

**CITY OF CRETE, NEBRASKA**

**RESOLUTION # 2023-06**

(Blight and Substandard Declaration – Redevelopment Area #3)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA, DECLARING A PORTION OF THE CITY OF CRETE, NEBRASKA TO BE BLIGHTED AND SUBSTANDARD.**

RECITALS

A. It is desirable and in the public interest of the City of Crete, Nebraska (the “City”) to undertake and carry-out redevelopment projects in areas of the City that are determined to be substandard and blighted and in need of redevelopment.

B. The Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the “Act”), prescribes the requirements and procedures for the planning and implementation of redevelopment projects.

C. Section 18-2109 of the Act requires that, prior to the preparation of a redevelopment plan for a redevelopment project, the City Council as the governing body of the City, by resolution, declare the area to be a substandard and blighted area in need of redevelopment.

D. JEO Consulting Group has prepared the Blight and Substandard Study (the “Blight and Substandard Study”) for a certain portion of the City described on the attached Exhibit “A”, which is incorporated by this reference (the “Redevelopment Area #3”). A copy of the Blight and Substandard Study is on file with the City Clerk.

E. On April 4, 2023, the City Council held a public hearing on the question of whether the Redevelopment Area #3 is substandard and blighted and in need of redevelopment, as defined in and pursuant to the Act. All interested parties were afforded a reasonable opportunity to express their views respecting the submitted question.

F. Prior to the public hearing, the City Council submitted said question to the Planning Commission of the City for its review and recommendation. The Planning Commission recommended that the Redevelopment Area #3 be declared substandard and blighted and in need of redevelopment in accordance with the Act.

G. The City Council has reviewed the Blight and Substandard Study and the blight and substandard requirements set forth in the Act.

H. The City Council has reviewed the recommendations received from the Planning Commission and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Crete, Nebraska as follows:

1. The Redevelopment Area #3 is hereby declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in said area meeting the criteria set forth in Section 2103(31) of the Act, as described and set forth in the Blight and Substandard Study.
2. The Redevelopment Area #3 is hereby declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exists in said area which meet one or more of the factors set forth in Section 18-2103(3)(a) of the Act and at least one of the factors set forth in (i) to (v) of Section 18-2103(3)(b) of the Act, as described and set forth in the Blight and Substandard Study.
3. The blighted and substandard conditions existing in the Redevelopment Area #3 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 said 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.
4. The Redevelopment Area #3 is in need of redevelopment and is an eligible site for a redevelopment project under the provisions of the Act.

Dated this 4th day of April, 2023.

CITY OF CRETE, NEBRASKA

By: \_\_\_\_\_  
David Bauer, Mayor

ATTEST: \_\_\_\_\_  
Jerry Wilcox, City Clerk

**EXHIBIT "A"**  
**Redevelopment Area #3**

The Redevelopment Area #3 consists of approximately 84 acres and is legally described as follows:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 8 NORTH, RANGE 4 EAST, AND ALL OF COLLEGE PARK ADDITION TO THE CITY OF CRETE IN SALINE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE PARK ADDITION AND THE EAST RIGHT OF WAY LINE OF IRIS AVENUE; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COLLEGE PARK ADDITION, A DISTANCE OF 976 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-01615; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 964 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 370, PAGES 901-902; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 143 FEET, MORE OR LESS, THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 210 FEET; THENCE NORTH CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 24 FEET, MORE OR LESS, THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 346 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID SOUTH, A DISTANCE OF 32 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 374 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 630, MORE OR LESS; THENCE CONTINUING NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE CONTINUING NORTH 33.00 FEET TO THE NORTH LINE OF A PUBLIC ROAD RIGHT OF WAY; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 335 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 400, PAGE 96; THENCE NORTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ON NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 560 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF EAST RIDGE 1<sup>ST</sup> ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1<sup>ST</sup> ADDITION, A DISTANCE OF 889 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF EAST RIDGE ESTATES; THENCE SOUTH ON THE EAST LINE OF SAID EAST RIDGE ESTATES, A DISTANCE OF 152 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EAST LINE, A DISTANCE OF 328 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID EAST RIDGE ESTATES, AND BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 410, PAGES 84-85; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 189 FEET, MORE OR LESS; THENCE SOUTHEASTLY CONTINUING ON SAID NORTH LINE, A DISTANCE OF 154 FEET, MORE OR LESS; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 86 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 246 FEET, MORE OR LESS; TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 695 FEET, MORE OR LESS, TO THE POINT OF BEGINING.