

RESOLUTION 2022-16

A RESOLUTION TO ALLOW EXPEDITED REVIEWS OF REDEVELOPMENT PLANS, ALSO KNOWN AS MICRO-TIF

WHEREAS, Section 11 of LB 1021, passed by the Nebraska Legislature in 2020 and codified at NEB. REV. STAT. § 18-2155, permits a governing body of a city to elect by resolution to allow expedited reviews of redevelopment plans;

WHEREAS, redevelopment plans eligible for expedited review under NEB. REV. STAT. § 18-2155 are exempt from the requirements of NEB. REV. STAT. §§ 18-2111 to 18-2115 and 18-2116;

WHEREAS, a redevelopment plan is eligible for expedited review under NEB. REV. STAT. § 18-2155 if:

- (a) The redevelopment plan includes only one redevelopment project;
- (b) The redevelopment project involves the repair, rehabilitation, or replacement of an existing structure located within a substandard and blighted area;
- (c) The redevelopment project is located in a county with a population of less than one hundred thousand inhabitants;
- (d) The repair, rehabilitation, or replacement of an existing structure that has been within the corporate limits of the city for at least sixty years and is located within a substandard and blighted area; or The redevelopment of a vacant lot that is located within a substandard and blighted area that has been within the corporate limits of the city for at least sixty years and has been platted for at least sixty years; The assessed value of the property within the redevelopment project area when the project is complete is estimated to be no more than:
 - (i) Three hundred fifty thousand dollars for a redevelopment project involving a single-family residential structure;
 - (ii) One million five hundred thousand dollars for a redevelopment project involving a multi-family residential structure or commercial structure; or
 - (iii) Ten million dollars for a redevelopment project involving the revitalization of a structure included in the National Register of Historic Places;

WHEREAS, a redeveloper submitting a redevelopment plan for expedited review shall use a standard form developed by the Nebraska Department of Economic Development, which is currently available at <https://opportunity.nebraska.gov/micro-tif/>;

WHEREAS, for any approved redevelopment project that is financed in whole or in part through tax increment financing, the authority shall incur indebtedness in the form of a promissory note issued to the owner of record of the property on which the structure identified in the redevelopment plan is located;

WHEREAS, The total amount of indebtedness shall not exceed the amount estimated to be generated over a fifteen-year period from the portion of taxes mentioned in subdivision (1)(b) of section 18-2147;

and WHEREAS, the expedited review process for redevelopment plans is referred to as "Micro-TIF";

WHEREAS, Micro-TIF provides a means to repair, rehabilitate, and replace old structures within the jurisdiction of communities in less populated counties.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BROKEN BOW, NEBRASKA:

Section 1. Expedited reviews of redevelopment plans that meet the requirements of NEB. REV. STAT. § 18-2155(2) are hereby authorized and allowed in the City of Broken Bow.

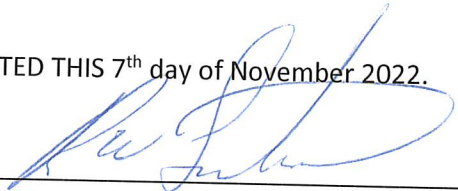
Section 2. The expedited reviews authorized in Section 1 above shall consist of the following steps:

- (a) A redeveloper shall prepare the redevelopment plan using a standard form developed by the Department of Economic Development;
- (b) The redeveloper shall submit the redevelopment plan to the individual identified in Section 3 below, along with any building permit or other permits necessary to complete the redevelopment project and an application fee of fifty dollars; and
- (c) If the submitted redevelopment plan meets the requirements of NEB. REV. STAT. § 18-2155(2), the redevelopment plan shall be approved within thirty days after submission of the plan.

Section 3. The Deputy Clerk and/or City Treasurer is hereby selected as the appropriate employee to conduct expedited reviews pursuant to NEB. REV. STAT. § 18-2155.

Section 4. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED THIS 7th day of November 2022.



Rod Sonnichsen, Mayor

ATTEST:



Kandi K. Peters, City Clerk

