

# City of Minden

P.O. Box 239, 325 N. Colorado  
Minden, Nebraska 68959

phone 308.832.1820  
fax 308.832.1949  
[www.MindenNebraska.org](http://www.MindenNebraska.org)



## RESOLUTION NO. 1637

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MINDEN, KEARNEY COUNTY, NEBRASKA, DECLARING PORTIONS OF THE CITY OF MINDEN TO BE BLIGHTED AND SUBSTANDARD

**WHEREAS**, it is desirable and in the public interest that the City of Minden, Nebraska, a municipal corporation undertake and carry out redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

**WHEREAS**, Chapter 18, Article 21, Nebraska Reissue Revised Statute of 1943, as amended known as the Community Development Law, prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

**WHEREAS**, Neb. Rev. Stat. Section 18-2109, as amended, requires that, prior to the preparation by the community development agency of a City of a redevelopment plan for a redevelopment project, the Mayor and City Council as governing body of the City, by resolution, shall find and determine that the area is a substandard and blighted area in need of redevelopment as defined in said Community Development Law; and

**WHEREAS**, on March 16, 2015 at 6:00 p.m., a Meeting of the Mayor and City Council of the City of Minden, Nebraska, was held at the meeting room in the offices of the City of Minden in order to conduct a Public Hearing to determine whether certain areas of the City should be declared to be substandard and blighted and in need of redevelopment, as defined in and pursuant to the Community Development Law; and

**WHEREAS**, a Notice of Public Hearing was published in the Minden Courier, a legal newspaper published in Minden, Nebraska, on February 25, 2015 and March 4, 2015, and which Notice of Public Hearing described the time, date, place and purpose of the hearing and specifically identified the area to be considered as substandard and blighted and in need of redevelopment; and

**WHEREAS**, the City mailed notice of the Public Hearing by certified United States Mail, postage prepaid on March 2, 2015 which is at least 10 days prior to the hearing, to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped 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 to be affected by such determination, which notice set out the time, date, place and purpose of the Public Hearing and included a map of sufficient size to show the area to be affected; and

**WHEREAS**, at such Meeting the Public Hearing was conducted, and all interested parties were afforded a reasonable opportunity to express their views respecting the designation of such area as substandard and blighted and in need of redevelopment, and the Mayor and City Council reviewed and discussed a Blight and Substandard Determination Study previously prepared by Miller and Associates;

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and

**WHEREAS**, the Mayor and City Council submitted the question of whether the area in question is substandard and blighted and in need of redevelopment to the Planning Commission of the City of Minden for its review and recommendation prior to the Meeting and the Public Hearing on March 4, 2015 and the Mayor and City Council reviewed and discussed recommendations received from the Planning Commission; and

**WHEREAS**, the Mayor and City Council desire to determine whether the specific area is substandard and blighted and in need of redevelopment in accordance with the Nebraska Community Development Law.

**NOW THEREFORE, BE IT RESOLVED** by the City of Minden, Kearney County, Nebraska, that the following area located in the City of Minden, Kearney County, Nebraska, more particularly described as follows, to wit:

An area of land comprising of all of Blocks Twelve (12), Thirteen (13), Fourteen (14), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-nine (29), and Thirty (30), Original Town of Minden, Kearney County, Nebraska, and to include all of the Street Rights-of-Way as it abuts said Blocks

is hereby declared to be a substandard area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area meet the criteria set forth in Neb. Rev. Stat. §18-2103 (10) and 17-405.01(2) as described and set forth in the Blight and Substandard Determination Study received by the City; and

**BE IT FURTHER RESOLVED** that the above described area is hereby declared to be a blighted area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area which meet one or more of the factors set forth in Neb. Rev. Stat. §18-2103(11)(a) and at least one of the factors set forth in (i) through (iv) of Neb. Rev. Stat. §18-2103(11)(b), and 17-405.01(2) as described and set forth in the Blight and Substandard Determination Study received by the City; and

**BE IT FURTHER RESOLVED** that such substandard and blighted condition is beyond the remedy and control solely by 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 Community Development Law, and the elimination of said substandard and blighted condition under the authority of the Community Development Law is hereby found to be a public purpose and declared to be in the public interest; and

**BE IT FURTHER RESOLVED**, that it is hereby found and determined that such substandard and blighted area is in need of redevelopment and is an eligible site for a redevelopment project under the provisions of the Community Development Law.

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This Resolution shall be published and shall take effect as provided by law.

Dated this 16th day of March, 2015.

CITY OF MINDEN, NEBRASKA

/s/ Ted Griess  
Ted Griess, Mayor

ATTEST:

/s/ Abbey Jordan  
Abbey Jordan, City Clerk

## CERTIFICATE

The undersigned hereby certifies that upon Motion duly made and seconded, the above and foregoing Resolution was adopted by roll call vote of the City Council of Minden at its regular meeting on the 16th day of March, 2015. Upon roll call vote the Council members voted as follows:

	<u>For</u>	<u>Against</u>	<u>Absent/Abstain</u>
Larry Evans	X		
Teresa Sumstine			Absent
Bob Carlson	X		
Lathan Thompson	X		

/s/ Abbey Jordan  
Abbey Jordan, City Clerk