

2023

East Crete Area Redevelopment Plan



JEO Consulting Group, Inc.

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Introduction

Background

The East Crete Area Redevelopment Plan (Redevelopment Plan) provides a guideline for the community to develop remedies for designated “Community Redevelopment Area(s)” exhibiting a variety of deteriorating or dilapidated physical, social, or economic conditions. The Redevelopment Plan attempts to eliminate problems and issues identified in these community redevelopment areas that are detrimental to the social and economic well-being of the neighborhoods in which they exist. The existing conditions in these community redevelopment areas are considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise.

The purpose of this Redevelopment Plan is to identify general goals and objectives for the redevelopment of the area identified in the East Crete Area, Blight and Substandard Study. With the adoption of this Plan, the City of Crete will recognize the need to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, encourage needed urban rehabilitation, provide for the redevelopment of substandard and blighted areas, and/or undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein.

The East Crete Area Redevelopment Plan consists of two major parts. First is the General Redevelopment Plan, that addresses the broader goals of the entire redevelopment area. In the future as specific projects are identified, there will be the second portion of the Redevelopment Plan with project specific redevelopment goals and objectives that address a specific area to greater detail but tier from the General Redevelopment Plan. These project specific redevelopment projects shall comply with the Community Development Agency Public Policy Statement for City of Crete Tax Increment Program and the requirements under Nebraska’s Community Redevelopment Law.

As these additional projects are approved, the Redevelopment Plan shall be amended to include the specific projects criteria and site plan.

Nebraska Community Development Law

The Nebraska Legislature enacted the Community Development Law (Neb. Rev. Stat. §18-2101 through §18-2154), which permits cities of all classes and villages to establish a Community Development Agency (CDA). The laws permit CDAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. The Community Development Law enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for purposes of redevelopment or through the conservation and rehabilitation of property.

The City of Crete, in accordance with the Nebraska Community Development Law, prepared the General Redevelopment Plan. Prior to recommending the General Redevelopment Plan to the City Council for approval, the CDA shall:

...consider whether the proposed land uses and building requirements in the redevelopment project area(s) are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of the population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, 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. Neb. Rev. Stat. §18-2113.

General Redevelopment Plan Components

After an area has been designated as blighted and substandard, the city may proceed with the preparation of a General Redevelopment Plan. The purpose of the General Redevelopment Plan is to identify possible redevelopment project(s) in the identified area(s), and it shall:

- Be consistent with the general plan of the community; and
- Indicate the actions that will be needed to carry out the redevelopment project, including land acquisition, demolition and removal of structures, redevelopment, improvements, rehabilitation, zoning changes, land uses, densities, and building requirements.

Redevelopment Plan Projects

The General Redevelopment Plan identifies general redevelopment projects within eligible Community Redevelopment Areas as identified in the Blight and Substandard Study. Project specific redevelopment plans shall conform to the General Redevelopment Plan added to the East Crete Area Redevelopment Plan.

Pursuant to the Nebraska Community Development Law, the city shall afford maximum opportunity for redevelopment of the area, consistent with the needs of the city as a whole and by private enterprise undertaking redevelopment activities within the area(s) discussed herein. A redevelopment project may involve a broad range of activities in a designated area, including:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas,
- To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan,
- To sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project,
- To dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan,
- To acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- To carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- A detailed proposal outlining the redevelopment project/or activity must be submitted to the CDA for evaluation prior to approval as a qualified Redevelopment Project.
- All redevelopment projects shall comply with the City of Crete, Nebraska, Community Development Agency Public Policy Statement for City of Crete Tax Increment Program.

Relationship to General Plan

The general plan for the development of the City of Crete, Nebraska, known as “The Comprehensive Plan”, is incorporated herein by reference. In the event the terms and conditions of this General Redevelopment Plan are not in conformance with the Comprehensive Plan, the provisions of the Comprehensive Plan shall supersede those of the Redevelopment Plan. The adoption of this Redevelopment Plan, or any modifications, additions, or amendments thereto, shall not be deemed to be an amendment of the Comprehensive Plan.

Funding for Redevelopment Projects

There are a number of funding sources available for communities to use in order to initiate redevelopment activities in designated blighted and substandard areas. These include, in addition to city, state, and federal funds commonly utilized to undertake redevelopment activities, the use of Community Development Block Grant funding programs, special assessments, general obligation bonds, and tax increment financing. The following narrative further describes tax increment financing in Nebraska.

Tax increment financing (TIF) in Nebraska is designed to finance certain costs associated with a private development and is a common tool utilized for redevelopment activities in designated blighted and substandard community redevelopment areas. TIF provides a means of encouraging private investment in deteriorating areas by allowing local governments to use the increase in certain property tax revenues to pay the costs of certain public improvements needed to attract private development. Under the Nebraska Community Development Law, local governments may use TIF only in designated blighted and substandard community redevelopment areas. Following such designation, the CDA prepares a Redevelopment Plan and amends the Generalized Redevelopment Plan as necessary including redevelopment areas to be annexed that were in the designated Blight and Substandard Area. TIF projects may include commercial, residential, industrial, or a mix of these uses.

Generally, TIF funds can be used for land acquisition, public improvements, infrastructure, and utilities. The city shall conduct, a ***cost-benefit analysis*** for each redevelopment project that proposes the use of TIF as a financing tool. This ***cost-benefit analysis*** must use a specific model developed for use by local projects, and shall consider and analyze the following factors:

- Tax shifts resulting from the approval of the use of funds pursuant to Neb. Rev. Stat. §18-2147, as indicated below:
 - ...any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of provision by the governing body, as follows:
 - That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
 - That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Agency to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Agency shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies.
- Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

- Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- Impacts on other employers and employees within the city and the immediate areas that are located outside of the boundaries of the area of the redevelopment project, and
- Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

After a project is approved, the city typically authorizes the issuance of TIF bonds to finance public improvements in the designated area. Since this process can work for large developments without increasing any tax rates or adding any new taxes or fees, it appeals to jurisdictions wishing to promote economic development or redevelopment of blighted and substandard areas.

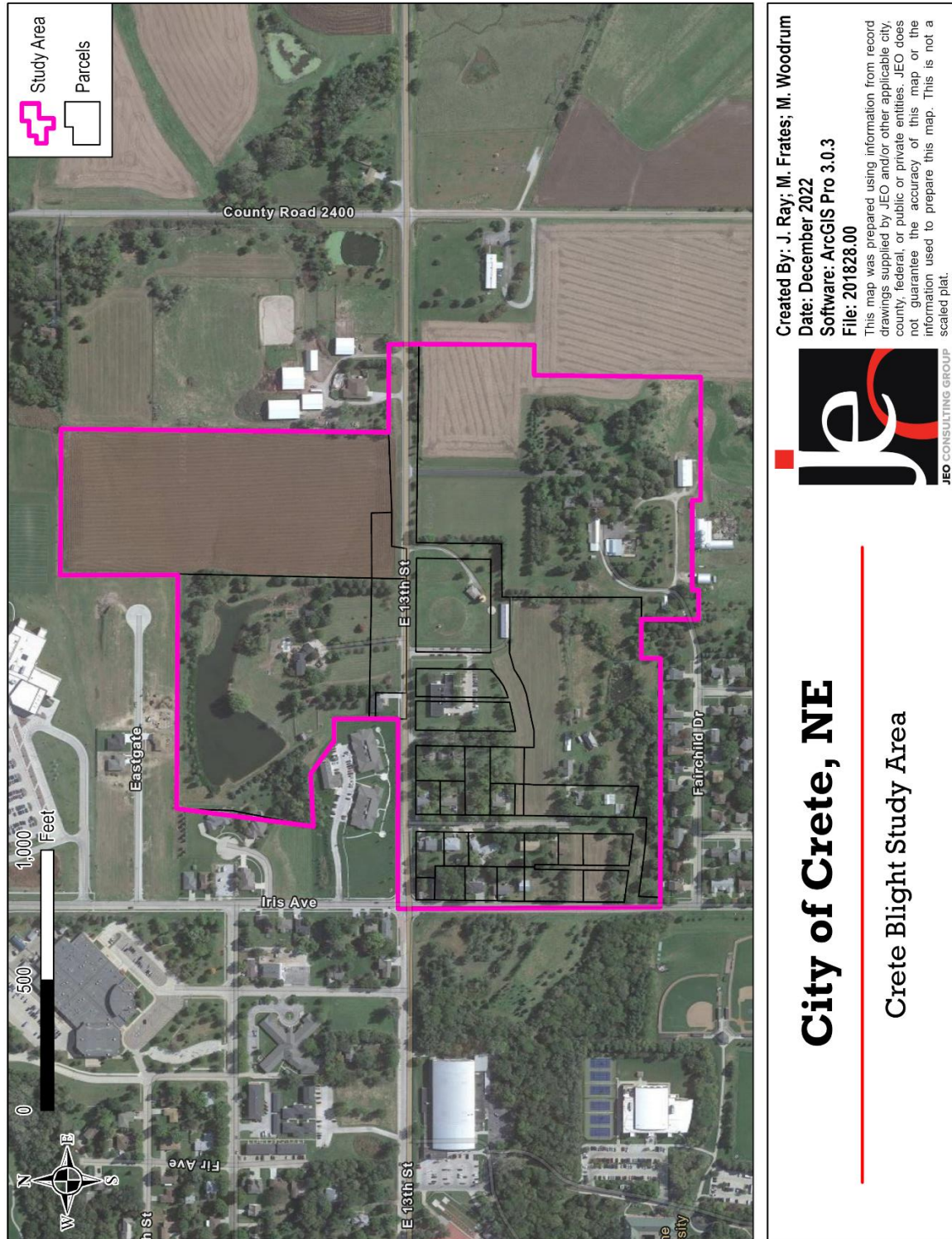
Outline of the General Redevelopment Plan

All provisions of the East Crete Area Blight and Substandard Study are incorporated herein by reference. The General Redevelopment Plan will evaluate the Community Redevelopment Area and identify general redevelopment projects aimed at rehabilitating Designated Blight and Substandard Area of the City of Crete. Project specific redevelopment plan(s) follow the Generalized Redevelopment Plan.

Designated Area

The designated Blight and Substandard Area identified by the City of Crete and JEO Consulting can be found in Figure 1 below. For this General Redevelopment Plan, the 80.0 acre Designated Blight and Substandard Area will be known as the “East Crete Redevelopment Area.”

Figure 1: Designated Blight and Substandard Area

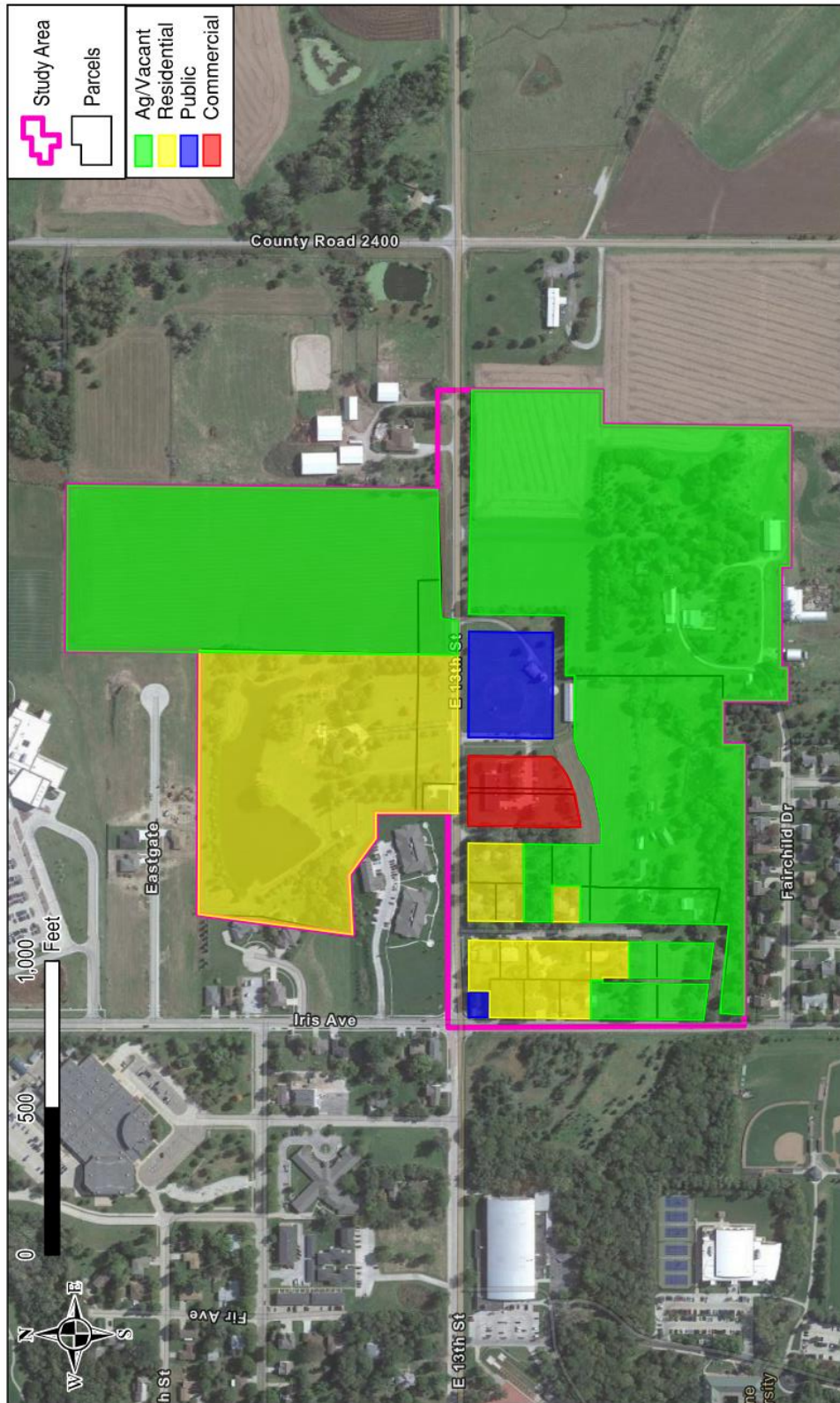


Legal Description of the Redevelopment Area:

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 1ST ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1ST 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.

Existing Land Use

Figure 2: Existing Land Use in the Blighted and Substandard Area



Created By: J. Ray; M. Frates; M. Woodrum

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This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



City of Crete, NE

Crete Blight Study Area

Condition of the Real Property

The Designated Blight and Substandard Area has several items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the Redevelopment Area has several items that were considered beyond the remedy and control of the normal regulatory process of the City of Crete or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

A number of conditions within the Designated Blight Area were evaluated during the field survey which contributed to blighted and substandard conditions. The remediation of such conditions in the Redevelopment Plan Area, Figure 1, are recommended for further action.

Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe Conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles Conditions	No
Obsolete Platting	Yes
Endanger Life/Property	Yes
Any Combination	Yes
Detrimental to Public Health, Safety	Yes
BLIGHT TOTALS	10/12
Exterior inspection of structures	No
Age of Structures	Yes
Inadequate provision for ventilation, sanitation	No
<i>Other Substandard – (The existence of conditions which endanger life or property)</i>	Yes
SUBSTANDARD TOTALS	2/4
TOTALS	12/16

Study Area General Redevelopment Recommendations

As redevelopment projects are considered for the area, a number of existing conditions should be improved through planning and redevelopment activities. These activities include:

- Encourage and consider incentives to develop or redevelop parcels for a mix of housing typologies to address the housing shortage.
- Utilize nuisance abatement tools for the repair or removal deteriorating structures and hazardous conditions on parcels in the area.
- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area, including sidewalks.
- The extension of paved public roads and utilities that continue the rectilinear grid of the community;
- Enforcement of the land use and zoning regulations that will guide the future development and redevelopment of structures within the Redevelopment Area as the existing Comprehensive Plan depicts the area.
- All new development should be consistent with the Future Land Use Map shown in Figure 3 and the standards of population densities, land coverage, and building intensities regulated by the Zoning Regulations of the City of Crete.
- Removal of deteriorating or dilapidated structures, the determination of which will depend upon the severity of the substandard condition of the individual structure(s) by adopting and enforcing Crete's Building and Property Maintenance Codes.
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues.
- Development and improvement of public infrastructure including streets, sidewalks, water, sanitary sewer, storm drainage, electrical, gas, and telecommunication systems, on a case-by-case basis to support redevelopment projects in the area.
- The Generalized Redevelopment Plan does not propose any changes to the zoning ordinance, street layouts, street levels or grades or building codes.
- Amend this Generalized Redevelopment Plan upon review and approval of qualified Project Specific Redevelopment Plans within this Designated Blight and Substandard Area.

Figure 3, Proposed Future Land Use Map



Source: The Crete Comprehensive Plan

Conclusion

As stated in the Blight and Substandard Study, there are a variety of factors contributing to the blighted and substandard conditions of the Designated Blighted and Substandard Area. The recommendations listed above will aid the City of Crete in creating a viable and sustainable urban environment in order to lessen the impact of the blight and substandard conditions located in the Generalized Redevelopment Area. In addition, portions of the area are critical to the redevelopment of and proper clearance of substandard conditions within the city, as well as preparing the area for redevelopment and/or the development of a specific project. The city should concentrate their efforts to remove or rehabilitate some if not all the structures that were rated as deteriorating/dilapidated and development of the public infrastructure within the Study Area. This can be accomplished through either public or private development / redevelopment.

Project Specific Redevelopment Plan(s)