

**CITY OF LA VISTA**  
**LA VISTA COMMUNITY DEVELOPMENT AGENCY REPORT**  
**JULY 19, 2016 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
PROPOSED REDEVELOPMENT PROJECTS FOR THE 84 <sup>TH</sup> STREET REDEVELOPMENT AREA	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

**SYNOPSIS**

A resolution has been prepared for the La Vista Community Development Agency to approve proposed redevelopment projects in the 84<sup>th</sup> Street Redevelopment Area.

**FISCAL IMPACT**

See attached resolution.

**RECOMMENDATION**

Approve.

**BACKGROUND**

The City Council adopted Resolution No. 12-011 declaring the 84<sup>th</sup> Street Redevelopment Area a substandard and blighted area, and in need of redevelopment. The City Council also created the La Vista Community Development Agency, governed by the Mayor and City Council and providing for actions of the Agency to be taken at City Council meetings; and approved a Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area (“Redevelopment Plan”).

Amendments to the Redevelopment Plan and City comprehensive development plan will be presented at a later time for proposed redevelopment projects in the 84<sup>th</sup> Street Redevelopment Area described in the following sentences (“Redevelopment Plan and Comprehensive Plan Amendments”). The proposed redevelopment projects involve the City of La Vista (“City”) and La Vista Community Development Agency (“Agency”) and areas on or in the vicinity of the La Vista Falls Golf Course, City swimming pool, and Brentwood Crossing (which is in the vicinity of 84<sup>th</sup> and Brentwood Drive), with City or Agency involvement in the projects proposed to include without limitation, acquisition or construction of public streets, offstreet parking facilities, or recreational areas; demolition, removal, or disposal of existing buildings or improvements; relocation of existing utilities or businesses; grading or other preparation of the site; acquisition of all rights, and taking all actions, necessary or appropriate to perform the projects or work; and required funding (“Projects”). The engineer’s preliminary estimate of costs of such multi-year Projects is \$54.1 million, with first phase costs in the initial years estimated at \$28.1 million for City or Agency work on the Brentwood Crossing site, and \$8.0 million for City or Agency work on or in the vicinity of the La Vista Falls Golf Course, City swimming pool, or otherwise not on the Brentwood Crossing site. Allocation of performance or costs as between City and Agency shall be determined; initial estimates provide for allocation of performance as 90% City and 10% Agency.

A public hearing on the proposed Projects was held on June 7, 2016. A resolution to approve the Projects under Neb. Rev. Stat. Section 18-2528 is presented for consideration at this meeting, which approval would be subject

to adoption of the Redevelopment Plan and Comprehensive Plan Amendments, definitive documents, agreements, and instruments, and satisfaction of any other applicable requirements of the Community Development Law or other applicable laws.

K:\APPS\City Hall\CNCLRPT (Blue Letters)\16file\16 CD 84th Street Redevelopment - CDA Approve Projects 07.19.16.Docx

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VISTA, ACTING AS THE LA VISTA COMMUNITY DEVELOPMENT AGENCY, REGARDING REDEVELOPMENT PROJECTS IN THE 84<sup>TH</sup> STREET REDEVELOPMENT AREA**

WHEREAS, the La Vista Community Development Agency ("Agency") consisting of and governed by the Mayor and City Council of the City of La Vista has been created; and

WHEREAS, the City Council on July 16, 2013 approved a Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area ("Redevelopment Plan"); and

WHEREAS, amendments to the Redevelopment Plan and City comprehensive development plan are being prepared for anticipated redevelopment projects involving areas on or in the vicinity of the La Vista Falls Golf Course, City swimming pool, and Brentwood Crossing ("Amendments")

**NOW THEREFORE, BE IT RESOLVED** that La Vista Community Development Agency hereby finds, determines, and approves as follows:

1. The recitals above are incorporated into this resolution by reference.
2. Redevelopment projects within the 84<sup>th</sup> Street Redevelopment Area and involving the City of La Vista ("City") and La Vista Community Development Agency ("Agency") are proposed for areas on or in the vicinity of the La Vista Falls Golf Course, City swimming pool, and Brentwood Crossing (in the vicinity of 84<sup>th</sup> and Brentwood Drive), with City or Agency involvement in the projects proposed to include without limitation, acquisition, construction, or improvement of public streets, offstreet parking facilities, or recreational or other public areas; demolition, removal, or disposal of existing buildings or improvements; relocation of existing utilities or businesses; grading or other preparation of the site; acquisition of all rights, and taking all actions, necessary or appropriate to perform the projects or work; and required funding ("Projects"). The engineer's preliminary estimate of costs of such multi-year Projects is \$54.1 million, with first phase costs in the initial years estimated at \$28.1 million for City or Agency work on the Brentwood Crossing site, and \$8.0 million for City or Agency work on or in the vicinity of the La Vista Falls Golf Course, City swimming pool, or otherwise not on the Brentwood Crossing site. Allocation of performance or costs as between City and Agency shall be determined; initial estimates provide for allocation of performance as 90% City and 10% Agency.
3. The Projects are approved, subject to adoption of the Amendments, definitive documents, agreements, and instruments in form and content satisfactory to the City Administrator, and satisfaction of any other applicable requirements of the Community Development Law or other applicable laws.
4. The Projects as described in this resolution are subject to limited referendum for a period of thirty days after the first publication of such notice for such Projects and, after such thirty-day period, the Projects and measures related to them will not be subject to any further right of referendum.

BE IT FURTHER RESOLVED, that the Mayor, City Administrator, City Clerk, or his or her designee, on behalf of the Agency, is authorized to take such further actions as he or she determines necessary or appropriate to carry out the actions approved herein, including without limitation providing any notices.

PASSED AND APPROVED THIS 19TH DAY OF JULY, 2016.

LA VISTA COMMUNITY DEVELOPMENT  
AGENCY

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Douglas Kindig, Mayor  
City of La Vista

ATTEST:

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Pamela A. Buethe, CMC  
City Clerk