

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF RANDOLPH, NEBRASKA DECLARING A CERTAIN AREA OF THE CITY 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 Randolph, Nebraska (the "City"), for the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be blighted and substandard 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 Redevelopment Authority of the City of a redevelopment plan for a redevelopment project, the Mayor and City Council shall, by resolution, declare the area to be blighted and substandard; and

**WHEREAS**, on Wednesday, June 3, 2015, at 7:00, the Mayor and City Council of the City held a public hearing (the "Public Hearing") in the Randolph City Office, 212 East Broadway, in the City, to determine whether that certain area more fully described on Attachment 1 (the "Randolph Redevelopment Area #1") should be declared blighted and substandard and in need of redevelopment as required by the Act; and

**WHEREAS**, the City published and mailed notices of a public hearing regarding the consideration of declaring property to be blighted and substandard pursuant to Section 18-2115 of the Act, and has on the date of this Resolution held a public hearing on the proposal to declare the Redevelopment Area as blighted and substandard, pursuant to the Act; 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 Randolph Redevelopment Area #1 as blighted and substandard and in need of redevelopment, and the Mayor and City Council reviewed and discussed a blight and substandard determination analysis (the "Blight Study") prepared by Northeast Economic Development District; and

**WHEREAS**, the Mayor and City Council submitted the question of whether the Randolph Redevelopment Area #1 was blighted and substandard and in need of redevelopment to the Planning Commission of the City for its review and recommendation and the Mayor and City Council reviewed and discussed the recommendations received from the Planning Commission; and

**WHEREAS**, the Mayor and City Council desire to determine whether the Randolph Redevelopment Area #1 is blighted and substandard and in need of redevelopment in accordance with the Act.

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

**Section 1.** The Randolph Redevelopment Area #1 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 18-2103(10) of the Act, as described and set forth in the Blight Study. The Redevelopment Area is more particularly described as follows on Attachment 1.

**Section 2.** The Randolph Redevelopment Area #1 is hereby further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Randolph Redevelopment Area #1 meeting the criteria set forth in the Act, including, without limitation, (a) one or more of the factors set forth in Section 18-2103(11)(a) of the Act and (b) at least one of the factors set forth in (i) through (iv) of Section 18-2103(11)(b) of the Act, as described and set forth in the Blight Study.

**Section 3.** The blighted and substandard conditions existing in the Randolph Redevelopment Area #1 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.

RECORDED 6-15-15 9:00 A.M.  
CLERK & REG. OF DEEDS  
DAVID DOWLING  
CEDAR COUNTY, NE

**Section 4.** The Randolph Redevelopment Area #1 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:** June 3, 2015.

**CITY OF RANDOLPH, NEBRASKA**

ATTEST:

By: *Clint Jones*  
Clerk

By: *Wayne Shutt*  
Mayor



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