

RESOLUTION NO. 26-13

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA, APPROVING A MODIFICATION TO THE REDEVELOPMENT PLAN FOR TIF AREA B (DOWNTOWN AREA-WIDE TIF) AND APPROVING RELATED ACTIONS.

WITNESSETH:

WHEREAS, the City of Waverly, Nebraska, a municipal corporation and city of the second class, has determined it to be desirable to undertake and carry out redevelopment projects in areas of the City which are substandard and blighted and in need of redevelopment; and

WHEREAS, the Nebraska Community Development Law, Chapter 18, Article 21, Nebraska Reissue Revised Statutes of 2012, as amended (the “Act”), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously adopted a Redevelopment Plan for a specific blighted and substandard area of the City known as TIF Area B (Downtown Area-Wide TIF); and

WHEREAS, the area covered by TIF Area B is described as set forth on **Schedule 1** attached hereto; and

WHEREAS, the existing Redevelopment Plan for TIF Area B (Downtown Area-Wide TIF) is referred to hereinafter as the “Downtown Redevelopment Plan”; and

WHEREAS, the Community Redevelopment Authority of the City of Waverly, Nebraska (the “CRA”) desires to modify the Downtown Redevelopment Plan to include additional potential redevelopment projects as listed on **Schedule 2** attached hereto which are intended to ameliorate blight and substandard conditions in TIF Area B; and

WHEREAS, the proposed inclusion of additional potential redevelopment projects to the Downtown Redevelopment Plan is referred to hereinafter as the “Modification”; and

WHEREAS, the CRA has determined that the Modification does not qualify as a minor modification of the Downtown Redevelopment Plan; and

WHEREAS, the CRA forwarded the Modification to the Planning Commission of the City of Waverly, Nebraska, and the Planning Commission conducted a public hearing with regard to the Modification, reviewed the Modification, determined that it conforms to the general development plan of the City, and recommended approval of the Modification; and

WHEREAS, on June 15, 2026, the CRA adopted **Resolution No. 26-02**, a copy of which is attached hereto as **Schedule 3**, approving the Modification and recommending approval of the Modification to the City Council; and

WHEREAS, the City published notices of a public hearing and mailed notices as required pursuant to Section 18-2115 of the Act and has, on the date of this Resolution conducted a public hearing on the proposal to adopt the Modification;

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

1. The Modification, as approved by the CRA, is hereby determined to be feasible and in conformity with the general plan for the development of the City as a whole and the Modification is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined, based on the analysis conducted by the CRA, that (a) the additional projects in the Modification would not be economically feasible without the use of tax-increment financing, (b) the additional projects in the Modification would not occur in TIF Area B without the use of tax-increment financing, and (c) the costs and benefits of the additional projects in the Modification, 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 by the City and have been found to be in the long-term best interest of the community impacted by the projects in the Modification.

2. Approval of the Downtown Redevelopment Plan, as modified by the Modification, is hereby ratified and affirmed and the CRA is hereby directed to implement the Downtown Redevelopment Plan in accordance with the Act.

3. The City acknowledges that TIF Area B is already subject to a notice to divide taxes on file with Lancaster County and that incremental tax revenues collected by the CRA with regard to TIF Area B during the balance of such division period will be used for the payment of notes, bonds, or other indebtedness issued by the CRA to fund the projects described in the Modification. The CRA is hereby authorized to take all actions contemplated and required by the Downtown Redevelopment Plan, as modified by the Modification, to complete the projects described therein, including, without limitation, the issuance of indebtedness payable from the incremental tax revenues created within TIF Area B.

4. The City hereby finds and determines that the proposed land uses and building requirements in the Downtown Redevelopment Plan, as modified by the Modification, are designed with the general purposes of accomplishing, in accordance with the general plan for development 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 and 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 provision for light and air, the promotion of a healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, 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.

5. The Mayor and the appropriate officers of the CRA are hereby authorized and directed to execute and deliver such documents, certificates, or instruments and take such actions as they deem reasonable or necessary to carry out the intent of this resolution.

Passed and approved this ____ day of June, 2026.

CITY OF WAVERLY, NEBRASKA

ATTEST:

By: _____
Mayor

City Clerk

SCHEDULE 1

Legal Description of TIF Area B

The Redevelopment Area begins at the intersection of the north line of Irregular Lot 19, with the west line of 148th Street, thence south along said west line to its intersection with the north line of Lot 2, Kubert's Subdivision, thence west along said north line to its intersection with the east line of Lot 1, Kubert's Subdivision, thence south along said east line to its intersection with the north line of Irregular Lot 133 in the southeast quarter of Section 16, T11N, R8E of the Sixth Principal Meridian, also known as Rose Hill Cemetery, thence west along said north line to its intersection with the west line of Lot 1, Kubert's Subdivision, thence north along said west line to its intersection with the south line of Lot 92, thence west along said line and continuing west along the south line of Lots 110, 104, 114, 113, 49, 37 and 107 to its intersection with the east line of 144th Street, thence south along said east line to its intersection with the south line of Ivanhoe Street, thence west along said south line to its intersection with the east line of 142nd Street, thence south along said east line to its intersection with the south line of Heywood Street, thence west along said south line to its intersection with the south line of Highway 6, thence southwest along said south line to its intersection with the east line of Canongate Road, thence north along said east line to its intersection with the west Corporate Limit Line of the City of Waverly, Lancaster County, Nebraska, thence following along said Corporate Limit Line east and south to its intersection with the north line of the Highway 6 right-of-way, thence northeast along said north line to its intersection with an extension of the west line of 140th Street, thence north along said extended west line to its intersection with the north line of Lancashire Street, thence east along said north line to its intersection with the west line of the vacated alley located in the Waverly Village Subdivision, thence north along said west line to its intersection with the north line of Lot 19 of the Waverly Village Subdivision, thence west along said north line to its intersection with the extended west line of Irregular Lot 162 of the Waverly Village Subdivision, thence north along said extended west line, continuing as the west line of Lot 163, to its intersection with the south line of Irregular Lot 158, in the southwest quarter of Section 16, T11N, R8E (also known as the Corporate Limit Line of the City of Waverly, Lancaster County, Nebraska) thence west along said south line to its intersection with the west line of Lot 158, thence north along said west line, continuing along an extension of said west line to its intersection with the north line of Irregular Lot 216, thence east along said north line to its intersection with the west line of 141st Street, thence north along said west line to its intersection with the south line of Waverly Road, thence east along said south line, across 141st Street, to its intersection with the east line of 141st Street, thence south along said east line to its intersection with the north line of Mansfield Street, thence east along said north line to its intersection with the west line of Lot 194, thence north along said west line to its intersection with the north line of Lot 194, thence east along said north line, continuing east along the north line of Lots 170, 32, 31, 207 and 19, to its intersection with the west line of 148th Street, also known as the point of beginning.

SCHEDULE 2

Additional Potential Projects Added to Redevelopment Plan for TIF Area B

1. Workforce/Affordable Housing.
2. Land Acquisition including demolition, site preparation, water, sewer, streets, storm water, sidewalks, public trails.
3. Real Estate Acquisition including rehabilitation of existing structures.
4. Improvements to city-owned buildings in TIF Area B, including city office, city shop buildings, and fire station.
5. Intersection Improvements at Hwy 6 & N. 141st Street including traffic signals, warning lights, pedestrian safety improvements.
6. Intersection Improvements at Hwy 6 & N. 148th Street including turn lanes, traffic signals, other safety improvements, storm water drainage improvements.
7. Installation of Rectangular Rapid Flashing Beacons to improve pedestrian safety within TIF Area B

SCHEDULE 3

Copy of CRA Resolution No. 26-02 attached hereto.