified and acting Clerk of the City of Imperial, Nebraska (the "City"), do hereby certify, represent and warrant that on January 22, 2015, a copy of the notice attached hereto as **Attachment 1** (the "Notice"), including a map of the redevelopment area described therein (the "Redevelopment Area"), which is also included in **Attachment 1**, was mailed 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 in which the real property in the Redevelopment Area is located and whose property tax receipts would be affected, as more fully described below:

<u>Name</u>	<u>Address to Which Notice was Mailed</u>
Chase County Board of Supervisors Don Weiss, Jr, Chairperson	c/o Chase County Clerk P.O. Box 1299 Imperial, NE 69033
Upper Republican Natural Resource District Terry Martin	c/o Upper Republican NRD P.O. Box 1140 Imperial, NE 69033
Educational Service Unit No. 15 Dave Jibben, Chairman	c/o ESU 15 P.O. Box 398 Trenton, NE 69044
Mid-Plains Community College Brenda Ledall	c/o Mid-Plains Community College P.O. Box 148 Imperial, NE 69033
Chase County Schools 10 Jeff Olsen, President	Chase County Schools P.O. Box 577 Imperial, NE 69033
Imperial Airport Authority William Bauerle, Chairman	P.O. Box 637 Imperial, NE 69033
County Hospital District Bob Mendenhall, Chairman	P.O. Box 819 Imperial NE 69033
Historical Society Charlie Colton, Chairman	32314 740 Road Imperial, NE 69033
Imperial Fire District Pete Dillon, Chairman	73882 314 Ave. Lamar, NE 69023

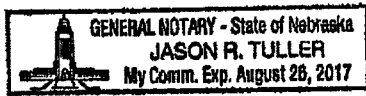
Attached hereto as **Attachment 2** are United States Certified Mail return receipts reflecting the mailing of the Notice to each party described above.




Clerk, City of Imperial, Nebraska

Subscribed in my presence and sworn to before me this 5th day of February, 2015.

[SEAL]




Notary Public

ATTACHMENT 1

**COPY OF NOTICE OF PUBLIC HEARING,
INCLUDING MAP OF REDEVELOPMENT AREA**

CERTIFIED MAIL

[President or Chair of Designated Entity]

[Address]

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given by the Mayor and Council of the City of Imperial, Nebraska that a public hearing will be held on February 2, 2015, at 6:00 p.m., or as soon as possible thereafter, at the Imperial city offices, 740 Court Street, Imperial, Nebraska. The purpose of the hearing is to obtain public comment prior to considering the approval of a general redevelopment plan for an area of the City that has previously been declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law.

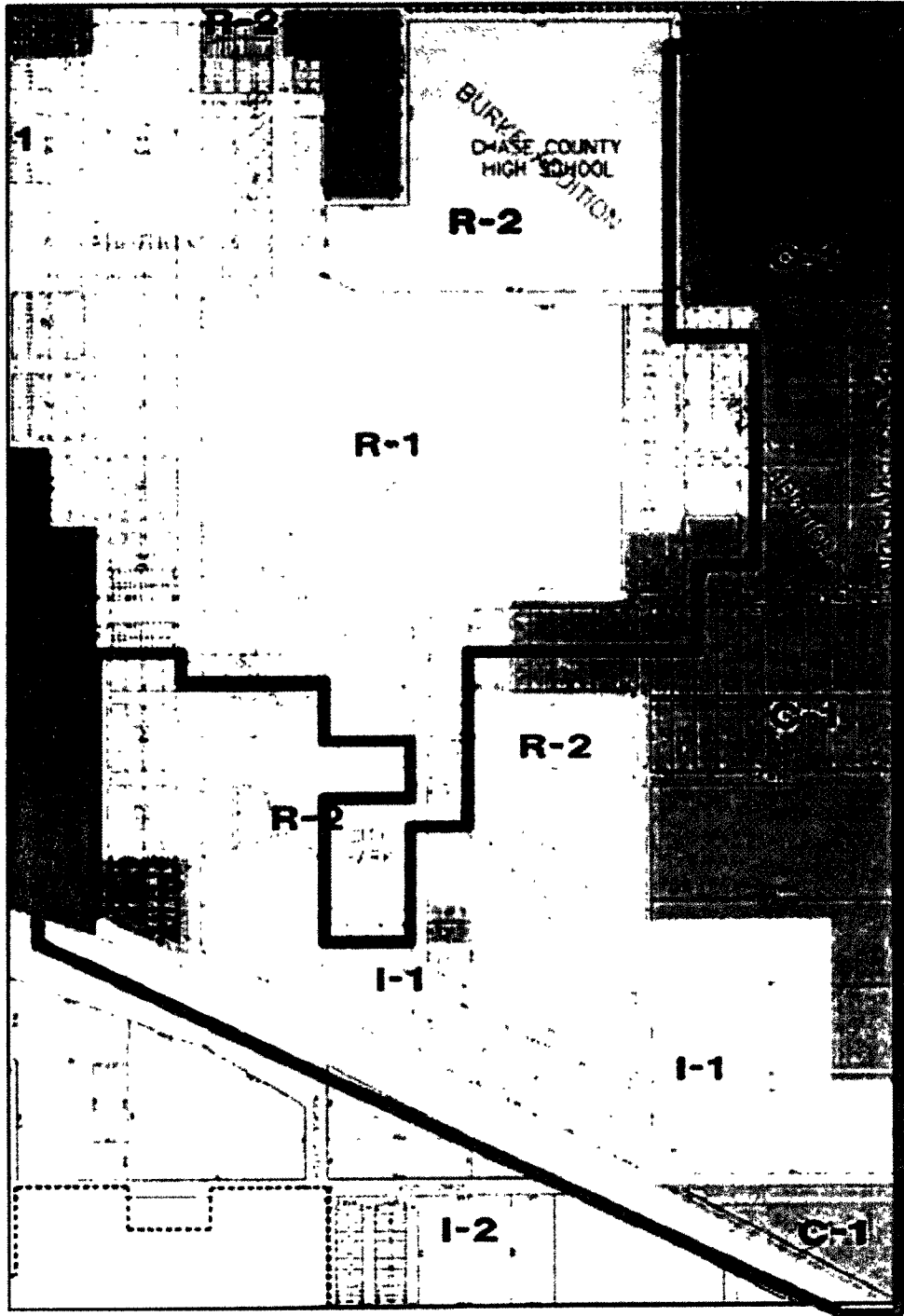
The property which is the subject of this notice and the public hearing (the "Redevelopment Area") shall include all real property that is (1) within the boundaries described as follows and (2) also situated within the corporate limits of the City, and no other real property:

Redevelopment Study Area (Site 4): This redevelopment study area consists of the properties along Nebraska Highway 61 and US Highway 6. The area is 200 acres in size. The area is more clearly identified as the blocks between 12th Street on the north; Nebraska Highway 61 on the east; US Highway 6 on the south and southwest and the streets of Longhorn and Wellington to the west. The legal description is as follows:

Beginning at a Point that is the NE corner of the NE ¼ of Section 4; thence South along the Right of Way Nebraska Highway 61 5,456 feet; thence NW along the Right of Way of US Highway 6 4,398 feet; thence East 300 feet; thence North 906 feet; thence East 316 feet; thence South 135 feet; thence East 446 feet; thence South 290 feet; thence West 416; thence South 690 feet; thence East 663.3; thence North 630 feet; thence East 764.57 feet; thence North 419.09 feet; thence East 430 feet; North 1,263.5 feet; thence West 360; thence North 1,243 feet; thence East 968 feet to the Point of Beginning; Section 9 Township 6 North, Range 38 West City of Imperial, Nebraska.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the general redevelopment plan.

/s/ Jo Leyland, City Clerk



Redevelopment Study Area Site 4

Boundaries

North – 8th Street

East – Wellington Street

South – Highway 6

West – Court Street

The Redevelopment Area is outlined in red.

MAILING DATE: January 22, 2015

ENCLOSURE: Map of Redevelopment Area

MAIL TO:

- All registered neighborhood associations whose area or representation is located in whole or in part within a one-mile radius of the area to be redeveloped
- President or chair of the governing body of each county, school district, community college, educational service unit, and natural resources district that has territorial jurisdiction within the area to be redeveloped and whose tax receipts would be directly affected thereby, including specifically the following:
 - Chase County
 - Chase County Schools 10
 - Mid-Plains Community College
 - Educational Service Unit 15
 - Upper Republican Natural Resource District
 - Airport Authority Imperial
 - County Hospital District
 - Historical Society
 - Imperial Fire District

ATTACHMENT 2
UNITED STATES CERTIFIED MAIL RECEIPTS

EXHIBIT D

RESOLUTION NO. R15-02-01

PLAN RESOLUTION

THE CITY OF IMPERIAL, NEBRASKA

RESOLUTION NO. R15-02-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF IMPERIAL, NEBRASKA, APPROVING A GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA PURSUANT TO SECTIONS 18-2101 THROUGH 18-2154, REISSUE REVISED STATUTES OF NEBRASKA.

WHEREAS, the City of Imperial, Nebraska, a municipal corporation (the "City"), has determined it to be desirable to undertake and carry out certain community redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment;

WHEREAS, Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (collectively, the "Act"), prescribe the requirements and procedures for the planning and implementation of community redevelopment projects;

WHEREAS, the City has previously declared the area described in **Attachment 1** (the "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 Imperial, Nebraska (the "Authority") has prepared or caused to be prepared a general redevelopment plan for the Redevelopment Area in the form attached as **Attachment 2** (the "Redevelopment Plan") and recommended its approval by the Mayor and Council of the City;

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

WHEREAS, the City published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to Section 18-2115 of the Act, and has on the date of this Resolution held a public hearing on the proposal to approve 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, sewerage, 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.

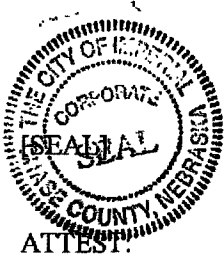
NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF IMPERIAL, NEBRASKA:

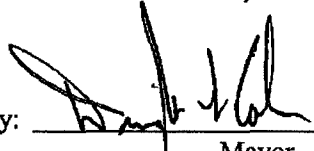
Section 1. The Redevelopment Plan is hereby approved.

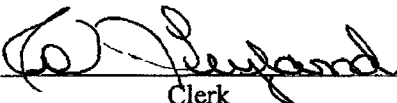
Section 2. The Redevelopment Area is designated a redevelopment area as such term is defined in the Act.

PASSED AND APPROVED this day of February 2, 2015.

CITY OF IMPERIAL, NEBRASKA



By: 
Mayor

By: 
Clerk

ATTACHMENT 1

BOUNDARY DESCRIPTION OF THE REDEVELOPMENT AREA

The Redevelopment Area shall include all real property that is (1) within the boundaries described as follows and (2) also situated within the corporate limits of the City, and no other real property:

Redevelopment Study Area (Site 4): This redevelopment study area consists of the properties along Nebraska Highway 61 and US Highway 6. The area is 200 acres in size. The area is more clearly identified as the blocks between 12th Street on the north; Nebraska Highway 61 on the east; US Highway 6 on the south and southwest and the streets of Longhorn and Wellington to the west. The legal description is as follows:

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ATTACHMENT 2
GENERAL REDEVELOPMENT PLAN

GENERAL REDEVELOPMENT PLAN

SEE TAB 1

EXHIBIT E

**AFFIDAVIT OF PUBLICATION OF
NOTICE OF PUBLIC HEARING
(for Amendment to the General Redevelopment Plan)**

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given by the Mayor and Council of the City of Imperial, Nebraska that a public hearing will be held on February 2, 2015, at 7:00 p.m., or as soon as possible thereafter, at the Imperial city offices, 740 Court Street, Imperial, Nebraska. The purpose of the hearing is to obtain public comment prior to considering a substantial modification to the general redevelopment plan for a redevelopment area in an area of the City that has previously been declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law. The substantial modification will also consider the approval of certain redevelopment projects and the expenditure of certain revenues.

The property which is the subject of this notice and the public hearing (the "Project Area"), shall include all real property that is (1) within the area described as follows and (2) also situated within the corporate limits of the City, and no other real property:

Lots 1 and 2 of the Harchelroad Replat, located in Lots 73 and 74 of the Schroeder Subdivision of the City of Imperial, Chase County, Nebraska.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the plan and project.

/s/ Jo Leyland, City Clerk

PUBLISH TWO TIMES:

- January 15, 2015
- January 22, 2015

EXHIBIT F

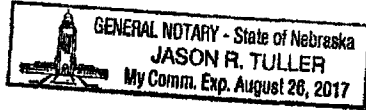
**AFFIDAVIT OF MAILING OF
NOTICE OF PUBLIC HEARING
(for Amendment to the General Redevelopment Plan)**



W. Bayland
Clerk, City of Imperial, Nebraska

Subscribed in my presence and sworn to before me this 5th day of February, 2015.

[SEAL]



Jason Tuller
Notary Public

ATTACHMENT 1

**COPY OF NOTICE OF PUBLIC HEARING,
INCLUDING MAP OF PROJECT AREA**

CERTIFIED MAIL

[President or Chair of Designated Entity]

[Address]

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given by the Mayor and Council of the City of Imperial, Nebraska that a public hearing will be held on February 2, 2015, at 7:00 p.m., or as soon as possible thereafter, at the Imperial city offices, 740 Court Street, Imperial, Nebraska. The purpose of the hearing is to obtain public comment prior to considering a substantial modification to the general redevelopment plan for a redevelopment area in an area of the City that has previously been declared blighted and substandard and in need of redevelopment pursuant to the Community Development Law. The substantial modification will also consider the approval of certain redevelopment projects and the expenditure of certain revenues.

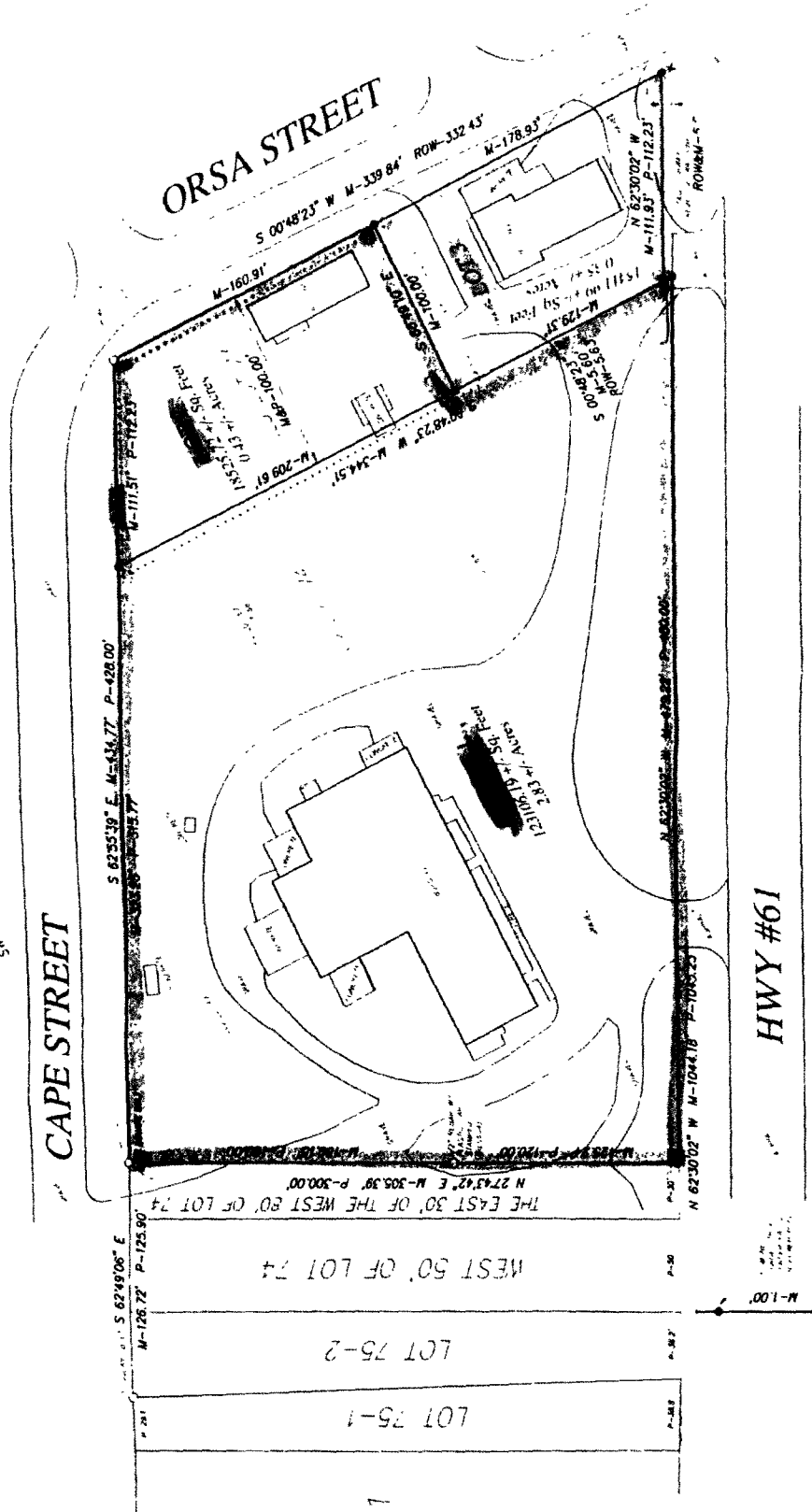
The property which is the subject of this notice and the public hearing (the "Project Area"), shall include all real property that is (1) within the area described as follows and (2) also situated within the corporate limits of the City, and no other real property:

Lots 1 and 2 of the Harchelroad Replat, located in Lots 73 and 74 of the Schroeder Subdivision of the City of Imperial, Chase County, Nebraska.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the plan and project.

/s/ Jo Leyland, City Clerk

Map of Project Area



The Project Area is outlined in green.

MAILING DATE: January 22, 2015

ENCLOSURE: Map of Project Area

MAIL TO:

- All registered neighborhood associations whose area or representation is located in whole or in part within a one-mile radius of the area to be redeveloped.
- President or chair of the governing body of each county, school district, community college, educational service unit, and natural resources district that has territorial jurisdiction within the area to be redeveloped and whose tax receipts would be directly affected thereby, including specifically the following:
 - Chase County
 - Chase County Schools 10
 - Mid-Plains Community College
 - Educational Service Unit 15
 - Upper Republican Natural Resource District
 - Airport Authority Imperial
 - County Hospital District
 - Historical Society
 - Imperial Fire District

EXHIBIT G

RESOLUTION NO. R15-02-02
PLAN AMENDMENT RESOLUTION

THE CITY OF IMPERIAL, NEBRASKA

RESOLUTION NO. R15-02-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF IMPERIAL, NEBRASKA, APPROVING A SUBSTANTIAL MODIFICATION TO A GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA; APPROVING CERTAIN REDEVELOPMENT PROJECTS WITHIN A PROJECT AREA; APPROVING A REDEVELOPMENT CONTRACT; AND APPROVING RELATED MATTERS.

WHEREAS, the City of Imperial, Nebraska, a municipal corporation (the "City"), has determined it to be desirable to undertake and to carry out certain community redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment;

WHEREAS, Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (collectively, the "Act"), prescribe the requirements and procedures for the planning and implementation of community redevelopment projects;

WHEREAS, the City has previously declared the area described in **Attachment 1** (the "Redevelopment Area") to be blighted and substandard and in need of redevelopment pursuant to the Act;

WHEREAS, the Community Redevelopment Authority of the City (the "Authority") has prepared or caused to be prepared a general redevelopment plan for the Redevelopment Area in the form attached as **Attachment 2** (the "Redevelopment Plan"), which has previously been approved by the Mayor and Council of the City;

WHEREAS, pursuant to and in furtherance of the Act, the Authority has caused to be prepared a substantial modification to the Redevelopment Plan in the form attached as **Attachment 3** (the "Plan Amendment"), the purpose of which is to authorize certain community redevelopment projects (collectively, the "Project") within a portion of the Redevelopment Area described in **Attachment 4** (the "Project Area");

WHEREAS, the Authority and the Planning Commission of the City (the "Planning Commission") have both reviewed the Plan Amendment and recommended its approval by the Mayor and Council of the City;

WHEREAS, the City published and mailed notices of a public hearing regarding the consideration of the approval of the Plan Amendment pursuant to Section 18-2115 of the Act, and has on the date of this Resolution held a public hearing on the proposal to approve the Plan Amendment; and

WHEREAS, the City has reviewed the Redevelopment Plan, including the Plan Amendment, and determined that the proposed land uses and building requirements described therein 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, sewerage, 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 IMPERIAL, NEBRASKA:

Section 1. The Redevelopment Plan for the Redevelopment Area, including the Project Area, is hereby determined to be feasible and in conformity with the general plan for the development of the City as a whole, and the Redevelopment Plan, including the Plan Amendment, is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined, based on the analysis conducted by the Authority, that (a) the Project described in the Plan Amendment would not be economically feasible without the use of tax-increment financing, (b) the Project would not occur in the Project Area without the use of tax-increment financing, and (c) the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the City, 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 the community impacted by the Project. The City acknowledges receipt of the recommendations of the Authority and the Planning Commission with respect to the Plan Amendment.

Section 2. The Plan Amendment is hereby approved in substantially the form attached hereto, with such immaterial changes, additions, or deletions thereto as may be determined to be necessary by the Mayor in his sole and absolute discretion. The Plan Amendment shall for all purposes serve as an amendment to the Redevelopment Plan.

Section 3. The Redevelopment Plan, as amended by this Resolution and the Plan Amendment, is hereby ratified and reaffirmed, and the Authority is hereby directed to implement the Redevelopment Plan in accordance with the Act.

Section 4. In accordance with Section 18-2147 of the Act, the City hereby amends the Redevelopment Plan by providing that any ad valorem tax on real property in the Project Area for the benefit of any public body be divided as follows for a period of 15 years after the effective date of this provision as provided in Section 18-2147 of the Act, which effective date shall be January 1, 2015:

(a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and

(b) That proportion of the ad valorem tax on real property in the Project Area in excess of such amount (the Redevelopment Project Valuation), if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, the Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the Authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon real property in the Project Area shall be paid into the funds of the respective public bodies.

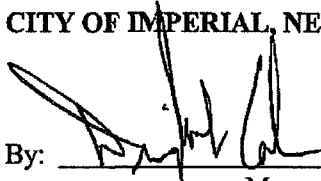
Section 5. The Authority is hereby determined that the proposed land uses and building requirements in the Redevelopment Area, including the Project Area, are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious 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, sewerage, 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.

Section 6. The Mayor and Clerk are hereby authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Plan Amendment.

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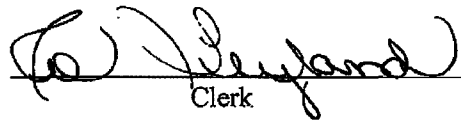
PASSED AND APPROVED this day of February 2, 2015.

CITY OF IMPERIAL, NEBRASKA

By: 

Mayor



By: 

Clerk

ATTACHMENT 1

BOUNDARY DESCRIPTION OF THE REDEVELOPMENT AREA

The Redevelopment Area shall include all real property that is (1) within the boundaries described as follows and (2) also situated within the corporate limits of the City, and no other real property:

Redevelopment Study Area (Site 4): This redevelopment study area consists of the properties along Nebraska Highway 61 and US Highway 6. The area is 200 acres in size. The area is more clearly identified as the blocks between 12th Street on the north; Nebraska Highway 61 on the east; US Highway 6 on the south and southwest and the streets of Longhorn and Wellington to the west. The legal description is as follows:

Beginning at a Point that is the NE corner of the NE $\frac{1}{4}$ of Section 4; thence South along the Right of Way Nebraska Highway 61 5,456 feet; thence NW along the Right of Way of US Highway 6 4,398 feet; thence East 300 feet; thence North 906 feet; thence East 316 feet; thence South 135 feet; thence East 446 feet; thence South 290 feet; thence West 416; thence South 690 feet; thence East 663.3; thence North 630 feet; thence East 764.57 feet; thence North 419.09 feet; thence East 430 feet; North 1,263.5 feet; thence West 360; thence North 1,243 feet; thence East 968 feet to the Point of Beginning; Section 9 Township 6 North, Range 38 West City of Imperial, Nebraska.

ATTACHMENT 2
GENERAL REDEVELOPMENT PLAN

GENERAL REDEVELOPMENT PLAN

SEE TAB 1

ATTACHMENT 3
AMENDMENT TO GENERAL REDEVELOPMENT PLAN

AMENDMENT TO
GENERAL REDEVELOPMENT PLAN

SEE TAB 2

ATTACHMENT 4

BOUNDARY DESCRIPTION OF THE PROJECT AREA

The Project Area shall include all real property that is (1) within the boundaries described as follows and (2) also situated within the corporate limits of the City, and no other real property:

Lots 1 and 2 of the Harchelroad Replat, located in Lots 73 and 74 of the Schroeder Subdivision of the City of Imperial, Chase County, Nebraska.