

2015

*General Redevelopment Plan
Grant, Nebraska
Study Area*



*JEO Consulting Group, Inc.
Project No.*

Adopted July 28, 2015

Resolution No. 15-07-01

Introduction

Background

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

The purpose of this General Redevelopment Plan is to identify general goals and objectives for the redevelopment of the area identified in the City of Grant, Nebraska Blight and Substandard Study Area (2015). With the adoption of this Plan, the Community Redevelopment Authority will recognize the need to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, encourage needed urban rehabilitation, provide for the redevelopment of substandard and blighted areas, and/or undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein.

Nebraska Community Development Law

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

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

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

General Redevelopment Plan Components

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

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

Redevelopment Plan Projects

The General Redevelopment Plan identifies general redevelopment projects within eligible Community Redevelopment Areas as identified in the Blight and Substandard Study – Area, City of Grant, Nebraska, prepared by JEO Consulting Group, Inc.

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

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

Relationship to General Plan

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

Funding For Redevelopment Projects

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

Tax increment financing (TIF) in Nebraska is designed to finance certain costs associated with a private development and is a common tool utilized for redevelopment activities in designated blighted and substandard community redevelopment areas. TIF provides a means of encouraging private investment in deteriorating areas by allowing local governments to use the increase in certain property tax revenues to pay the costs of certain public improvements needed to attract private development. Under the Nebraska Community Development Law, local governments may use TIF only in designated blighted and substandard community redevelopment areas. Following such designation, the CRA prepares a Redevelopment Plan. TIF projects may include commercial, residential, industrial, or a mix of these uses. Generally, TIF funds can be used for land acquisition, site preparation, public improvements, infrastructure, and utilities.

The CRA shall conduct a *cost-benefit analysis* for each specific redevelopment project that proposes the use of TIF as a financing tool. This *cost-benefit analysis* must use a specific model developed for use by local projects, and shall consider and analyze the following factors:

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

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

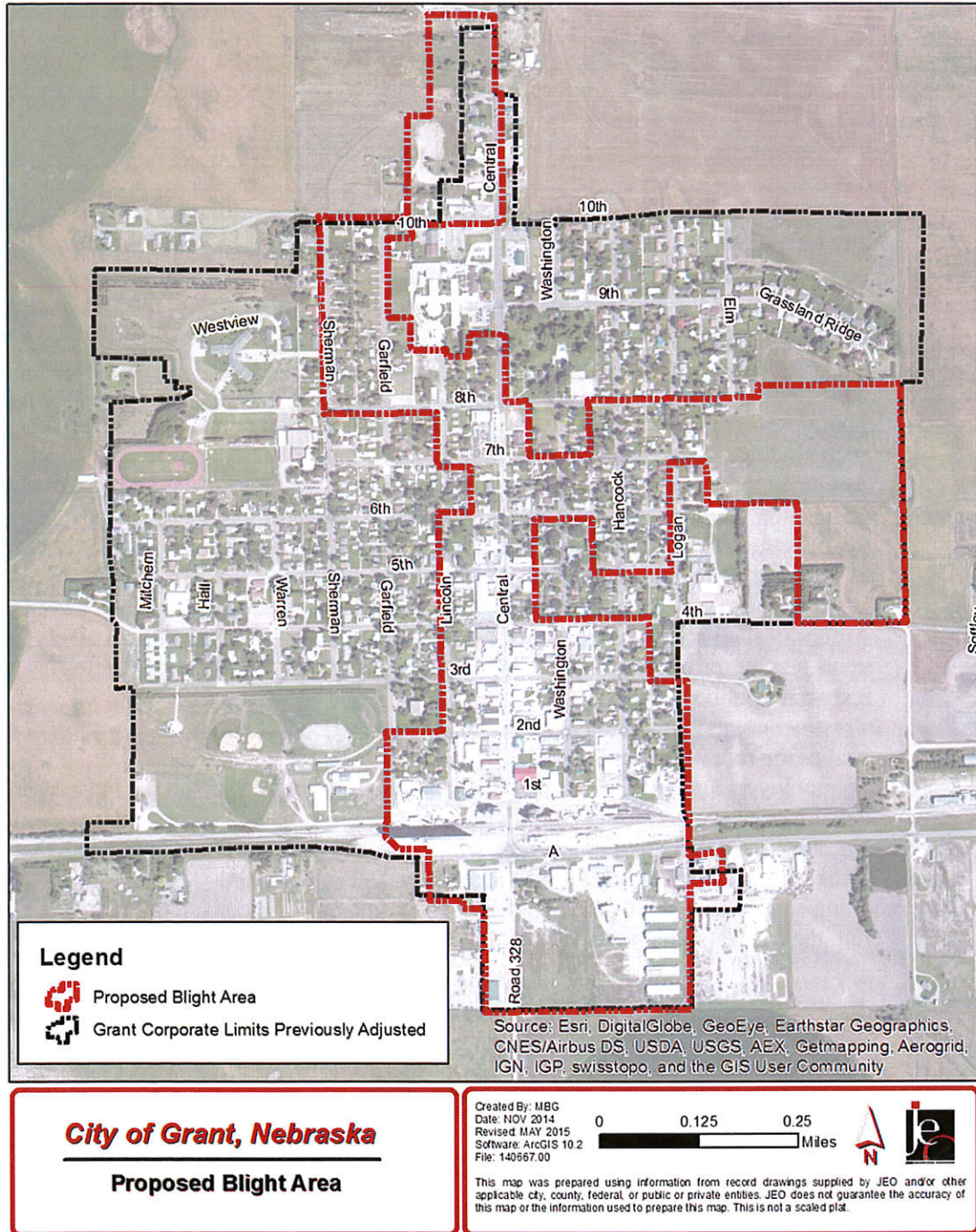
Outline of the General Redevelopment Plan

The General Redevelopment Plan is organized in a manner that follows the outline of the Blight and Substandard Study. All provisions of the Blight and Substandard Study are incorporated herein by reference. There is one community redevelopment area included in this Plan. The General Redevelopment Plan will evaluate the Community Redevelopment Area and identify general redevelopment projects aimed at rehabilitating area declared Blighted and Substandard in the City of Grant.

Blight Area

The Blight Area as approved by the Grant CRA is depicted in the Figure 1 below and should be used for reference when reading the legal description.

Figure 1: Blight Area



The Proposed Blight Area consists of approximately 212.7 acres, as shown in Figure 2. The legal description was drawn up and reviewed by a JEO registered surveyor. Adding this area of land increases the total blighted area of the corporate limits to 212.7 acres of the total 492.1 acres, assuming the Blight and Substandard Study is approved. Approval of the study will bring the total percentage of the corporate limits designated as blighted to 43.2%.

Legal Description

A PARCEL OF LAND LOCATED IN THE CITY OF GRANT, PERKINS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 5, AS PLATTED IN THE ORIGINAL TOWN OF GRANT; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 8, OF SAID ORIGINAL TOWN; THENCE EASTERLY, ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST SEVENTH STREET, A DISTANCE OF 215 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 18, BLOCK 9, OF SAID ORIGINAL TOWN; THENCE SOUTHERLY, A DISTANCE OF 295 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 9 OF SAID ORIGINAL TOWN; THENCE WESTERLY ON THE NORTHERLY RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 220 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 8 OF SAID ORIGINAL TOWN; THENCE SOUTHERLY, ON THE WESTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 1440 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 32 OF SAID ORIGINAL TOWN; THENCE WESTERLY, ON THE NORTHERLY RIGHT OF WAY LINE OF WEST SECOND STREET, A DISTANCE OF 375 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 31, OF SAID ORIGINAL TOWN; THENCE SOUTHERLY, ON THE WESTERLY RIGHT OF WAY LINE OF GARFIELD STREET, A DISTANCE OF 575 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE SOUTHERLY, 110 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 43 OF SAID ORIGINAL TOWN; THENCE SOUTHEASTERLY, ON THE WESTERLY LINE OF SAID BLOCK 43, A DISTANCE OF 120 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID BLOCK 43; THENCE EASTERLY, ON THE SOUTHERLY LINE OF SAID BLOCK 43, A DISTANCE OF 180 FEET, MORE OR LESS; THENCE SOUTHERLY, A DISTANCE OF 335 FEET, MORE OR LESS, THENCE EASTERLY, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, SCHROTBERGER'S FIRST SUBDIVISION; THENCE SOUTHERLY, A DISTANCE OF 55 FEET, MORE OR LESS, TO THE NORTH LINE OF A TRACT OF LAND SURVEYED BY MARVIN ATHEY RLS 56, DATED JUNE 16, 1976; THENCE EASTERLY, ON SAID NORTH LINE, A DISTANCE OF 130 FEET, MORE OR LESS; THENCE SOUTHERLY, ON THE WEST LINE OF TRACTS SURVEYED BY MAVIN ATHEY RLS 56, DATED MAY 13 1996, A DISTANCE OF 680 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 39 WEST OF THE SIXTH P.M.; THENCE EASTERLY ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 39 WEST OF THE SIXTH P.M.; THENCE EASTERLY, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1180 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF RAINBOW INDUSTRIAL PARK SUBDIVISION; THENCE NORTHERLY, A DISTANCE OF 820 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DICKINSON IN 2004; THENCE EASTERLY, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 220 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTHERLY, A DISTANCE OF 200 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 23; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210 FEET, MORE OR LESS; THENCE NORTHERLY, ON THE EASTERLY RIGHT OF WAY LINE OF LOGAN STREET, A DISTANCE OF 1150 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST THIRD STREET; THENCE WESTERLY, ON SAID SOUTHERLY LINE OF EAST THIRD

STREET, A DISTANCE OF 240 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 36 OF SAID ORIGINAL TOWN; THENCE NORTHERLY, A DISTANCE OF 420 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 24, OF SAID ORIGINAL TOWN; THENCE WESTERLY ON THE NORTHERLY RIGHT OF WAY LINE OF EAST FOURTH STREET, A DISTANCE OF 740 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 22 OF SAID ORIGINAL TOWN; THENCE NORTHERLY, A DISTANCE OF 650 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 15 OF SAID ORIGINAL TOWN; THENCE EASTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 380 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 14, OF SAID ORIGINAL TOWN; THENCE SOUTHERLY, A DISTANCE OF 360 FEET, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 23 OF SAID ORIGINAL TOWN; THENCE EASTERLY, ON THE SOUTHERLY RIGHT OF WAY LINE OF FIFTH STREET, A DISTANCE OF 520 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 24, OF SAID ORIGINAL TOWN; THENCE NORTHERLY ON THE WESTERLY RIGHT OF WAY LINE OF LOGAN AVENUE, A DISTANCE OF 720, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 12, OF SAID ORIGINAL TOWN; THENCE EASTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SEVENTH STREET, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF ERLEWINE FIRST SUBDIVISION; THENCE SOUTHERLY, ON THE EASTERLY LINE OF SAID ERLEWINE FIRST SUBDIVISION, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID ERLEWINE FIRST SUBDIVISION; THENCE EASTERLY, A DISTANCE OF 600 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 39 WEST OF THE SIXTH P.M. ; THENCE SOUTHERLY, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 800 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EASTERLY, ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 720 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1570 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 2, WENDELL'S ADDITION; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID WENDELL'S ADDITION, A DISTANCE OF 950 FEET, MORE OR LESS; THENCE SOUTHERLY, CONTINUING ON SAID SOUTHERLY LINE OF WENDELL'S ADDITION, A DISTANCE OF 75 FEET, MORE OR LESS; THENCE WESTERLY, ON THE NORTHERLY RIGHT OF WAY LINE OF EAST EIGHTH STREET, A DISTANCE OF 1130 FEET, MORE OR LESS; THENCE SOUTHERLY, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 2 OF SAID ORIGINAL TOWN; THENCE WESTERLY, ON THE NORTHERLY RIGHT OF WAY LINE OF EAST SEVENTH STREET, A DISTANCE OF 400 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, OF SAID ORIGINAL TOWN; THENCE NORTHERLY, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH STREET; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE OF EIGHTH STREET, A DISTANCE OF 145 FEET, MORE OR LESS; THENCE NORTHERLY, ON THE EASTERLY RIGHT OF WAY LINE OF CENTRAL AVENUE, A DISTANCE OF 430 FEET, MORE OR LESS; THENCE WESTERLY, A DISTANCE OF 90 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 2, BLOCK 2, PRINGLE ADDITION; THENCE WESTERLY, ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 150 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 140 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 3, BLOCK 2, OF SAID PRINGLES ADDITION; THENCE WESTERLY, ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 45 FEET, MORE OR LESS; THENCE WESTERLY, AN DISTANCE OF 240 FEET, MORE OR LESS TO THE EAST LINE OF TAX LOT 24; THENCE NORTHERLY ON SAID EAST LINE, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TAX LOT 24; THENCE WESTERLY, ON THE NORTHERLY LINE OF

SAID TAX LOT 24, A DISTANCE OF 140 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TAX LOT 24; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF GARFIELD AVENUE, A DISTANCE OF 520 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF UEHLING SUBDIVISION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2, BLOCK 1 OF SAID UEHLING SUBDIVISION; THENCE NORTHERLY, ON SAID WEST LINE, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 OF UEHLING SUBDIVISION; THENCE EASTERLY, ON THE SOUTHERLY RIGHT OF WAY LINE OF TENTH STREET, A DISTANCE OF 600 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, PARRISH'S REPLAT OF LOT 6, PARRISH'S SECOND ADDITION; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF CENTRAL AVENUE, A DISTANCE OF 850 FEET; THENCE WESTERLY, A DISTANCE OF 33 FEET, MORE OR LESS, TO THE CENTERLINE OF CENTRAL AVENUE; THENCE NORTHERLY ON SAID CENTERLINE, A DISTANCE OF 500 FEET, MORE OR LESS; THENCE WESTERLY, A DISTANCE OF 60 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TAX LOT 41; THENCE WESTERLY ON THE NORTH LINE OF TAX LOT 41 AND 40 INCLUSIVE, A DISTANCE OF 380 FEET TO THE NORTHWEST CORNER OF TAX LOT 40; THENCE SOUTHERLY ON THE WEST LINE OF TAX LOTS 40 THROUGH 35 INCLUSIVE, A DISTANCE OF 660 FEET, TO THE SOUTHWEST CORNER OF SAID TAX LOT 35; THENCE WESTERLY, A DISTANCE OF 155 FEET, MORE OR LESS; THENCE SOUTHERLY, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF TENTH STREET; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE OF TENTH STREET, A DISTANCE OF 600 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SHERMAN AVENUE; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE OF SHERMAN AVENUE, A DISTANCE OF 1300 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF KLINCK'S FIRST ADDITION; THENCE EASTERLY, ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST EIGHTH STREET, A DISTANCE OF 740 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Findings and Contributing Factors

Blighted and Substandard Findings

Based upon the issues and conditions indicated from the survey of the Designated Study Area, there are sufficient criteria present to designate this Blight Area as blighted and substandard, as provided for in the Nebraska Revised Statutes.

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

Blighted Conditions

Blighted Conditions Significantly Present

- A substantial number of deteriorated or deteriorating structures
- Diversity of ownership
- Existence of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Improper subdivision or obsolete platting
- The existence of conditions which endanger life or property by fire or other causes
- 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:
 - The average age of the residential or commercial units in the area is at least 40 years

Blighted Conditions NOT Significantly Present

- Deterioration of site or other improvements
- 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
- 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:
 - Unemployment in the designated area is at least one hundred twenty percent of the state or national average
 - More than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time
 - The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated
 - The area has had either stable or decreasing population based on the last two decennial censuses

Inconclusive Blighted Conditions (Due to Lack of Data)

- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title

Substandard Conditions

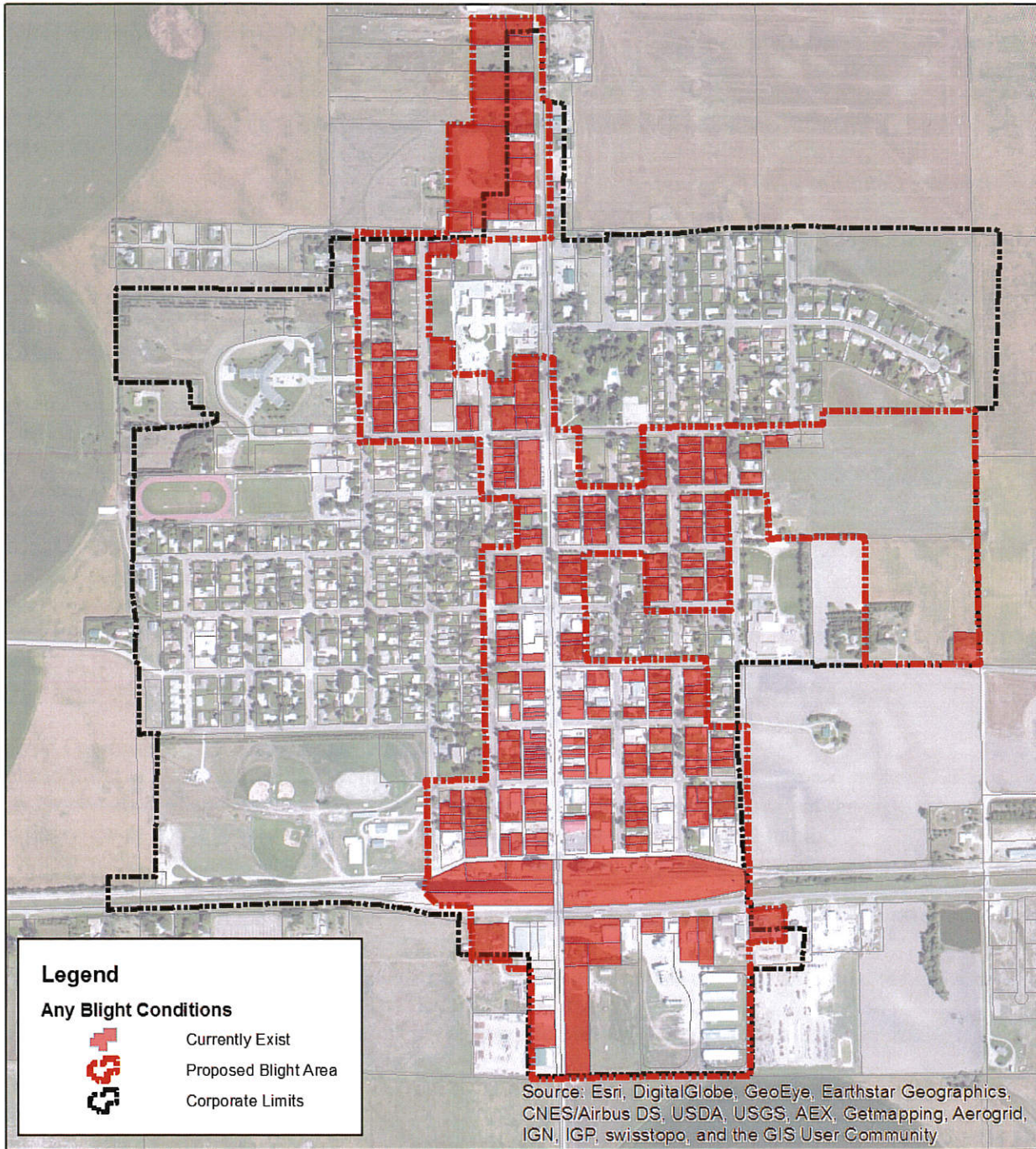
Substandard Conditions Significantly Present

- Dilapidation or deterioration
- Age or obsolescence
- Other Substandard Conditions
 - The existence of conditions which endanger life or property by fire and other causes

Substandard Conditions NOT Present

- Inadequate provision for ventilation, light, air, sanitation, or open spaces
- Other Substandard Conditions
 - High density of population and overcrowding
 - Any combination of such factors that 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

Figure 2: Parcels Showing Blighted Conditions



City of Grant, Nebraska

Any Blight Conditions

Created By: MBG
Date: NOV 2014
Revised: MAY 2015
Software: ArcGIS 10.2
File: 140667.00

0 0.125 0.25 Miles

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Study Area General Redevelopment Recommendations

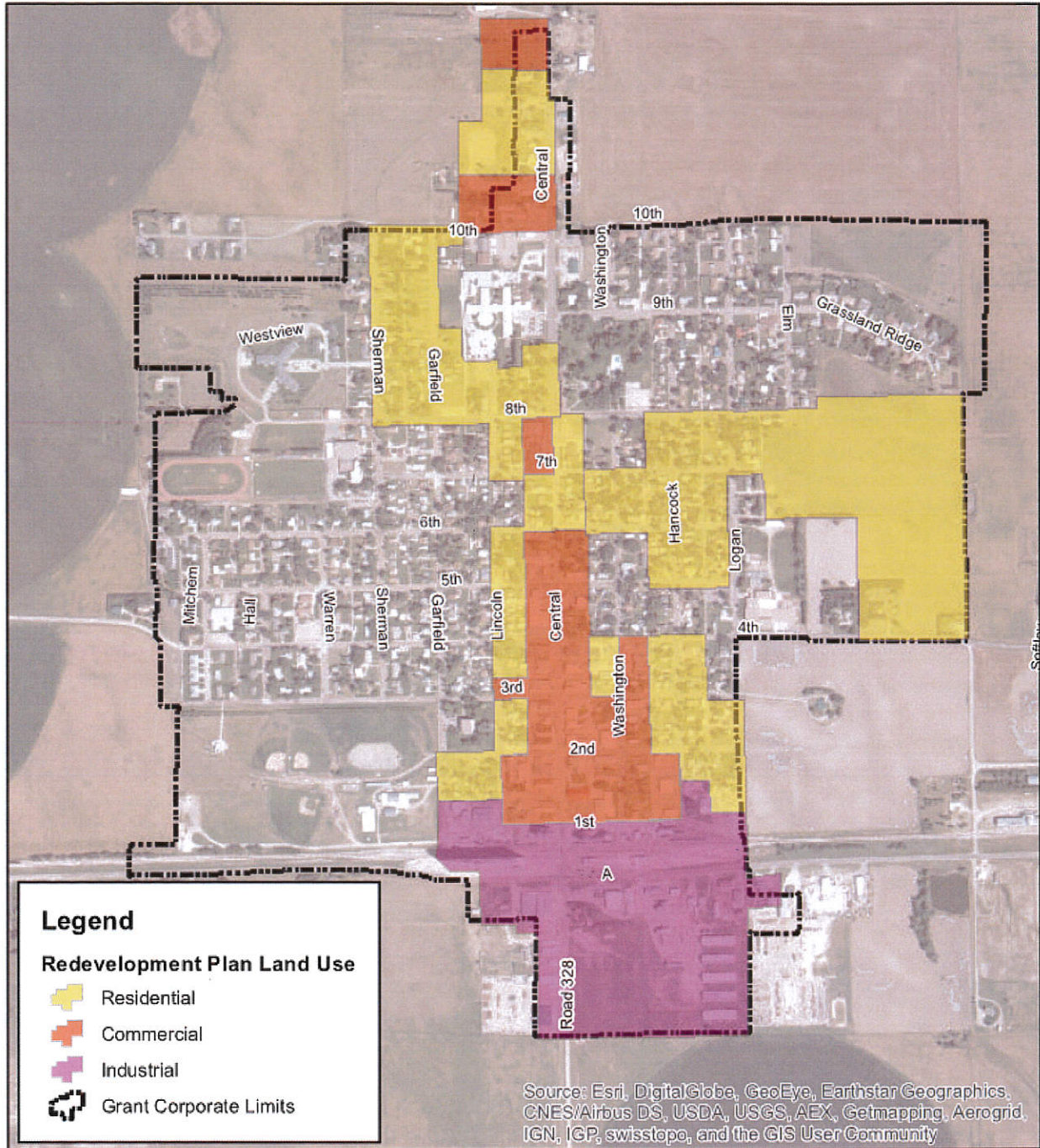
As redevelopment projects are considered for the area, a number of existing conditions should be improved through planning and redevelopment activities. These activities include:

- The development of an infrastructure master plan for reconstructing or constructing portions of the infrastructure in Study Area;
- Enforcement of the existing land use and zoning concepts that will guide the future development and redevelopment of structures within the Study Area as the existing Comprehensive Plan depicts the area;
- All new development that is not consistent with the Future Land Use Map shown in **Figure 3** and Zoning should be prohibited or evaluated after applicable amendments to the Comprehensive Plan and Zoning changes have been completed;
- Removal of deteriorating or dilapidated structures, the determination of which will depend upon the severity of the substandard condition of the individual structure(s) by enforcing Grant's Building and Property Maintenance Codes;
- Renovation or rehabilitation of deteriorating or dilapidated structures based upon a structural, building code or reuse potential analysis;
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues;
- Enforcement of existing municipal codes on properties that are detrimental to the health, safety and welfare of the community; and
- Development and improvement of public infrastructure on a case-by-case basis to support redevelopment projects.

Conclusion

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

Figure 3, Future Land Use Plan



City of Grant, Nebraska

**Redevelopment Plan
Land Use**

Created By: MBG
Date: NOV 2014
Revised: MAY 2015
Software: ArcGIS 10.2
File: 14DB67.D0

0 0.125 0.25 Miles

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