

**COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF WAYNE, NEBRASKA**

**RESOLUTION NO. 2013-2**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT CONTRACT  
AND PLAN FOR THE ANGEL VILLAGE RESIDENTIAL  
DEVELOPMENT PROJECT IN THE CITY OF WAYNE, NEBRASKA; AND APPROVAL  
OF RELATED ACTIONS**

**WHEREAS**, the Mayor and Council of the City of Wayne, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Wayne, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Area**”) to be blighted and substandard and in need of redevelopment; and

**WHEREAS**, pursuant to and in furtherance of the Act, a Redevelopment Contract including a Redevelopment Plan ( the “**Plan**”), has been prepared by the Agency in the form attached hereto as **Exhibit B**, for the purpose of redeveloping that portion of the Redevelopment Area legally described on **Exhibit C** (the “**Project Area**”); and

**WHEREAS**, pursuant to the Redevelopment Plan, the Agency would agree to pledge incremental ad valorem real property taxes for payment on the principal and interest on that TAX INCREMENT REVENUE BOND OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAYNE, NEBRASKA (Angel Village Project) SERIES 2013 B which indebtedness was incurred to pay for certain costs of acquisition, planning and infrastructure paid by the Redeveloper (the “**Project**”), in accordance with and as permitted by the Act; and

**WHEREAS**, the Agency has made certain findings and pursuant thereto has determined that it is in the best interests of the Agency and the City to enter to adopt the Redevelopment Plan Amendment and to carry out the transactions contemplated thereby.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAYNE, NEBRASKA AS FOLLOWS:**

**Section 1.** The Agency has determined that the proposed land uses and building requirements in 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 community 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 2.** The Agency has conducted a cost benefit analysis for the Project in accordance with the Act, and has found and hereby finds that the Project would not have been economically feasible

without the use of tax increment financing, the Project would not have occurred in the Project Area without the use of tax increment financing and the costs and benefits of the Project, 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 and have been found to be in the long term best interests of the community impacted by the Project.

**Section 3.** The Agency hereby recommends that the Mayor and City Council approve the Redevelopment Plan attached hereto as Exhibit B.

**Section 4.** The Mayor and Clerk are hereby authorized and directed to execute such documents and take such further actions as are necessary to carry out this Resolution.

**Section 5.** All prior resolutions of the Agency in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 6.** This resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** this 5<sup>th</sup> day of March, 2013.

**COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF WAYNE NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF BLIGHTED AND SUBSTANDARD AREA**

All Lots in the Bencoter Addition to the City of Wayne, Wayne County, Nebraska.

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**EXHIBIT B**

**Redevelopment Contract**

**EXHIBIT C**

**LEGAL DESCRIPTION OF PROJECT AREA**

Lot 4 in the Benscoter Addition Planned Unit Development Replat 2 in the City of Wayne, Wayne County, Nebraska.

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