

**Planning Commission Meeting  
Monday, July 27, 2020 7:00 PM  
Crete Library/Community Center  
1515 Forest Ave.  
Crete, NE 68333**

**1. Open Meeting**

2. In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the council chambers. Items listed on the agenda may be considered in any order.

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**3. Roll Call**

4. Attendance of Planning Commission members will be recorded to determine the presence of a quorum for official actions.

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**5. Special Order of Business**

6. The Planning Commission may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

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A. Planning Commission Minutes

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1. Planning Commission Meeting Minutes of June 22, 2020.

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B. Public Hearing regarding Amendment to the Crete Redevelopment Plan.

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C. Consider recommendation to the City Council regarding amendment to the Crete Redevelopment Plan.

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D. Public Hearing regarding amendment to allowable uses of commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use.

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E. Review and recommendation to City Council regarding Ordinance XX amending allowable uses of commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use.

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## 7. Officers' Reports

8. Reports may be given by Department Heads, other Committees and Commission members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Planning Commission on matters presented under this title except to answer any question posed and to refer the matter for further action.

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## 9. Adjournment

10. The Planning Commission will review the above matters and take such actions as they deem appropriate. The Planning Commission may enter into closed session to discuss any matter on this agenda when it is determined by the Commission that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such an individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

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- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
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- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).

CITY OF CRETE, NEBRASKA  
PLANNING COMMISSION  
MEETING MINUTES OF JUNE 22, 2020

Notice of the meeting was given by posting and publishing in the Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the board members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The board may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

Chair Dave Hansen called the meeting to order at 7:00pm.

2. Roll Call

Ryan Jindra: Absent  
Ronald Schroeder: Absent  
Bud Clouse: Present  
Dave Hansen: Present  
Justin Kozisek: Present  
Scott Kuncl: Present  
Drew Rische: Present  
Jennifer Robison: Present  
Sharon Scusa: Present  
Present: 7, Absent: 2.

Also present: City Administrator Tom Ourada, City Clerk Judi Meyer, City Attorney Kyle Manley, Building Inspector Brad Bailey, Finance Director Jerry Wilcox, City Council Member Brian Carnes, members of the public.

3. Special Order of Business

3.A. Planning Commission Minutes of May 18, 2020.

Approve the Planning Commission meeting minutes of May 18, 2020. Carried with a motion by Bud Clouse and a second by Sharon Scusa.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: (absent), Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye  
Aye: 6, No: 0, Absent: 1

3.B. Les Ralston request to open a gun store.

Deny Les Ralston request. Carried with a motion by Scott Kuncl and a second by Bud Clouse.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye  
Aye: 7, No: 0

Tom Ourada summarized the zoning regulations at the property location. Small business operations may be conducted inside the residence with certain restrictions. Small business operations must comply with setbacks, parking, buffer zone, and other regulations. The property is also located within a flood zone. Les Ralston provided information about his request. Planning Commission members asked questions and provided additional information. Recommendations are for Les to either wait until the adjacent property is rezoned from industrial to commercial, or to build or attach a garage structure so that is part of the main residential structure.

3.C. Discuss and consider setting public hearing regarding amendment to commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use.

Set Public Hearing regarding amendment to commercial property allowable uses for July 27, 2020 at 7:00pm. Carried with a motion by Scott Kunch and a second by Justin Kozisek.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye

Aye: 7, No: 0

Tom Ourada discussed the different parking space requirements for apartments located outside of and within the downtown commercial district. Mr. Ourada also discussed the need for additional parking lots over time to accommodate increases in number of upper story apartment dwellers, workers, and shoppers. City Staff and Council would prefer that parking would voluntarily be used in public and private parking lots and spaces rather than overcrowding city sidestreets.

3.D. Discussion regarding allowance of cafe/bistro tables and seating on the sidewalk area within the city right-of-way in the downtown area.

Support an amendment to city code allowing tables and seating on the sidewalk area within the city right-of-way in the downtown area. Carried with a motion by Justin Kozisek and a second by Drew Rische.

Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye

Aye: 7, No: 0

Tom Ourada discussed interest in modifying city code to allow downtown business owners to erect wrought iron fencing on the city right-of-way for tables and chairs.

3.E. Discussion regarding amendments to city code regarding swimming pool regulations.

Approve adopting swimming pool regulations consistent with IBC pool regulations. Carried with a motion by Scott Kunch and a second by Bud Clouse. Bud Clouse: Aye, Dave Hansen: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Drew Rische: (absent), Jennifer Robison: Aye, Sharon Scusa: Aye  
Aye: 6, No: 0, Absent: 1

Tom Ourada discussed proposed changes to the Crete zoning regulations regarding private swimming pools. The amendments would make Crete's regulations more consistent with IBC swimming pool regulations with several exceptions including pool cover requirements.

#### 4. Officers' Reports

#### 5. Adjournment

The meeting was adjourned at 8:35pm.

Recorded by City Clerk Judi Meyer

# Crete, Nebraska

Blight & Substandard Determination Study  
Redevelopment Area #2.



Prepared for:

## The City of Crete, Nebraska.



**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

October, 2015

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**HANNA:KEELAN ASSOCIATES, P.C.  
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Crete, Nebraska  
Blight & Substandard Determination Study  
Redevelopment Area #2

# BLIGHT & SUBSTANDARD DETERMINATION STUDY

## *EXECUTIVE SUMMARY*

### Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Crete Redevelopment Area #2** in Crete, Nebraska. The results of this **Study** will assist the City in declaring the **Crete Redevelopment Area #2** as both **blighted and substandard**.

### Location

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17<sup>th</sup> Street, thence east along said extended line and continuing to the east along said north line of 17<sup>th</sup> Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13<sup>th</sup> Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12<sup>th</sup> Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15<sup>th</sup> Street to its intersection with the east line of Idaho

Crete, Nebraska

Blight & Substandard Determination Study  
Redevelopment Area #2

Avenue, also known as the west Corporate Limit Line, thence north along said west Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s:

760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

**Illustration 1, Context Map**, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13<sup>th</sup> Street.



This **blight and substandard evaluation** included a detailed **exterior structural survey of 185 individual structures**, a parcel-by-parcel field inventory, conversations with City of Crete staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

### ***SUBSTANDARD AREA***

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4. (a) High density of population and overcrowding; or  
(b) The existence of conditions which endanger life or property by fire and other causes; or  
(c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

### ***BLIGHTED AREA***

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;

8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #2** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, **Redevelopment Area #2** is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

***SUBSTANDARD FACTORS***

Of the **Four Substandard Factors**, set forth in the **Nebraska Community Development Law**, all four **Factors** represent a “strong presence,” within **Redevelopment Area #2**. The **Substandard Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 1  
SUBSTANDARD FACTORS  
REDEVELOPMENT AREA #2  
CRETE, NEBRASKA**

- |    |   |   |
|----|---|---|
| 1. | Dilapidated/deterioration.  | ☐ |
| 2. | Age or obsolescence.  | ☐ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces.      | ☐ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ☐ |

**Strong Presence of Factor**                   ☐

**Reasonable Presence of Factor**       ☐

**No Presence of Factor**                   ○

Source: Hanna:Keelan Associates, P.C., 2015.

**Strong Presence of Factor -**

The results of the field survey identified 92 structures, or 49.7 percent of the 185 total structures in **Redevelopment Area #2** as being ***Deteriorating or Dilapidated***. This **Factor** is a **strong presence** throughout the **Area**.

Based on the results of a parcel-by-parcel field survey analysis, approximately 108, or 58.3 percent of the 185 total buildings are ***40+ years of age*** (built prior to 1975). Additionally, based on records available at the Saline County Assessor’s Office, the estimated average age of commercial structures in the **Redevelopment Area** is approximately 58.3 years and the average age of residential structures is 88 years. The **Factor of *Age or Obsolescence*** is a **strong presence** throughout the **Area**.

The conditions which result in *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** and distributed throughout the **Redevelopment Area**. Portions of municipal water distribution mains are undersized by current engineering standards and are 40+ years of age, thus prone to repeated maintenance and or replacement.

The parcel-by-parcel field analysis determined that the **Substandard Factor Existence of Conditions Which Endanger Life or Property** by fire and other causes is a **strong presence** throughout **Redevelopment Area #2**. The primary contributing elements include a significant number of deteriorating and dilapidated buildings and the existence of wood frame and masonry buildings containing combustible elements and fixtures. Additionally, residential areas within the **Redevelopment Area** have water mains that were constructed of obsolete materials, are 40+ years of age, with portions being undersized by current engineering standards.

*The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the field survey, include:*

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. “Fair” to “Poor” overall site conditions;
4. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
5. Average age of residential and commercial structures being in excess of 40+ years of age; and
6. Portions of **Redevelopment Area #2** having water mains that are under-sized by current engineering standards and are 40+ years of age.

**BLIGHT FACTORS**

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, 10 represent a “strong presence” in the Redevelopment Area. The Factor “tax or special assessment exceeding the fair value of land,” was of little or “no presence” and “defective or unusual condition of title,” was not reviewed. All Blight Factors are reasonably distributed throughout Redevelopment Area #2.

**TABLE 2  
BLIGHT FACTORS  
REDEVELOPMENT AREA #2  
CRETE, NEBRASKA**

- |     |  |    |
|-----|--|----|
| 1.  | A substantial number of deteriorated or dilapidated structures.                      | ☐  |
| 2.  | Existence of defective or inadequate street layout.                                  | ☐  |
| 3.  | Faulty lot layout in relation to size, adequacy, accessibility or usefulness.        | ☐  |
| 4.  | Insanitary or unsafe conditions.   | ☐  |
| 5.  | Deterioration of site or other improvements.   | ☐  |
| 6.  | Diversity of Ownership.  | ☐  |
| 7.  | Tax or special assessment delinquency exceeding the fair value of land.              | ○  |
| 8.  | Defective or unusual condition of title.   | NR |
| 9.  | Improper subdivision or obsolete platting.   | ☐  |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ☐  |
| 11. | Other environmental and blighting factors.   | ☐  |
| 12. | One of the other five conditions.  | ☐  |

<b>Strong Presence of Factor</b>	☐
<b>Reasonable Presence of Factor</b>	☐
<b>Little or No Presence of Factor</b>	○
<b>NR = Not Reviewed</b>	NR

Source: Hanna:Keelan Associates, P.C., 2015.

## Strong Presence of Factor –

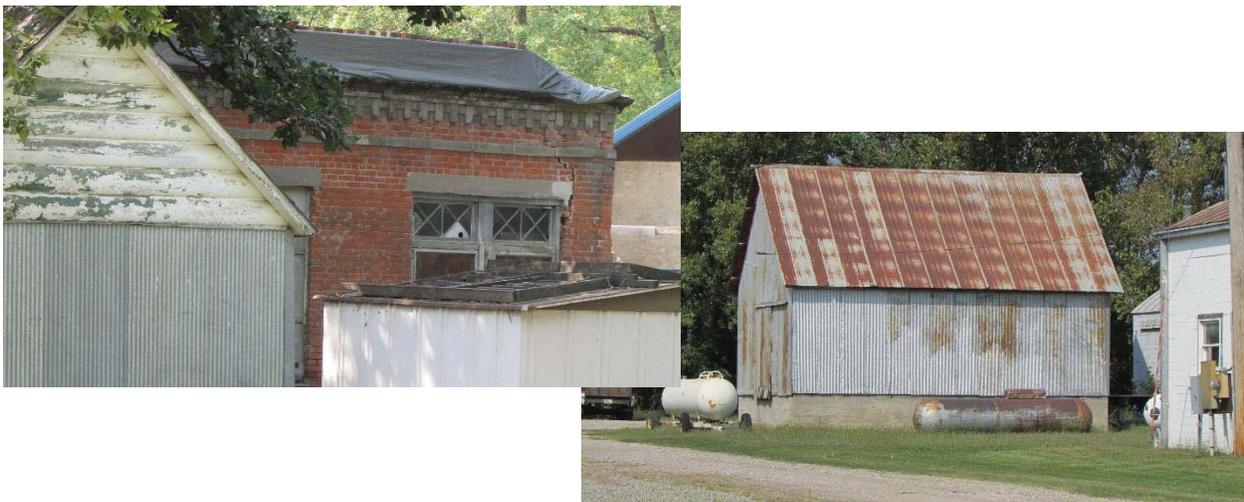
***Deteriorated or Dilapidated Structures*** are a **strong presence** in **Redevelopment Area #2**. A total of 92 structures, or 49.7 percent of the 185 total structures were documented as deteriorating, or are in a dilapidated condition.

***Defective or Inadequate Street Layout*** is a **strong presence** in **Redevelopment Area #2**, due to a significant percentage of streets and driveways that are deteriorated. The assessment of street conditions revealed that approximately 94 parcels, or 54.6 percent of the total 172 parcels front on streets in fair to poor condition. Additionally, 75 parcels, or 43.6 percent of the total 172 parcels front on gravel surfaced streets.

***Faulty Lot Layout*** is a **strong presence** throughout **Redevelopment Area #2**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, whereby irregular tracts of land were too large, encouraging piecemeal development through subsequent lot splits for individual development sites, and platted parcels no wider than 50' in residential areas that are undersized by current development standards.

***Insanitary or Unsafe Conditions*** are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include poorly designed and implemented storm water surface drainage systems and the advanced age of underground water, sewer and storm sewer mains adjacent residential properties in the **Area**.

***Deterioration of Site or Other Improvements*** is a **strong presence** throughout the **Redevelopment Area**. Of the total 172 parcels examined, 84.9 percent, or 146 parcels have “fair” to “poor” overall site conditions.



The *Diversity of Ownership* is a **strong presence** throughout **Redevelopment Area #2**. Research of public records from the Saline County Assessor's office indicates that 126 individuals or corporations own property in the **Area**.

*Improper Subdivision or Obsolete Platting* is a **strong presence** throughout **Redevelopment Area #2**. Lot sizes throughout the **Area** are not supportive of today's residential, commercial or industrial development requirements. Several irregular tracts of land throughout the **Area** were oversized and incrementally subdivided to support individual uses. The locations of the Burlington Northern Santa Fe Railway Corridor and the Big Blue River do not support uniform platting and development. Large, vacant tracts of land also exist within the **Area**, but outside the corporate limits of Crete that are underutilized and do not support local utilities

The *Existence of Conditions Which Endanger Life or Property* by fire or other causes is a **strong presence** throughout **Redevelopment Area #2**. Conditions associated with this **Factor** include the existence of wood frame buildings and masonry buildings containing combustible elements and fixtures. Additionally, portions of the **Redevelopment Area** have water mains that are 40+ years of age and are undersized by current engineering standards.

In regards to *Other Environmental and Blighting Factors*, economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout **Redevelopment Area #2**. The **Area** contains residential, commercial and industrial buildings in substandard condition, with outmoded infrastructure. Several buildings are too small, or poorly designed in order to be adapted for new uses. Additionally, the floodplains and floodway associated with the Big Blue River prohibit development on large, vacant tracts of land in the northern portion of the **Area**.

*One of the Required Five Additional Blight Factors* has a **strong presence** throughout the **Redevelopment Area**. Based on the field survey analysis, the estimated average age of residential buildings is approximately 83.4 years. Average age of commercial buildings is estimated to be 46.4 years.



## Conclusion

It is the conclusion of the Consultant retained by the City of Crete that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant, that the findings of this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #2** as "substandard" and "blighted."

The conclusions presented in this **Study**, are those of the Consultant, engaged by the City of Crete to examine whether conditions of **blight and substandard** exist. The Crete City Council should review this Study and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



## ***BASIS FOR REDEVELOPMENT***

For a project in Crete to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of **Redevelopment Area #2** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
  - (a) High density of population and overcrowding; or
  - (b) The existence of conditions which endanger life or property by fire and other causes; or
  - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
  1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
  4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the City Council of Crete (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #2**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

## ***THE STUDY AREA***

The purpose of this **Study** is to determine whether all or part of the **Crete Redevelopment Area #2** in Crete, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

### **Location**

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17<sup>th</sup> Street, thence east along said extended line and continuing to the east along said north line of 17<sup>th</sup> Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13<sup>th</sup> Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12<sup>th</sup> Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15<sup>th</sup> Street to its intersection with the east line of Idaho Avenue, also known as the west Corporate Limit Line, thence north along said west Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its

Crete, Nebraska

Blight & Substandard Determination Study  
Redevelopment Area #2

intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s by the Saline County Assessor's Office:

760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

**Illustration 1, Context Map**, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13<sup>th</sup> Street.

**Redevelopment Area #2** is comprised of all modern land use types, including residential, commercial, industrial, public/quasi-public and vacant land. These land uses are identified in **Illustration 2**. The **Area** contains an estimated 867 acres, of which approximately 74 percent of the **Redevelopment Area** has been developed. Land adjacent the Big Blue River is considered undevelopable due to the existing floodplain and floodway.

**Table 3** identifies the estimated **existing land use** within the **Redevelopment Area**, in terms of number of acres and percentage of total for all existing land uses.

**TABLE 3  
EXISTING LAND USE  
REDEVELOPMENT AREA #2  
CRETE, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	46.8	5.4%
Park/Recreational	53.4	6.1%
Single Family	12.0	1.4%
Mobile Home	0.2	0.0%
Multiple Family	2.2	0.2%
Commercial	18.6	2.2%
Industrial	15.8	1.8%
Streets (Municipal/Priv.)	31.2	3.6%
Railway Corridor	46.8	5.4%
<u>Vacant</u>	<u>639.7</u>	<u>73.9%</u>
<b>Total Acreage</b>	<b>866.7</b>	<b>100.0%</b>

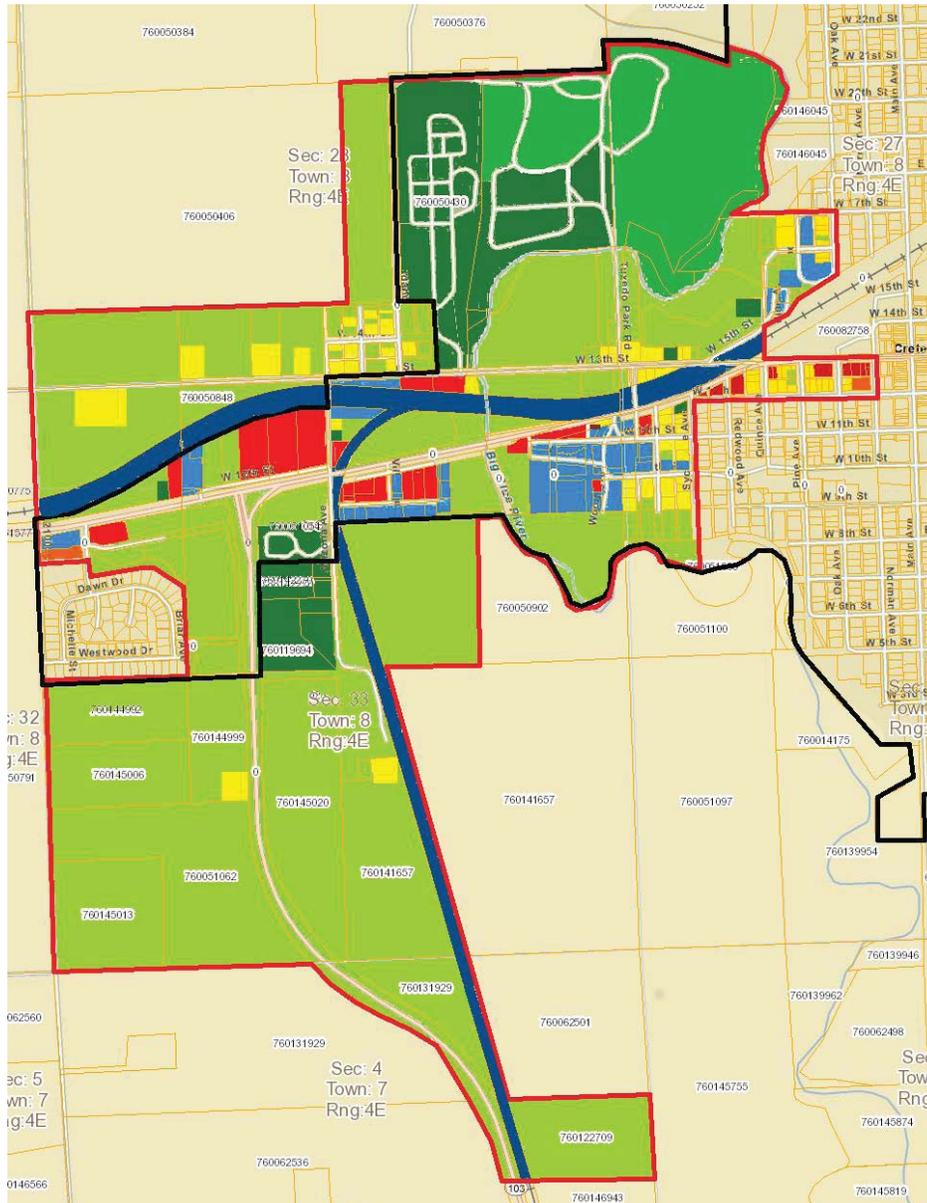
Source: Hanna:Keelan Associates, P.C., 2015.

**Illustration 3** identifies the existing **Zoning Classifications** within **Redevelopment Area #2**, which includes lands that are both within and adjacent, but beyond the current Corporate Limits of the City of Crete. Zoning activities throughout **Redevelopment Area #2** are controlled by the City of Crete. All parcels within **Area** are either located within the current Corporate Limits of the City of Crete, Nebraska, or within the Two-Mile Planning Jurisdiction of the City.

# EXISTING LAND USE MAP

## REDEVELOPMENT AREA #2

CRETE, NEBRASKA



### LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- BODY OF WATER
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY

**HANNA·KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

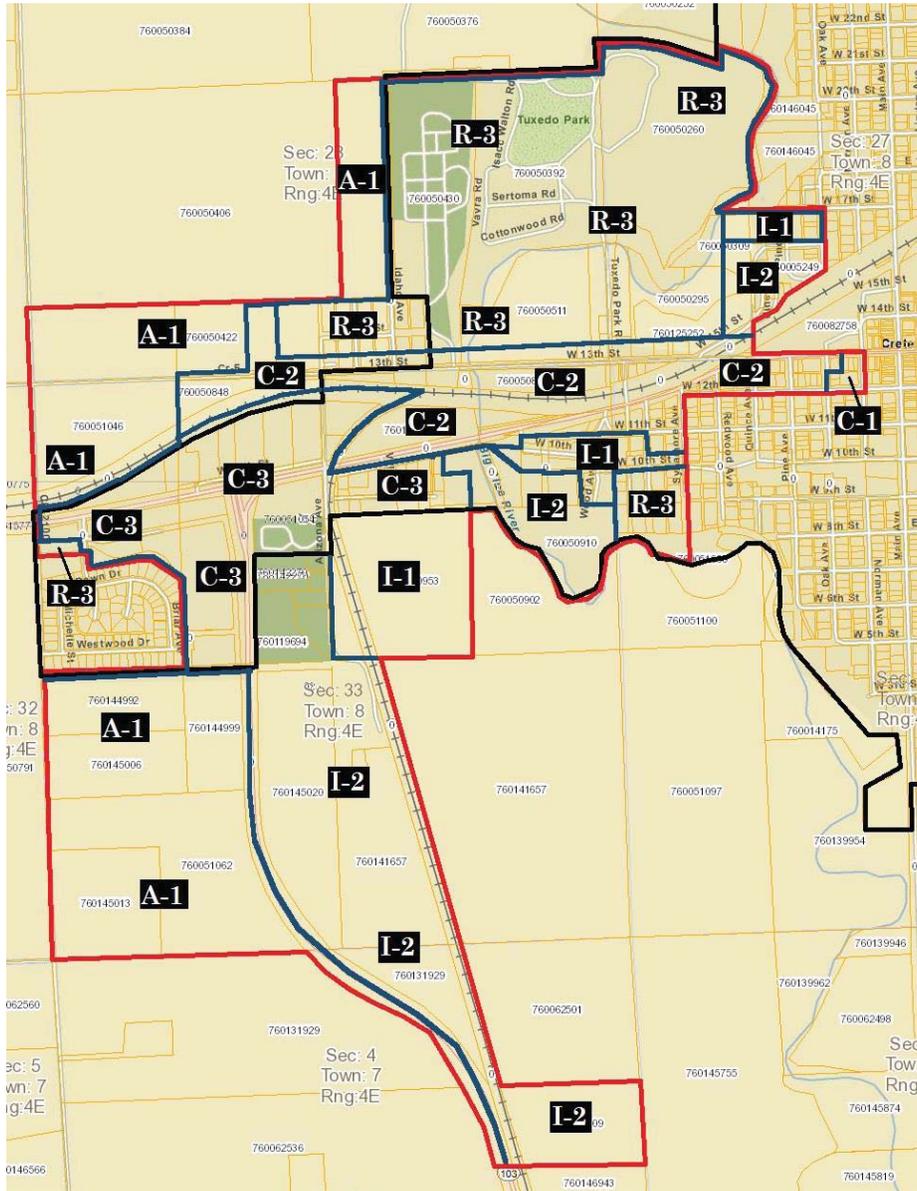
**\*Lincoln, Nebraska\* 402.464.5383 \***

**ILLUSTRATION 2**

Crete, Nebraska  
 Blight & Substandard Determination Study  
 Redevelopment Area #2

# EXISTING ZONING MAP

## REDEVELOPMENT AREA #2 CRETE, NEBRASKA



### LEGEND

- A-1 - AGRICULTURAL
- R-3 - MULTIPLE-FAMILY RESIDENTIAL
- C-1 - CENTRAL COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL
- I-1 - LIGHT INDUSTRIAL
- I-2 - HEAVY INDUSTRIAL
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY
- ZONING DISTRICT BOUNDARY

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\*Lincoln, Nebraska\* 402.464.5383 \*

### ILLUSTRATION 3

Crete, Nebraska  
Blight & Substandard Determination Study  
Redevelopment Area #2

## ***THE RESEARCH APPROACH***

The **blight and substandard determination research approach** implemented for **Redevelopment Area #2** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

### Structural Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A structural condition survey was conducted in August, 2015. A total of **185 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #2**. The “Structural Condition Survey Form” utilized in this process is provided in the **Appendix**.

### Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in August, 2015. A total of **172 separate legal parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **A few parcels within Redevelopment Area #2 contained multiple structures**. The Condition Survey Form is included in the **Appendix**, as well as the results of the Survey.

### Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #2** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

## ***ELIGIBILITY SURVEY AND ANALYSIS FINDINGS***

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #2** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

### ***SUBSTANDARD FACTORS***

#### **(1) Dilapidation/Deterioration of Structures**

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in **Redevelopment Area #2**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **185 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment Area**.

#### **1. Structures/Building Systems Evaluation.**

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components)**. These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

## **(Secondary Components)**

**Building Systems.** These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

**Architectural Systems.** These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railway track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

## **2. Criteria for rating components for structural, building and architectural systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

**Sound.** Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

**Critical Defect.** Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

**3. Final Structure/Building Rating.**

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deteriorating-Minor.** Defined as structures / buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating-Major.** Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures / buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

#### 4. **Field Survey Conclusions.**

The conditions of the total **185 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Fifty-four (54) structures were classified as structurally **sound**;
- Thirty-nine (39) structures were classified as **deteriorating** with **minor** defects.
- Fifty-six (56) structures were classified as **deteriorating** with **major** defects; and
- Thirty-six (36) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #2**. Of the 185 total structures, 92 structures (49.7 percent) are either deteriorating with major defects, or dilapidated to a substandard condition.

#### **Conclusion.**

**The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.**

**TABLE 4  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #2  
CRETE, NEBRASKA**

**Exterior Structural Rating**

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	13	11	40	24	88	64
Commercial	18	10	5	1	34	6
Industrial	9	16	4	7	36	11
<u>Other</u>	<u>14</u>	<u>2</u>	<u>7</u>	<u>4</u>	<u>27</u>	<u>11</u>
<b>Totals</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>27</b>	<b>185</b>	<b>92</b>
Percent	47.6%	18.4%	19.4%	14.6%	100.0%	49.7%

Source: Hanna:Keelan Associates, P.C., 2015.

**(2) Age of Obsolescence.**

As per the results of the field survey and by confirmation from Saline County Assessor’s Office property records, an estimated 108 (58.3 percent) of the total 185 structures in the Area are 40+ years of age, or built prior to 1975. Additionally, the estimated average age of residential structures in **Redevelopment Area #2** is 83.4 years of age, while the estimated average age of commercial buildings is 46.4 years.

**Conclusion.**

**The age and obsolescence of the structures is a strong presence throughout Redevelopment Area #2.**

(3) **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in **Redevelopment Area #2**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 49.7 percent of the total 185 structures in **Redevelopment Area #2** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose safety and sanitary problems. Wood frame buildings and masonry buildings with wooden structural elements or combustible materials were found to be deteriorating or dilapidated and in need of structural repair and fire protection, or should be demolished.

Site features, such as parking lots, privately owned driveways, yard and landscaping conditions are noticeably deteriorating. **Approximately 85 percent, or 146 of the total 172 parcels were identified as having “fair” or “poor” overall site conditions.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4” to 12” in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13<sup>th</sup> Street and Tuxedo Park, have water mains 4” in diameter. Current standards recommend no smaller than 6” mains in residential areas and no smaller than 8” mains in commercial and industrial areas. Sewer mains in the **Area** also range from four to 12” in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13<sup>th</sup> Street. No sanitary sewer exists west along 13<sup>th</sup> Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann’s Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

**Conclusion**

**The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #2 is a strong presence to constitute a Substandard Factor.**

4) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible.**

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #2**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **Approximately 92 buildings, or 49.7 percent of the total 185 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13<sup>th</sup> Street and Tuxedo Park, have water mains 4" in diameter. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13<sup>th</sup> Street. No sanitary sewer exists west along 13<sup>th</sup> Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Specific data relating to **Redevelopment Area #2** are discussed in the following paragraphs.

Approximately 108 (58.3 percent) of the total 185 structures in the **Redevelopment Area** were built prior to 1975, thus 40+ years of age. The average age of the residential structures is estimated to be 83.4 years. The estimated average age of commercial buildings is 46.4 years. Wood frame and masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area**, are in need of structural repair or fire protection.

The field survey identified 112 parcels, or 65.1 percent of the total 172 parcels as being in “fair” condition and an additional 34 parcels, or 19.8 percent in “poor” condition. **Overall, a total of 85 percent of the parcels are in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #2.**



## ***BLIGHT FACTORS***

### **(1) Dilapidation/Deterioration of Structures.**

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Redevelopment Area #2**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **185 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment Area**.

#### **1. Structures/Building Systems Evaluation.**

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

**Structural Systems (Primary Components)**. These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

#### **(Secondary Components)**

**Building Systems**. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

**Architectural Systems**. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railway track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

**2. Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems, are individually rated utilizing the following criteria.

**Sound.** Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

**Minor Defect.** Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

**Major Defect.** Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

**Critical Defect.** Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

### 3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

**Sound.** Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

**Deteriorating-Minor.** Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

**Deteriorating-Major.** Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

**Dilapidated.** Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

<b>Primary Components</b>	<b>Secondary Components</b>
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

#### 4. Field Survey Conclusions.

The conditions of the total **185 buildings** within **Redevelopment Area #2** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Fifty-four (54) structures were classified as structurally **sound**;
- Thirty-nine (39) structures were classified as **deteriorating** with **minor** defects.
- Fifty-six (56) structures were classified as **deteriorating** with **major** defects; and
- Thirty-six (36) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #2**. Of the 185 total structures, 92 structures (49.7 percent) are either deteriorating or dilapidated to a substandard condition.

#### Conclusion.

The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.



**TABLE 5  
EXTERIOR SURVEY FINDINGS  
REDEVELOPMENT AREA #2  
CRETE, NEBRASKA**

**Exterior Structural Rating**

<b><u>Activity</u></b>	<b><u>Sound</u></b>	<b><u>Deteriorating (Minor)</u></b>	<b><u>Deteriorating (Major)</u></b>	<b><u>Dilapidated</u></b>	<b><u>Number of Structures</u></b>	<b><u>Deteriorating and/ or Dilapidated</u></b>
Residential	13	11	40	24	88	64
Commercial	18	10	5	1	34	6
Industrial	9	16	4	7	36	11
<u>Other</u>	<u>14</u>	<u>2</u>	<u>7</u>	<u>4</u>	<u>27</u>	<u>11</u>
<b>Totals</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>27</b>	<b>185</b>	<b>92</b>
Percent	47.6%	18.4%	19.4%	14.6%	100.0%	49.7%

Source: Hanna:Keelan Associates, P.C., 2015.



**(2) Existence of Defective or Inadequate Street Layout.**

The street pattern within **Redevelopment Area #2** consists of a standard rectilinear grid system, combined with “service roads” through Tuxedo Park and the Saline County Fairgrounds. The Highway 33/103 Corridor travels through the **Area** in a northeast to southwest direction. A large portion of the **Area** also consists of the right-of-way for the Burlington Northern Santa Fe Railway Corridor. Major problem conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

**1. Condition of Streets.**

Street conditions throughout the **Redevelopment Area**, overall, were found to be in “good” condition. Several local streets were observed to be in deteriorating or dilapidated condition. A total of 64 front on streets in “fair” condition. An additional 30 parcels were observed to front on streets in poor condition.

Several privately owned concrete and gravel surfaced parking areas and driveways are severely impacted by “alligator cracking” and settling, or gravel surfaced surfaces in “fair” to “poor” condition.

**2. Streets with inadequate speed control devices.**

Vehicles traveling throughout **Redevelopment Area #2**, along the Highway 33/103 Corridor and West 13<sup>th</sup> Street, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are needed to reduce vehicle speeds that endanger pedestrians and other vehicles.

**3. Grade-level railway crossings.**

Several street segments, including the Highway 33/103 Corridor, intersect with the Burlington Northern Santa Fe Railway Corridor. The Community routinely experiences a medium to high number of trains utilizing this Corridor, which can cause delays in the flow of vehicular and pedestrian traffic. The City of Crete should monitor Railway crossings to ensure the highest level of safety is in place.

**Conclusion.**

**The existence of defective or inadequate street layout in Redevelopment Area #2 is a strong presence and constitutes a Blight Factor.**

3) **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within **Redevelopment Area #2**. The problem conditions include:

1. **Inadequate Lot Size and Adequacy Issues.**

Several platted residential lots in the eastern and southeastern portion of the **Redevelopment Area** are too small to support today's residential development standards. Examples exist where multiple platted lots would need to be purchased to support the development of residential housing units. Additionally, irregularly subdivided lots exist in the **Area**, due to the location of the Burlington Northern Santa Fe Railway Corridor and the flow of the Big Blue River. Platted lots of record exist that utilize the Railway Corridor as a line of demarcation. This has caused the underutilization of available, developable land.

2. **Accessibility or Usefulness.**

The Big Blue River Corridor flows through the middle of the **Redevelopment Area**. Floodplains and floodways associated with the River leave large tracts of vacant land undevelopable, especially in the northeastern portion of the **Area**.

Large, vacant tracts of land exist within the **Redevelopment Area**, but adjacent and outside the Corporate Limits of the City of Crete. These tracts are largely used for agricultural purposes. The existing vacant tracts of land will need to be subdivided, as per the City of Crete Subdivision Regulations, to support future growth that is consistent with the Land Use Plan of the City's Comprehensive Plan.

**Conclusion.**

**Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout Redevelopment Area #2.**

#### (4) Insanitary and Unsafe Conditions.

The results of the area-wide field survey, along with information retained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **Redevelopment Area #2**.

##### 1. **Age of Structures.**

The analysis of all 185 structures in the **Redevelopment Area** identified 58.3 percent, or 108 structures as being 40+ years of age or built prior to 1975. Additionally, the estimated average age of residential buildings is 83.4 years. The average age of commercial buildings is approximately 46.4 years. The advanced age of residential structures results in the potential for deteriorating buildings and other structures with deferred maintenance.

##### 2. **Deteriorating Buildings.**

The deteriorating or dilapidated conditions documented in this **Study** were prevalent in an estimated 49.7 percent of the existing structures. Structures in this condition can result in hazards which endanger adjacent properties.

##### 3. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13<sup>th</sup> Street and Tuxedo Park, have water mains 4" in diameter. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13<sup>th</sup> Street. No sanitary sewer exists west along 13<sup>th</sup> Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

#### Conclusion.

**Insanitary and unsafe conditions are a strong presence throughout the Redevelopment Area.**

**(5) Deterioration of Site or Other Improvements.**

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #2**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in the **Redevelopment Area** are building and associated property conditions, as well as street and sidewalk conditions and private parking areas.

A total of 112 parcels, or 65.1 percent of the total 172 parcels within **Redevelopment Area #2** received an overall site condition rating of “fair”, while an additional 34 parcels, or 19.8 percent received a “poor” rating. Combined, these parcels amount to an estimated 85 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

1. A total of 121, or 70.3 percent of the parcels have no sidewalks. An additional 14 parcels, or 8.2 percent have sidewalks in “fair” to “poor” condition. The poor condition of sidewalks, or lack thereof puts the health, safety and well-being of pedestrians at risk.
2. A total of 64 parcels, 37.2 percent of the total 172 parcels front on streets that were identified to be in “fair” condition. An additional 30 parcels front on streets in “poor” condition. Thus, a total of 94 (54.6 percent) of the streets adjacent parcels in the **Redevelopment Area** are in need of repair/resurfacing.
3. Approximately 56, or 30.3 percent of the total 185 structures were identified as deteriorating with major defects. An additional 36, or 19.5 percent of the structures were observed to be dilapidated. Collectively, these structures account for 49.7 percent of the buildings throughout **Redevelopment Area #2** needing rehabilitation, or potentially, if cost prohibitive to be restored, should be targeted for demolition and replacement with a new structure. In general, the parcels that these structures are situated on, also, lack upkeep and maintenance and exhibit minimal landscaping or other improvements.
4. A total of 75 parking areas, or 43.6 percent of the 172 total parcels, are “unimproved,” or lacking a hard surface.

**Conclusion.**

**Deterioration of site improvements is a strong presence in the Crete Redevelopment Area #2.**

**(6) Diversity of Ownership.**

The total number of unduplicated owners within **Redevelopment Area #2** is estimated to be **126 individuals, partnerships or corporations.** Publicly owned lands and local street public rights-of-way are located throughout the **Redevelopment Area.**

The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

**Conclusion.**

**The Factor “diversity of ownership” is a strong presence in Redevelopment Area #2.**



(7) **Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

A thorough examination of public records was conducted to determine the status of taxation of properties located in **Redevelopment Area #2**. It should be noted, real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **six** of the parcels were classified as delinquent by the Saline County Treasurer's Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #2** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within the **Redevelopment Area** is **\$16,442,255**.

3. **Tax Exempt.**

There are **11 properties** within the **Redevelopment Area**, identified by the Saline County Assessor and Treasurer's Offices, as having full exemption from property taxes.

**Conclusion.**

**Taxes or special assessments delinquency were of no presence in Redevelopment Area #2.**

**(8) Defective or Unusual Condition of Title.**

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

**Conclusion.**

**Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #2.**



**(9) Improper Subdivision or Obsolete Platting.**

An analysis of the subdivision conditions in **Redevelopment Area #2** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area**. Individual parcels throughout the **Area** have a wide range of sizes and shapes. Land throughout the central and western portion of the **Area** were developed upon irregular tracts of land that were incrementally split off from larger lots. The subsequent lot splits were accomplished by metes and bounds descriptions to legally establish ownership, without officially platting and subdividing the lands to guide development of the larger area. In many instances the underlying parcel boundaries no longer support current or future uses.

Although several irregular tracts have developed, many include large areas of vacant land that could potentially be further split off to support future development. These irregular tracts are also large enough in area to be exempt from the Subdivision Regulation requirements of the City of Crete. These irregular tracts of land do not conform to current municipal subdivision standards, or specifically to those of the City of Crete. In order for the redevelopment of these parcels areas to occur, large areas should be replatted to support current and future development needs.

The individual lot sizes throughout the **Redevelopment Area** vary greatly in size and shape. Narrow lot sizes of 50' width parcels, or less, were intended to support early 20<sup>th</sup> Century residential development. Lots in the central portion of the Area consist of irregular boundaries due to the existence of the Burlington Northern Santa Fe Railway Corridor and the flow of the Big Blue River. The existing floodplain and floodway of the River prohibits the development of vacant land in the northern portion of the **Area**.

Large, undeveloped tracts of vacant land exist within the **Redevelopment Area**, but outside the current corporate limits of Crete. These tracts are largely used for agricultural purposes and are not serviced by any local water or sewer utilities. Before subdivision and development can occur, this land will need to be annexed into the Community and have the necessary utilities installed.

In order for redevelopment of these functionally obsolete properties to occur, the assemblage of multiple parcels would be necessary. This process inhibits the acquisition of property and makes redevelopment efforts difficult to occur solely within the private sector.

**Conclusion.**

**A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #2.**

10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible.**

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #2**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **Approximately 92 buildings, or 49.7 percent of the total 185 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13<sup>th</sup> Street and Tuxedo Park, have water mains 4" in diameter. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13<sup>th</sup> Street. No sanitary sewer exists west along 13<sup>th</sup> Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Specific data relating to **Redevelopment Area #2** are discussed in the following paragraphs.

Approximately 108 (58.3 percent) of the total 185 structures in the **Redevelopment Area** were built prior to 1975, thus 40+ years of age. The average age of the residential structures is estimated to be 83.4 years. The estimated average age of commercial buildings is 46.4 years. Wood frame and masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area**, are in need of structural repair or fire protection.

The field survey identified 112 parcels, or 65.1 percent of the total 172 parcels as being in “fair” condition and an additional 34 parcels, or 19.8 percent in “poor” condition. **Overall, a total of 85 percent of the parcels are in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

**Conclusion.**

**The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #2.**



## **(11) Other Environmental and Blighting Factors.**

The **Nebraska Community Development Law** includes in its statement of purpose an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Functional and economic obsolescence is apparent in several residential structures within the **Redevelopment Area**. Originally built in the late 1800s to early 1900s, these residential buildings are approaching 120+ years of age. These older buildings are much smaller by current commercial and residential development standards, as they were constructed on narrow lots measuring 50' or less in width. Due to the lack of adequate maintenance and upkeep, several of these structures are also deteriorating or have become dilapidated. The size, age and condition of these structures are often incapable of being renovated for use by current businesses or residences and thus are functionally and economically obsolete.

Although infrastructure improvements have occurred throughout portions of the **Redevelopment Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public assistance programs can remedy. These include removal of substantially dilapidated structures and socially undesirable land uses, the improvement of water and sewer systems that are outdated and undersized, and the need for addressing storm water drainage that periodically backs up on low-lying properties in the central and southern portions of **Redevelopment Area #2**.

### **Conclusion.**

**Other Environmental, Blighted Factors are a strong presence throughout Redevelopment Area #2, containing a significant amount of functionally and economically obsolete commercial properties and a variety of undevelopable narrow width lots.**

**(12) Additional Blighting Conditions.**

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

**One of the aforementioned criteria is prevalent throughout the designated blighted areas.**

The average age of the residential or commercial units in the area is at least forty (40) years.

The estimated average age of the residential structures in **Redevelopment Area #2** is 83.4 years. The average age of commercial structures is approximately 46.4 years. Approximately 58.3 percent, or 108 of the total 185 structures throughout the **Redevelopment Area** are at least 40+ years of age.

**Conclusion.**

**The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #2.**

## ***DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY***

**Redevelopment Area #2** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted, 10** are at least a reasonable presence in the **Redevelopment Area. Factors** present in each of the criteria are identified below.

### **Substandard Factors**

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

### **Blight Factors**

1. A substantial number of deteriorated or dilapidated structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Unsanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership
7. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #2**, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #2** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #2**, addressed in this Study, is presented in **Tables 1** and **2**, **Pages 6** and **8**. The eligibility findings indicate that **Redevelopment Area #2** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Crete and support any value added developments. Indications are that the **Area**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.



**Structural/Site Conditions  
Survey Form**

Parcel # \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**Section I:**

1. Type of Units: \_\_\_ SF \_\_\_ MF \_\_\_ Mixed Use \_\_\_ Duplex \_\_\_ No. of Units
2. Units: \_\_\_\_\_ Under construction/rehab \_\_\_\_\_ For Sale \_\_\_\_\_ Both
3. Vacant Units: \_\_\_\_\_ Inhabitable \_\_\_\_\_ Uninhabitable
4. Vacant Parcel: \_\_\_\_\_ Developable \_\_\_\_\_ Undevelopable
5. Non-residential Use: \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_ Public  
Other/Specify: \_\_\_\_\_

**Section II: Structural Components**

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Frame ___ Masonry ___ Siding ___ Combination ___ Stucco ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

**Final Rating:**

\_\_\_\_\_ Sound \_\_\_\_\_ Deficient-Minor \_\_\_\_\_ Deteriorating \_\_\_\_\_ Dilapidated  
**Built Within:** \_\_\_\_\_ 1 year \_\_\_\_\_ 1-5 years \_\_\_\_\_ 5-10 years  
 \_\_\_ 10-20 years \_\_\_\_\_ 20-40 years \_\_\_\_\_ 40-100 years \_\_\_\_\_ 100+ years

**Section III: Revitalization Area**

1. Adjacent Land Usage: \_\_\_\_\_
2. Street Surface Type: \_\_\_\_\_
3. Street Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
4. Sidewalk Condition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
5. Parking (Off-Street): \_\_\_\_\_ N \_\_\_\_\_ # of Spaces \_\_\_\_\_  
Surface
6. Railway Track/Right-of Way Composition: \_\_\_\_\_ N \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P
7. Existence of Debris: \_\_\_\_\_ MA \_\_\_\_\_ MI \_\_\_\_\_ N
8. Existence of Vagrants: \_\_\_\_\_ MA \_\_\_\_\_ MI \_\_\_\_\_ N
9. Overall Site Condition: \_\_\_\_\_ E \_\_\_\_\_ G \_\_\_\_\_ F \_\_\_\_\_ P

<b>CRETE REDEVELOPMENT AREA #2</b>							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>AGE OF STRUCTURE</b>							
1-5 Years	2	1.1%	0	1	1	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	11	5.9%	3	3	1	N/A	4
20-40 Years	64	34.6%	14	18	23	N/A	9
40-100 Years	75	40.5%	46	11	8	N/A	10
100+ Years	33	17.8%	25	1	3	N/A	4
<b>TOTAL</b>	<b>185</b>	<b>100.0%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>FINAL STRUCTURAL RATING</b>							
Sound	54	29.2%	13	18	9	N/A	14
Deteriorating-Minor	39	21.1%	11	10	16	N/A	2
Deteriorating-Major	56	30.3%	40	5	4	N/A	7
Dilapidated	36	19.5%	24	1	7	N/A	4
<b>TOTAL</b>	<b>185</b>	<b>100.0%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>STREET CONDITION</b>							
None	0	0.0%	0	0	0	0	0
Excellent	24	14.0%	11	0	1	10	2
Good	54	31.4%	22	18	5	8	1
Fair	64	37.2%	27	10	7	15	5
Poor	30	17.4%	15	0	8	6	1
<b>TOTAL</b>	<b>172</b>	<b>100.0%</b>	<b>75</b>	<b>28</b>	<b>21</b>	<b>39</b>	<b>9</b>
<b>SIDEWALK CONDITION</b>							
None	121	70.3%	39	21	19	36	6
Excellent	11	6.4%	7	0	1	1	2
Good	26	15.1%	17	7	1	1	0
Fair	12	7.0%	10	0	0	1	1
Poor	2	1.2%	2	0	0	0	0
<b>TOTAL</b>	<b>172</b>	<b>100.0%</b>	<b>75</b>	<b>28</b>	<b>21</b>	<b>39</b>	<b>9</b>
<b>DEBRIS</b>							
None	157	91.3%	67	26	18	37	9
Major	4	2.3%	1	0	1	2	0
Minor	11	6.4%	7	2	2	0	0
<b>TOTAL</b>	<b>172</b>	<b>100.0%</b>	<b>75</b>	<b>28</b>	<b>21</b>	<b>39</b>	<b>9</b>
<b>OVERALL SITE CONDITION</b>							
Excellent	3	1.7%	1	0	0	1	1
Good	23	13.4%	13	6	0	2	2
Fair	112	65.1%	44	19	15	32	2
Poor	34	19.8%	17	3	6	4	4
<b>TOTAL</b>	<b>172</b>	<b>100.0%</b>	<b>75</b>	<b>28</b>	<b>21</b>	<b>39</b>	<b>9</b>
<b>PARKING SPACES</b>							
Ranges	0-300	0.0%	0-2	0-500	0-350	N/A	1-200
None	0	0.0%	0	0	0	0	0
Hard Surfaced	97	56.4%	35	25	10	23	4
Unimproved	75	43.6%	40	3	11	16	5
<b>TOTAL</b>	<b>172</b>	<b>100.0%</b>	<b>75</b>	<b>28</b>	<b>21</b>	<b>39</b>	<b>9</b>

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>DOORS</b>							
None	5	2.7%	0	2	0	N/A	3
Sound	86	46.5%	46	20	9	N/A	11
Minor	88	47.6%	40	12	25	N/A	11
Substandard	5	2.7%	1	0	2	N/A	2
Critical	1	0.5%	1	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100.0%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>WINDOWS</b>							
None	29	15.7%	0	5	16	N/A	8
Sound	72	38.9%	37	19	9	N/A	7
Minor	78	42.2%	48	10	10	N/A	10
Substandard	5	2.7%	2	0	1	N/A	2
Critical	1	0.5%	1	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100.0%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>STREET TYPE</b>							
None	0	0.0%	0	0	0	0	0
Concrete	91	52.9%	33	23	10	21	4
Asphalt	6	3.5%	2	2	0	2	0
Gravel	75	43.6%	40	3	11	16	5
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
<b>TOTAL</b>	<b>172</b>	<b>100.0%</b>	<b>75</b>	<b>28</b>	<b>21</b>	<b>39</b>	<b>9</b>
<b>PORCHES...</b>							
None	1	0.5%	0	1	0	N/A	0
Sound	36	19.5%	13	17	3	N/A	3
Minor	89	48.1%	40	13	20	N/A	16
Substandard	58	31.4%	34	3	13	N/A	8
Critical	1	0.5%	1	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100.0%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>PAINT</b>							
None	21	11.4%	1	7	9	N/A	4
Sound	68	36.8%	22	18	17	N/A	11
Minor	52	28.1%	33	6	5	N/A	8
Substandard	41	22.2%	29	3	5	N/A	4
Critical	3	1.6%	3	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100.0%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>DRIVEWAY</b>							
None	1	0.5%	1	0	0	N/A	0
Sound	23	12.4%	7	12	2	N/A	2
Minor	32	17.3%	16	11	4	N/A	1
Substandard	128	69.2%	63	11	30	N/A	24
Critical	1	0.5%	1	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100.0%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>ROOF STRUCTURE</b>							
None	0	0%	0	0	0	N/A	0
Sound	50	27%	10	16	9	N/A	15
Minor	109	59%	62	17	21	N/A	9
Substandard	26	14%	16	1	6	N/A	3
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>WALL FOUNDATION</b>							
None	0	0%	0	0	0	N/A	0
Sound	79	43%	16	22	24	N/A	17
Minor	98	53%	68	12	9	N/A	9
Substandard	8	4%	4	0	3	N/A	1
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>FOUNDATION</b>							
None	10	5%	7	0	0	N/A	3
Sound	101	55%	30	26	27	N/A	18
Minor	69	37%	49	8	7	N/A	5
Substandard	5	3%	2	0	2	N/A	1
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>FOUNDATION TYPE</b>							
Concrete	155	99%	80	28	32	N/A	15
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	2	1%	1	0	1	N/A	0
Other/None	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>157</b>	<b>100%</b>	<b>81</b>	<b>28</b>	<b>33</b>	<b>N/A</b>	<b>15</b>
<b>ROOF SURFACE</b>							
None	0	0%	0	0	0	N/A	0
Sound	105	57%	48	24	15	N/A	18
Minor	56	30%	23	9	18	N/A	6
Substandard	23	12%	16	1	3	N/A	3
Critical	1	1%	1	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>ROOF TYPE</b>							
Asphalt Shingles	94	51%	72	8	4	N/A	10
Rolled Asphalt	22	12%	9	8	2	N/A	3
Cedar	1	1%	1	0	0	N/A	0
Combination	2	1%	0	2	0	N/A	0
Other	66	36%	6	16	30	N/A	14
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
<b>CHIMNEY</b>							
None	162	88%	72	33	33	N/A	24
Sound	4	2%	3	0	1	N/A	0
Minor	11	6%	10	0	1	N/A	0
Substandard	8	4%	3	1	1	N/A	3
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>GUTTER, DOWNSPOUTS</b>							
None	62	34%	24	7	18	N/A	13
Sound	74	40%	29	23	13	N/A	9
Minor	45	24%	33	4	4	N/A	4
Substandard	4	2%	2	0	1	N/A	1
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>WALL SURFACE</b>							
None	3	2%	0	0	0	N/A	3
Sound	102	55%	38	26	26	N/A	12
Minor	53	29%	31	8	4	N/A	10
Substandard	27	15%	19	0	6	N/A	2
Critical	0	0%	0	0	0	N/A	0
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>WALL SURFACE TYPE</b>							
Frame	34	18%	23	1	0	N/A	10
Masonry	17	9%	1	7	5	N/A	4
Siding	100	54%	47	15	29	N/A	9
Combination	22	12%	9	10	1	N/A	2
Stucco	1	1%	0	0	0	N/A	1
Other	11	6%	8	1	1	N/A	1
<b>TOTAL</b>	<b>185</b>	<b>100%</b>	<b>88</b>	<b>34</b>	<b>36</b>	<b>N/A</b>	<b>27</b>
<b>PARKING SURFACE</b>							
None	63	37%	15	4	4	36	4
Concrete	40	23%	20	16	4	2	0
Asphalt	3	2%	1	1	1	0	0
Gravel	57	33%	36	6	10	1	5
Dirt	6	3%	3	1	2	0	0
Brick	0	0%	0	0	0	0	0
<b>TOTAL</b>	<b>172</b>	<b>100%</b>	<b>75</b>	<b>28</b>	<b>21</b>	<b>39</b>	<b>9</b>
<b>PARKING SPACES</b>							
None	63	37%	15	4	4	36	4
1 to 2	54	31%	49	2	3	1	0
3 to 5	13	8%	5	5	3	1	0
6 to 10	16	9%	3	7	3	1	3
11 to 20	10	6%	1	3	5	0	1
21 or More	13	8%	2	7	3	0	1
<b>TOTAL</b>	<b>172</b>	<b>100%</b>	<b>75</b>	<b>28</b>	<b>21</b>	<b>39</b>	<b>9</b>

# Crete, Nebraska

General Redevelopment Plan  
Redevelopment Area #2.



Prepared for:

## The City of Crete, Nebraska.



**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

October, 2015

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# GENERAL REDEVELOPMENT PLAN

## Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of development and redevelopment activities within **Redevelopment Area #2**, in the City of Crete, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the Crete Community Development Agency (CDA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the CDA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area 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, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and

other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, 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 insanitary or unsafe dwelling accommodations, or conditions of blight."

### **Location**

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17<sup>th</sup> Street, thence east along said extended line and continuing to the east along said north line of 17<sup>th</sup> Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13<sup>th</sup> Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12<sup>th</sup> Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15<sup>th</sup> Street to its intersection with the east line of Idaho Avenue, also known as the west Corporate Limit Line, thence north along said west

Crete, Nebraska

General Redevelopment Plan  
Crete Redevelopment Area #2

Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s:

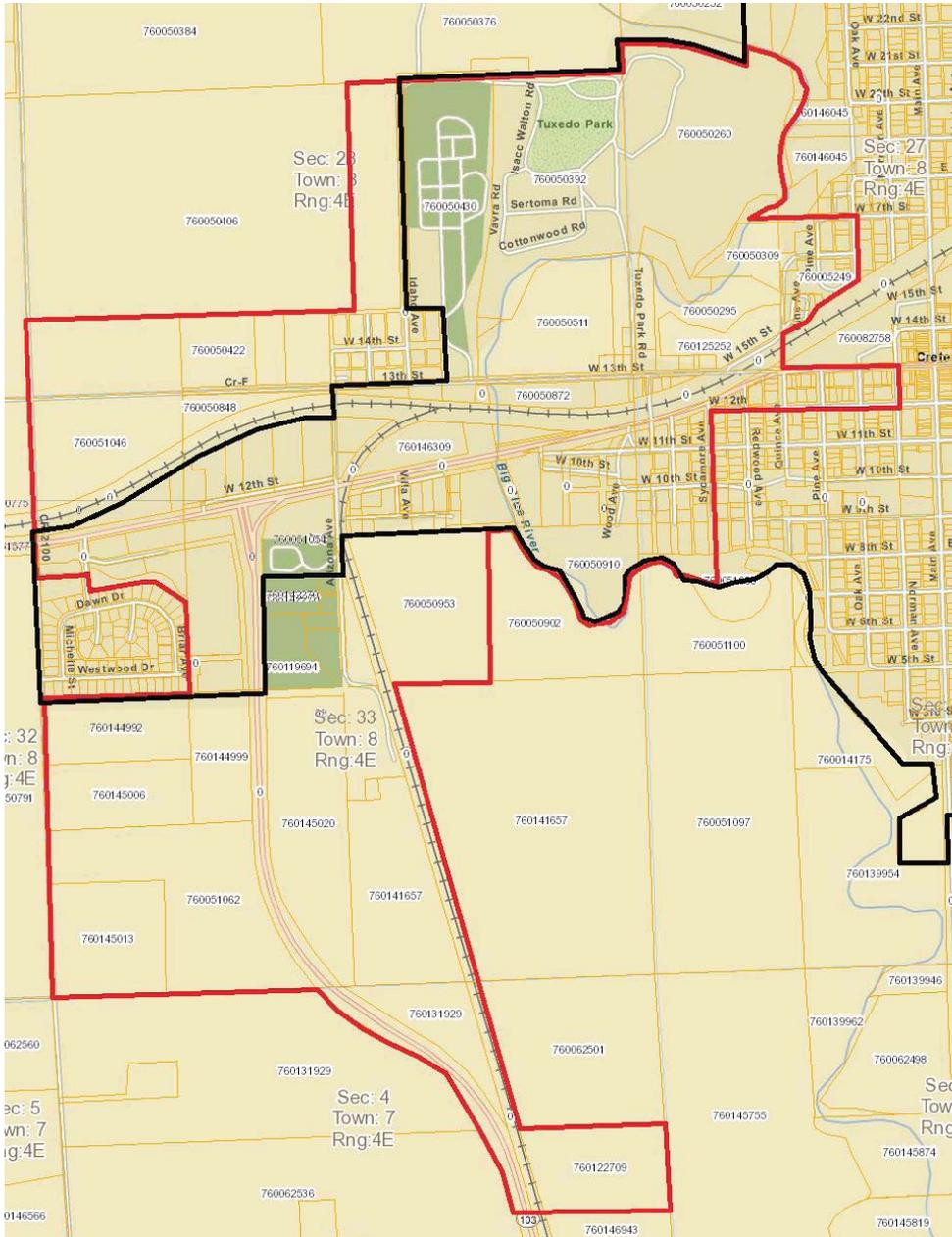
760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

**Illustration 1, Context Map**, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13<sup>th</sup> Street.

# CONTEXT MAP

## REDEVELOPMENT AREA #2

### CRETE, NEBRASKA



## LEGEND

- Redevelopment Area
- Boundary
- City of Crete
- Corporate Limits

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Crete, Nebraska  
 General Redevelopment Plan  
 Crete Redevelopment Area #2

The planning process for the **Redevelopment Area** has resulted in a listing of general planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #2** as **blighted** and **substandard**.

### Planning and Implementation Recommendations

To eliminate blighted and substandard conditions and enhance private development and redevelopment activities within the **Redevelopment Area**, the City of Crete will need to consider the following general planning and redevelopment actions. **Tax Increment Financing (TIF) should be considered as a tool to assist in financing both development and redevelopment projects.**

- Create an **“Economic Development Initiative,”** specifically, in the **Redevelopment Area** directed at increasing the tax base and creating jobs. Utilize TIF and private investment for the expansion of existing and the development of new businesses in conformance with the City’s Future Land Use Map and Zoning Regulations.
- Promote the development of new businesses along the Highway Corridor, combined with a local initiative to promote housing development as identified on the Future Land Use Map.
- Prepare an **Annexation Plan** for properties in **Redevelopment Area #2**, currently outside the Corporate Limits.
- **Acquire, demolish and replace** functionally and economically obsolescent commercial, industrial and residential properties throughout the **Redevelopment Area**.
- **Reuse vacant lots** and land areas throughout the **Redevelopment Area**, including along the Highway Corridor. The study of the **Area** identified parcels that are vacant and/or underutilized. Future commercial, public/quasi-public and residential uses should in accordance with the **Land Use Plan** should be marketed for new businesses in these locations.

- Create an **urban/corridor design plan** and implement enhancements along the Highway 33/103 Corridor that provide landscaped areas for better separation between pedestrian sidewalks and the edges of the highway.
- Plan and implement **new housing developments** in the **Redevelopment Area**, utilizing the Crete Community Housing Study as a guide for development.
- Plan and implement a **program of housing rehabilitation** in the **Area**, in an effort to both improve living conditions and enhance the real estate tax base.
- Plan and implement **flood control activities** throughout the **Redevelopment Area**.
- Plan and implement improvements and enhancements/betterments of **Tuxedo Park**.
- Implement **alternative energy systems** throughout the **Redevelopment Area**. This would include the consideration and possible use of wind, solar, geothermal, hydropower and methane energy systems in both existing and new buildings.

### **Infrastructure Systems throughout the Redevelopment Area:**

#### **Municipal Infrastructure:**

- Replace **undersized and aging water and sewer utility mains**, as needed. Portions of the Redevelopment Area consist of water and sewer mains only 4” in diameter and ar 40+ years of age.
- Municipal sidewalks within **Redevelopment Area #2** are, overall, in “fair” to “poor” condition. Sidewalks should be repaired to allow for the ease of use by pedestrian traffic. **A sidewalk ordinance is in place for implementation in Crete.**
- Local streets and highways in “poor” condition should be planned for resurfacing or paving.

#### **Privately Owned Infrastructure:**

- To facilitate the redevelopment of **Redevelopment Area #2**, all privately owned water and sewer service lines are recommended to be replaced in conjunction planned improvements to structures or property. Privately owned and maintained water and sewer service lines that extend from municipal mains to individual structures are typically undersized, constructed of outmoded materials, and are deteriorating. Privately owned and maintained driveways, access roads and parking areas were observed to be deteriorating and in substandard condition.

## **Implementation**

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be eight to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. LB840, Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in the **Redevelopment Area** is deemed to be an essential and integral element of the **Area**. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

The City agrees, when approving the **General Redevelopment Plan**, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Crete and Saline County. Proposed projects using TIF must meet the Cost Benefit Analysis and the "But For" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

1. **Future Land Use Patterns.**

The existing land use patterns within **Redevelopment Area #2** are described in detail in the **Blight and Substandard Determination Study**. In general, the **Redevelopment Area** consists of agricultural, residential, commercial, industrial, public/quasi-public, parks/open space and vacant land use types. The field survey identified properties and structures classified as being in a deteriorating condition, as well as vacant lands that have remained undeveloped in spite of having available utilities.

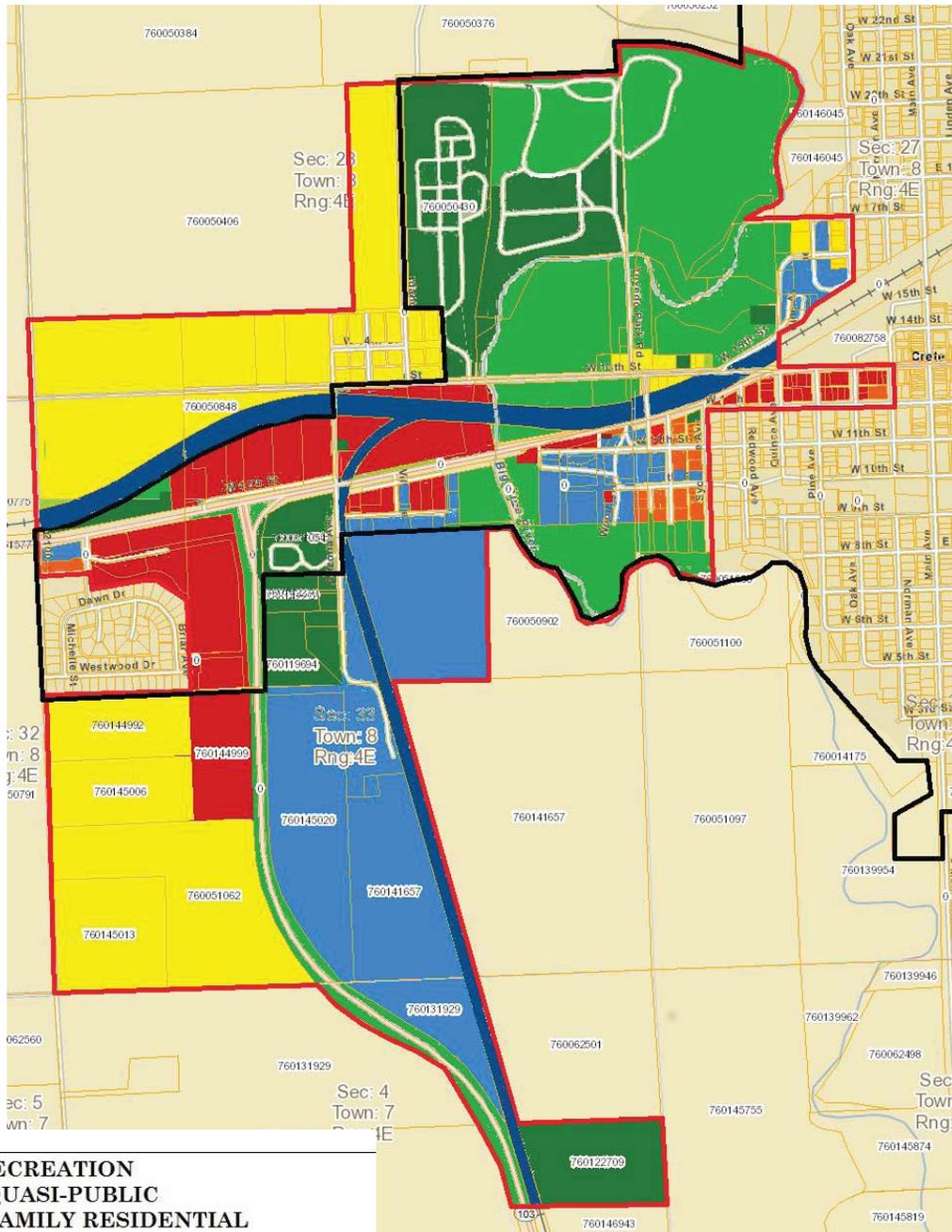
**Illustration 2, Future Land Use Map**, represents an effort to encourage land uses that reflect the land use plan contained within the **Crete Comprehensive Plan** and the current **Zoning Regulations**. The **Future Land Use Map** recommends the development of future commercial uses along the Highway 33/103 Corridor. Single family residential uses are recommended to be expanded along and west of the Highway 33 Corridor, south of Crete and west of Idaho Avenue, in the northern portion of the **Redevelopment Area**. **A Public/Quasi-Public land use is highlighted in the far southern portion of the Area, where a new water treatment plant is proposed.** Single family residential uses are shown in areas that are both in conformance with the **Future Land Use Plan from the Comprehensive Plan** and the current **Zoning Regulations**.

2. **Future Zoning Districts.**

The recommended **Future Zoning Map** for **Redevelopment Area #2** is identified in **Illustration 3**. The **Future Zoning Map** is in conformance with the current **Crete Comprehensive Plan** and specifically with the **Future Land Use Map, Illustration 2**. The entire **Redevelopment Area** is reconfigured to support future developments highlighted in the **Crete Comprehensive Plan**.

# FUTURE LAND USE MAP

## REDEVELOPMENT AREA #2 CRETE, NEBRASKA



### LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- BODY OF WATER
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

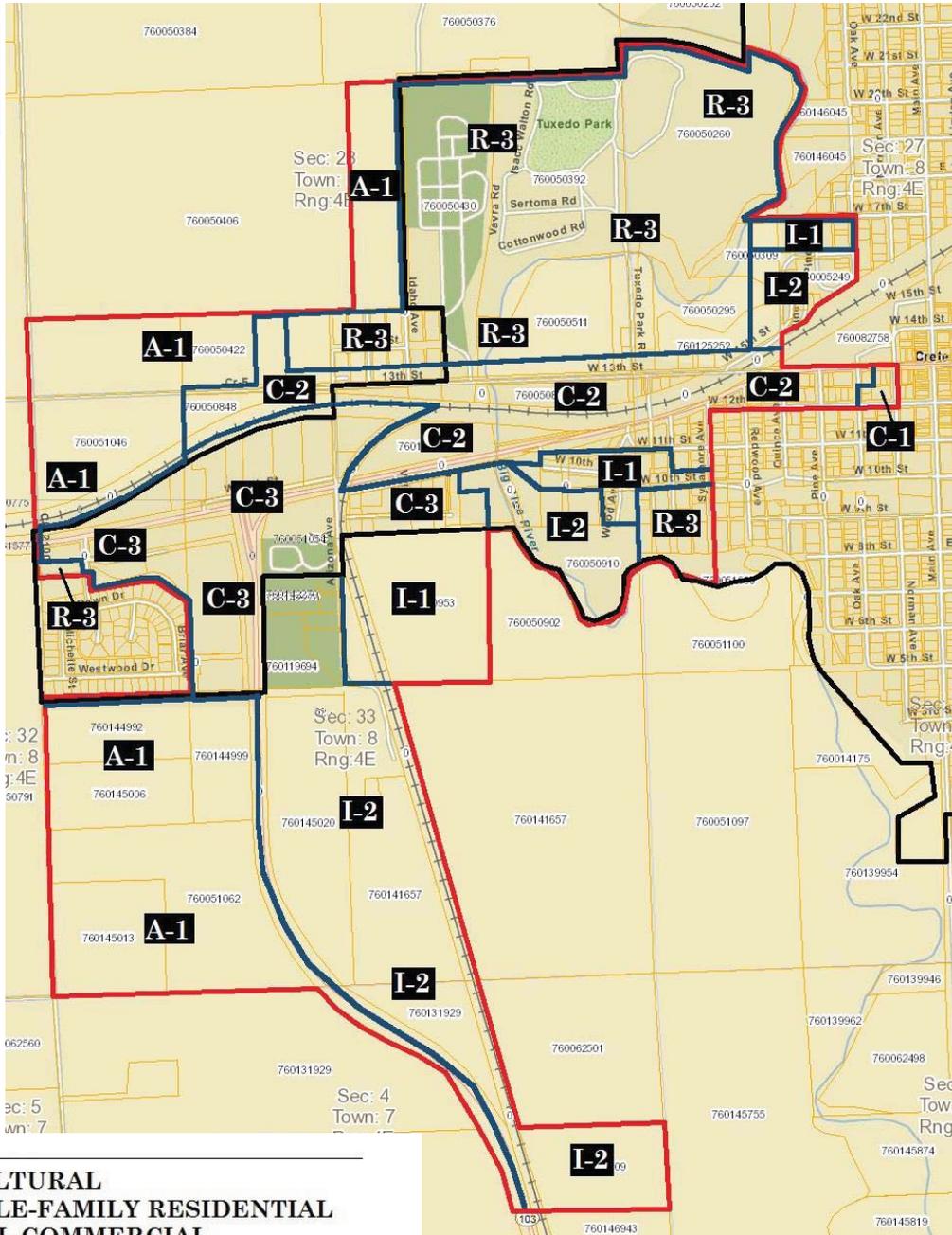
\*Lincoln, Nebraska\* 402.464.5383 \*

**ILLUSTRATION 2**

Crete, Nebraska  
General Redevelopment Plan  
Crete Redevelopment Area #2

# FUTURE ZONING MAP

## REDEVELOPMENT AREA #2 CRETE, NEBRASKA



### LEGEND

- A-1 - AGRICULTURAL
- R-3 - MULTIPLE-FAMILY RESIDENTIAL
- C-1 - CENTRAL COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL
- I-1 - LIGHT INDUSTRIAL
- I-2 - HEAVY INDUSTRIAL
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUNDARY
- ZONING DISTRICT BOUNDARY

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\*Lincoln, Nebraska\* 402.464.5383 \*

ILLUSTRATION 3

Crete, Nebraska  
General Redevelopment Plan  
Crete Redevelopment Area #2

### 3. Recommended Public Improvements

The primary purpose for a **General Redevelopment Plan** is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **Redevelopment Area**. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age.

Pedestrian and vehicular safety should be a concern along the Highway 33/103 Corridor, as well as west 13<sup>th</sup> Street. The tendency of vehicles to exceed posted speed limits along these corridors hinders the ability of pedestrians to cross this busy street and could create a potentially hazardous situation with vehicles attempting to access the Highway Corridor.

**The Blight and Substandard Determination Study focused on the public improvement needs for new water and sewer mains, primarily within areas currently not served by municipal water and sewer. Many privately owned driveways, access roads and parking areas are in substandard condition and a detriment to potential redevelopment activity.**

It is recommended that the City of Crete work closely with developers to ensure that future streets within **Redevelopment Area #2** are implemented in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines shall meet the provisions of the Subdivision Regulations of Crete.

### 4. Alternative Energy Considerations

Development and redevelopment projects on the scale of those identified in document are supplementing the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and large commercial developments are strongly accessing these alternative energy sources in combination with "**green building**" techniques.

“LEED” building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being “green.”



Roof top application of an older building in Philadelphia.



Solar panels on top of the Denver Convention Center.



A Helix Wind Turbine on top of a Lincoln, Nebraska Office building.

## Conclusions

A successful **General Redevelopment Plan for Redevelopment Area #2** should guide redevelopment and development opportunities, while securing the viability of this **Area** as a combined Downtown and Highway Commercial service area, while supporting adjacent residential uses. New construction should not imitate, but be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Crete CDA and the City of Crete should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #2**. The demolition of existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CDA should develop a plan to accommodate efficient infrastructure development and improvements.

**The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #2.**

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$45 per square yard. Asphalt overlay has a cost of \$3 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$150 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$300 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$20 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$40 per linear foot.

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$50 to \$60 per linear foot

Water Valves

\$750 each

Fire Hydrants

\$2,500 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore the cost of a 2" overlay of a 150 x 150 foot parking lot is \$15,000.

### Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$45 per square yard.

The cost of a 6" thick, 16 foot wide concrete alley is \$80 per linear foot.

The cost of a 6" thick, 20 foot wide concrete alley is \$100 per linear foot.

### Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$22 per linear foot

18" RCP costs \$26 per linear foot

24" RCP costs \$35 per linear foot

30" RCP costs \$44 per linear foot

36" RCP costs \$52 per linear foot

42" RCP costs \$61 per linear foot

48" RCP costs \$70 per linear foot

Inlets cost an estimated \$2,500 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$30,680.

## **Public and Private Foundations**

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #2**, in Crete, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District

Tax Increment Financing

LB 840 or LB 1240

Historic Preservation Tax Credits

Low Income Housing Tax Credits

Sales Tax

Crete, Nebraska  
General Redevelopment Plan  
Crete Redevelopment Area #2

Community Development Block Grants - Re-Use Funds  
Local Lender Financing  
Owner Equity  
Small Business Association-Micro Loans  
Community Assistance Act  
Donations and Contributions  
Intermodal Surface Transportation Efficiency Act

**Private Foundations**

American Express Foundation  
Kellogg Corporate Giving Program  
Marietta Philanthropic Trust  
Monroe Auto Equipment Company Foundation  
Norwest Foundati on  
Piper, Jaffray & Hopwood Corporate Giving  
Target Stores Corporate Giving  
Pitney Bowes Corporate Contributions  
Burlington Northern Santa Fe Foundation  
US West Foundation  
Woods Charitable Fund, Inc.  
Abel Foundation  
ConAgra Charitable Fund, Inc.  
Frank M. and Alice M. Farr Trust  
Hazel R. Keene Trust  
IBP Foundation, Inc.  
Mid-Nebraska Community Foundations, Inc.  
Northwestern Bell Foundation  
Omaha World-Herald Foundation  
Peter Kiewit and Sons Inc. Foundation  
Thomas D. Buckley Trust  
Valmont Foundation  
Quivey-Bay State Foundation

# GENERAL REDEVELOPMENT PLAN AMENDMENTS

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**PROJECT NAME / LOCATION AND COST**

**RESOLUTION #**

1.	_____	_____
	\$ _____	
2.	_____	_____
	\$ _____	
3.	_____	_____
	\$ _____	
4.	_____	_____
	\$ _____	
5.	_____	_____
	\$ _____	
6.	_____	_____
	\$ _____	
7.	_____	_____
	\$ _____	
8.	_____	_____
	\$ _____	
9.	_____	_____
	\$ _____	
10.	_____	_____
	\$ _____	

**AMENDMENT TO THE REDEVELOPMENT PLAN  
OF THE CITY OF CRETE, NEBRASKA  
(BELOHLAVY ESTATES REDEVELOPMENT PROJECT)**

The City of Crete, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for a certain redevelopment area identified as Redevelopment Area #2 (the “Redevelopment Area”) in the City of Crete, as amended (the “Redevelopment Plan”). The Redevelopment Plan was prepared by Hanna:Keelan Associates, P.C. in October of 2015 and approved by the City Council of the City on April 4, 2017. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the “Act”), the City created the Community Development Agency of the City of Crete (“CDA”), which has administered the Redevelopment Plan for the City.

The purpose of this Plan Amendment is to identify a specific project within the Redevelopment Area that will cause the removal of blight and substandard conditions on the sites located in the City of Crete, Nebraska, and legally described on the attached and incorporated Exhibit “A” (the “Project Site”).

**Description of the Project**

The project under consideration will consist of the construction of a new housing development, consisting of 24 affordable housing townhome rental units, 5 single family homes, and associated improvements (the “Project”).

**Project**

The Project Site is in need of redevelopment. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight. The blighted condition of the Project Site and the Redevelopment Area has contributed to its inability to attract businesses and/or development. In order to support private development, the Project Site and the Redevelopment Area are in need of renovation and development.

The Project Site is currently vacant and in need of redevelopment. The Project Site requires significant up-front costs, including site preparation and grading, installation of utilities, and street construction, in order to be developed. Because

of these additional upfront costs to prepare the property, the Project is not feasible without the use of tax increment financing, which will be used to pay for eligible expenditures under the Act. The redevelopment of the Project Site is anticipated to eliminate the current blight and substandard conditions of the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan.

Dana Point Development Corporation (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project is intended to provide affordable housing for low-income households, with 24 low-income housing tax credit (“LIHTC”) duplex rental units, and 5 single family homes. Redeveloper will pay the costs of the private improvements, including the construction of the housing units. As part of the Project, the CDA shall capture available tax increment revenues generated by the redevelopment of the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Such public improvements may include, but are not limited to: site preparation and grading, installation of utilities, street and sidewalk improvements, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act.

### **Statutory Elements**

As described above, the project envisions the capture of the incremental taxes created by the Project on the Project Site to pay for those eligible expenditures as set forth in the Act. Attached as Exhibit “B” and incorporated herein by this reference is a consideration of the statutory elements under the Nebraska Community Development Law.

### **Cost-Benefit Analysis**

Pursuant to Section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit “C” and shall be approved as part of this Plan Amendment. The estimated costs of the Project, the estimated TIF proceeds, and the proposed method of financing the Project are set forth in the Cost-Benefit Analysis.

### **Comprehensive Plan**

Several goals set forth in the City of Crete Comprehensive Plan will be furthered by this Project, including, but not limited to:

#### **Housing & Neighborhood Redevelopment**

**Goal 1: Community Housing Initiative.** The City of Crete should implement a Housing Initiative as a primary economic development activity. This Community Housing Initiative should include the development of up to 314 new housing units by 2024, including an estimated 184 owner housing units and 130 new rental units.

- **Action Step 1:** The City of Crete should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community's current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations.

**Goal 2: New Housing Developments.** New housing developments in the City of Crete should address the needs of both owner- and renter households, of all age and income sectors, of varied price points.

- **Action Step 1:** Identify up to 185 acres of land for new residential development to meet the estimated need for 314 additional housing units by 2024. The City should develop housing in both new and developed areas of the Community.
- **Action Step 2:** Build an estimated 32 units of owner housing for households of low- to moderate-income, 104 units for moderate income households and an estimated 48 owner units for families and individuals of moderate- to upper-income.
- **Action Step 3:** Build an estimated 70 rental housing units for persons and families of very-low to moderate-income and an estimated 58 rental units for households of moderate- to upper-income.

**Goal 4: Financing Housing Development.** The City of Crete and housing developers should consider both public and private funding courses to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The City and private builders should pursue funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development.
- **Action Step 2:** The City of Crete should utilize Tax Increment Financing to assist in the financing of new housing developments, specifically public facility and utility requirements.

In addition, the future land use map set forth in the City of Crete Comprehensive Plan identifies the future land use of the Project Site as single family residential.

*Note: This section does not constitute a comprehensive analysis of the Project's conformance with the Comprehensive Plan of the City of Crete, but is meant to highlight and summarize the key points on this topic.*

### **Additional Project Information**

The Redeveloper has represented that: (i) without the use of TIF, this Project would not be feasible and the Redeveloper would not undertake the Project as designed on the Project Site; and (ii) Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the

Nebraska Advantage Act.

Approved by the Community Development Agency, City of Crete, on this 4<sup>th</sup> day of August, 2020.

\_\_\_\_\_  
\_\_\_\_\_, Chairman

**EXHIBIT "A"**  
**Legal Description of the Site**

The improvements for this Project shall be constructed on the property legally described as follows:

Lot One (1), Belohlavy Estates, an addition to the City of Crete, located in part of the Southwest Quarter (1/4) of Section 33, Township 8 North, Range 4 East of the 6<sup>th</sup> P.M., Saline County, Nebraska.

**EXHIBIT “B”**  
**Statutory Elements**

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish the Project. The Redeveloper owns or is under contract to purchase the Project Site.

B. Population Density

The proposed development at the Project Site is the construction of 24 duplex affordable housing units and 5 single family homes, which will inherently increase population density in the project area. However, the Project is consistent with the Redevelopment Plan, which promotes housing development to meet demand in the City.

C. Land Coverage

The Project will consist of construction of 24 duplex affordable housing units and 5 single family homes on the approximately 6 acre Project Site, which is currently vacant. The Project will meet the applicable land-coverage ratios and zoning requirements as required by the City of Crete.

D. Traffic Flow, Street Layouts, and Street Grades

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The Redeveloper will construct a cul-de-sac as part of the Project which should be sufficient for the intended use of the Project Site.

E. Parking

The construction of the Project will include enough parking stalls per housing unit to meet or exceed the parking requirements set forth in the applicable zoning district.

F. Zoning, Building Code, and Ordinances

The Project Site is located in the I-1 Light Industrial zoning district. The Redeveloper will be responsible for obtaining a change of zone to a zoning district in which the intended use is a permitted use. In addition, the Redeveloper will subdivide the Project Site into 17 separate lots prior to construction of improvements on the Project Site. Redeveloper will be responsible for all zoning, building code, or ordinance changes that are necessary for the Project.

**EXHIBIT “C”  
Cost-Benefit Analysis**

**COMMUNITY DEVELOPMENT AGENCY  
CITY OF CRETE, NEBRASKA  
BELOHLAVY ESTATES REDEVELOPMENT PROJECT**

**COST-BENEFIT ANALYSIS  
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Belohlavy Estates Redevelopment Project (the “Project”), as described on the attached Exhibit C-1, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

a.	Base Project Area Valuation:	\$170,000.00
b.	Projected Completed Project Assessed Valuation:	\$2,032,000.00
c.	Projected Tax Increment Base (b. minus a.):	\$1,862,000.00
d.	Estimated Annual Projected Tax Shift:	\$41,000.00

*Note: The Projected Tax Shift is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The estimated tax levy for this analysis is 2.190328, which is the 2019 Saline County tax levy.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

The Redeveloper will make significant expenditures for acquisition, construction and installation of the Project and related and ancillary improvements. It is proposed that approximately \$441,000 of these expenditures will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The projected sources of the TIF indebtedness will be refined in the Redevelopment Agreement for this Project and are set forth in the TIF Sources chart on the attached Exhibit C-2. All expenditures financed by tax increment financing Indebtedness shall be eligible public expenditures. It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. The Project includes infrastructure improvements that will materially benefit other property in and around the City.

b. Local tax impacts (in addition to impacts of tax shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create a long term benefit and substantial increase

in property taxes to the City and other local taxing jurisdictions. The Project should also generate immediate tax growth for the City. It is anticipated that the tenants and owners of the housing units constructed will pay sales taxes on goods purchased in the City and will require and pay for City services. It is not anticipated that the Project will have a material adverse impact on such City services, but will generate revenue providing support for those services.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The construction of 24 housing units on the Project Site will expand affordable housing options and types for the workforce population in the City. This will help the City meet the goals identified in the 2014 Crete Community Housing Study, which identified an estimated housing target demand of up to 314 housing units by 2024.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses.

**5. Impacts on the student populations of school districts within the City:**

While the Project is anticipated to increase the student populations of school districts within the City, it is not anticipated that the Project will have a material adverse impact on the student populations of school districts within the City.

The school district will not receive the incremental taxes from the housing units built as part of the Project for as long as the incremental taxes are used to pay the TIF indebtedness. However, any state aid to education received by the school district should not be impacted by the use of tax increment financing. The state aid formula involves the assessed valuation of property in the school district and the use of tax increment financing does not count against the state aid that the school district receives.

Further, the increased value of the Project Site will ultimately benefit the school district. After the TIF indebtedness is paid, or at the end of the 15 year tax increment financing period, whichever is sooner, taxes on the increased valuation of the Project Site from the construction of the Project will be available to the school district. Lastly, since the Project would not occur but for the use of tax increment financing, there is no loss in prospective tax revenues to the school district.

**6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The City of Crete Community Housing Study, completed in 2014, documents the demand for affordable housing for families of all income ranges in the City of Crete. The study identified the most critical housing issue in Crete to be the development of affordable housing for the local workforce population.

The demand for affordable housing is highlighted in the City of Crete Comprehensive Plan as well, which indicates that the City should encourage construction of safe, decent and affordable housing for all income ranges in order to address the shortage of such housing options in the City. At the time of adoption in 2014, the Comprehensive Plan set a goal of development of up to 314 new housing units by 2024, targeted toward both owner and renter household of all age and income sectors, at various price points. The proposed Project will help address the shortage of affordable housing in Crete, and will offer varied housing opportunities suitable to families of varying income ranges in the City of Crete.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

**6. Cost Benefit Analysis Conclusion:**

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

Approved by the Community Development Agency, City of Crete this 4<sup>th</sup> day of August, 2020ff.

\_\_\_\_\_  
\_\_\_\_\_, Chairman

\_\_\_\_\_  
\_\_\_\_\_, Secretary

**EXHIBIT C-1**

**PROJECT INFORMATION**

The Project consists of capturing the incremental tax revenue created on the site legally described as:

Lot One (1), Belohlavy Estates, an addition to the City of Crete, located in part of the Southwest Quarter (1/4) of Section 33, Township 8 North, Range 4 East of the 6<sup>th</sup> P.M., Saline County, Nebraska.

**EXHIBIT C-2**

**PROJECTED TIF CALCULATIONS**

**PROJECTED TIF SOURCES**

**Summary:**

TIF Indebtedness: \$441,000

**TIF Sources Calculations:**

Assumptions:

Base Value:	\$170,000	Tax Levy (2019):	2.190328
Completed Value:	\$2,032,000	TIF Period (yrs):	15 years
		Discount Rate:	4.5%

Base Value Tax:	\$3,700
Completed Value Tax:	\$44,500
Annual Tax Increment:	\$40,800
Present Value:	\$441,000