

**CITY OF LA VISTA  
LA VISTA COMMUNITY DEVELOPMENT AGENCY REPORT  
JUNE 7, 2016 AGENDA**

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

**SYNOPSIS**

A public hearing of the La Vista Community Development Agency will be held on proposed redevelopment projects in the 84<sup>th</sup> Street Redevelopment Area.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Conduct public hearing.

**BACKGROUND**

On February 7, 2012, 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.

Also on February 7, 2012, the City Council 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.

The City Council on July 16, 2013 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 pursuant to Neb. Rev. Stat. Section 18-2528(4) will be held on the proposed Projects. Resolutions to approve the Projects will be presented for consideration at a later 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.

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