

## RESOLUTION NO. 2025-09

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BRIDGEPORT, NEBRASKA, WITH RESPECT TO A BLIGHT AND SUBSTANDARD STUDY FOR AN AREA IN THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.**

**WHEREAS**, it is necessary, desirable, advisable, and in the best interests of the City of Bridgeport, Nebraska (the “**City**”), for the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment; and

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

**WHEREAS**, Section 18-2109 of the Act requires that, prior to the preparation by the Community Development Agency of the City of a redevelopment plan for a redevelopment project, the Mayor and Council shall, by resolution, declare the area to be blighted and substandard; and

**WHEREAS**, on Thursday, June 12, at 5:30 p.m., the Mayor and Council the City held a public hearing (the “**Public Hearing**”) in the Prairie Winds Community Center in the City, to determine whether that certain area should be declared blighted and substandard and in need of redevelopment as required by the Act; and

**WHEREAS**, notice of the Public Hearing was published in *The Bridgeport News-Blade*, a legal newspaper of general circulation in the City, on May 29 and June 5, 2025, which notice described the time, date, place and purpose of the Public Hearing and the description of the Redevelopment Area; the publication of such notice being at least ten days prior to the time of the Public Hearing; and

**WHEREAS**, the Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as blighted and substandard and in need of redevelopment, and the Mayor and Council reviewed and discussed a Redevelopment Area Substandard/Blight Survey (the “**Blight Study**”) prepared by Panhandle Area Development District (PADD); and

**WHEREAS**, the Mayor and Council submitted the question of whether the Redevelopment Area was blighted and substandard and in need of redevelopment to the Planning Commission of the City for its review and recommendation on June 12, 2025, and the Mayor and Council reviewed and discussed the recommendations received from the Planning Commission; and

**WHEREAS**, the Mayor and Council desire to determine whether the Redevelopment Area is blighted and substandard and in need of redevelopment in accordance with the Act.

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

**Section 1.** The Redevelopment Area is hereby declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in Section 18-2103(10) of the Act, as described and set forth in the Blight Study. The Redevelopment Area is more particularly described by parcel number and is detailed in the attached 'Exhibit A' , to wit:

**Section 2.** The Redevelopment Area is hereby further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in the Act, including, without limitation, (a) one or more of the factors set forth in Section 18-2103(11)(a) of the Act and (b) at least one of the factors set forth in (i) through (iv) of Section 18-2103(11)(b) of the Act, as described and set forth in the Blight Study.

**Section 3.** The blighted and substandard conditions existing in the Redevelopment Area are beyond remedy and control solely through the 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 Act, and the elimination of the blighted and substandard conditions under the authority of the Act is hereby found to be a public purpose and declared to be in the public interest.

**Section 4.** The Redevelopment Area is in need of redevelopment and is or will be an eligible site for a redevelopment project under the provisions of the Act at the time of the adoption of any redevelopment plan with respect thereto.

**Section 5.** This Resolution shall be published and shall take effect as provided by law.

PASSED AND APPROVED, this 12th day of June, 2025.

**CITY OF BRIDGEPORT, NEBRASKA**

By: \_\_\_\_\_  
Mayor, Gail Beyer

ATTEST:

By: \_\_\_\_\_  
City Clerk, Doretta Huck

### EXHIBIT 'A'

Northwest Quadrant Redevelopment Parcels				
100007796	100008482	100009365	100011467	100011858
100007745	100008490	100009926	100011475	100011866
100007753	100008504	100009934	100011483	100011874
100007796	100008512	100009942	100011491	100011882
100007788	100008520	100009969	100011505	100011890
100007818	100008539	100009977	100011513	100011904
100007826	100008547	100011025	100011521	100011912
100007834	100008555	100011149	100011548	100011920
100007842	100008598	100011157	100011556	100011939
100007850	100008601	100011165	100011564	100011947
100007869	100008615	100011173	100011572	100011955
100007877	100008628	100011181	100011580	100011963
100007885	100008636	100011203	100011599	100011971
100007893	100008652	100011211	100011602	100011998
100007907	100008660	100011238	100011610	100012005
100007915	100008679	100011246	100011629	100012013
100007923	100008690	100011254	100011637	100012021
100007931	100008695	100011262	100011645	100012048
100007958	100008709	100011270	100011653	100012056
100007982	100008717	100011289	100011661	100012064
100007990	100008725	100011297	100011688	100012072
100008016	100008733	100011300	100011696	100012080
100008024	100008741	100011319	100011718	100012110
100008032	100008768	100011327	100011726	100012129
100008040	100008814	100011335	100011734	100012137
100008059	100008822	100011343	100011742	100012188
100008067	100008830	100011351	100011750	100012196
100008121	100008849	100011378	100011769	100012218
100008148	100008857	100011386	100011777	100012242
100008156	100008865	100011394	100011785	100121270
100008164	100008873	100011408	100011793	100133589
100008172	100008881	100011416	100011807	100162325
100008460	100008903	100011424	100011815	
100008466	100008911	100011432	100011823	
100008474	100008938	100011459	100011831	