

RESOLUTION NO. _____

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF BLAIR, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE SJAV TENET REDEVELOPMENT PROJECT", TO THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA.

WHEREAS, pursuant to Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"), a redevelopment plan entitled "Redevelopment Plan for the SJAV Tenet Redevelopment Project" (the "Plan"), was submitted to the Planning Commission of the City of Blair, Nebraska (the "Planning Commission"), for approval and recommendation to the Mayor and City Council of the City of Blair, Nebraska (the "City"); and

WHEREAS, on April 7, 2026, the Planning Commission reviewed a prior version of the Plan for its conformity with the comprehensive plan of the City, and recommended approval of the Plan to the Mayor and City Council of the City, all in conformance with the Act; and

WHEREAS, on April 14, 2026, the Community Development Agency of the City (the "Agency"), reviewed and recommended a prior version of the Plan that was not subsequently adopted by the Mayor and City Council of the City; and

WHEREAS, in accordance with Section 18-2117 of the Act, a redevelopment plan which has not been approved by the City Council when recommended by the Agency may be resubmitted or recommended to the City Council with any modifications deemed advisable; and

WHEREAS, in accordance with Sections 18-2115 and 18-2117 of the Act, to the extent that any such resubmitted redevelopment plan does not constitute a "substantial modification" under the Act, the full noticing, public hearing, and approval process is not required for such resubmission; and

WHEREAS, the Plan, as resubmitted hereby, does not constitute a substantial modification of the previously-submitted Plan under the Act, and may therefore be resubmitted directly to the Mayor and City Council in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY:

Section 1. Based on the substantial evidence in the record of this proceeding, the Agency finds 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; the required public improvements; the estimated proceeds or revenue expected to be obtained by the City from disposal or acquisition of property to the redeveloper, if any; the method of financing for the proposed redevelopment; a cost-benefit analysis; and a statement regarding the displacement of families, if any, within the redevelopment area.

Section 2. Based on the foregoing and substantial evidence in the record of this proceeding, the Agency recommends approval and adoption of the Plan to the Mayor and City Council of the City, and pending such approval and adoption, hereby adopts and approves the Plan.

PASSED AND APPROVED this 23rd day of June, 2026.

Community Development Agency
of the City of Blair, Nebraska

By: _____
Chairperson (Mayor)

ATTEST:

By: _____
Secretary (City Clerk)