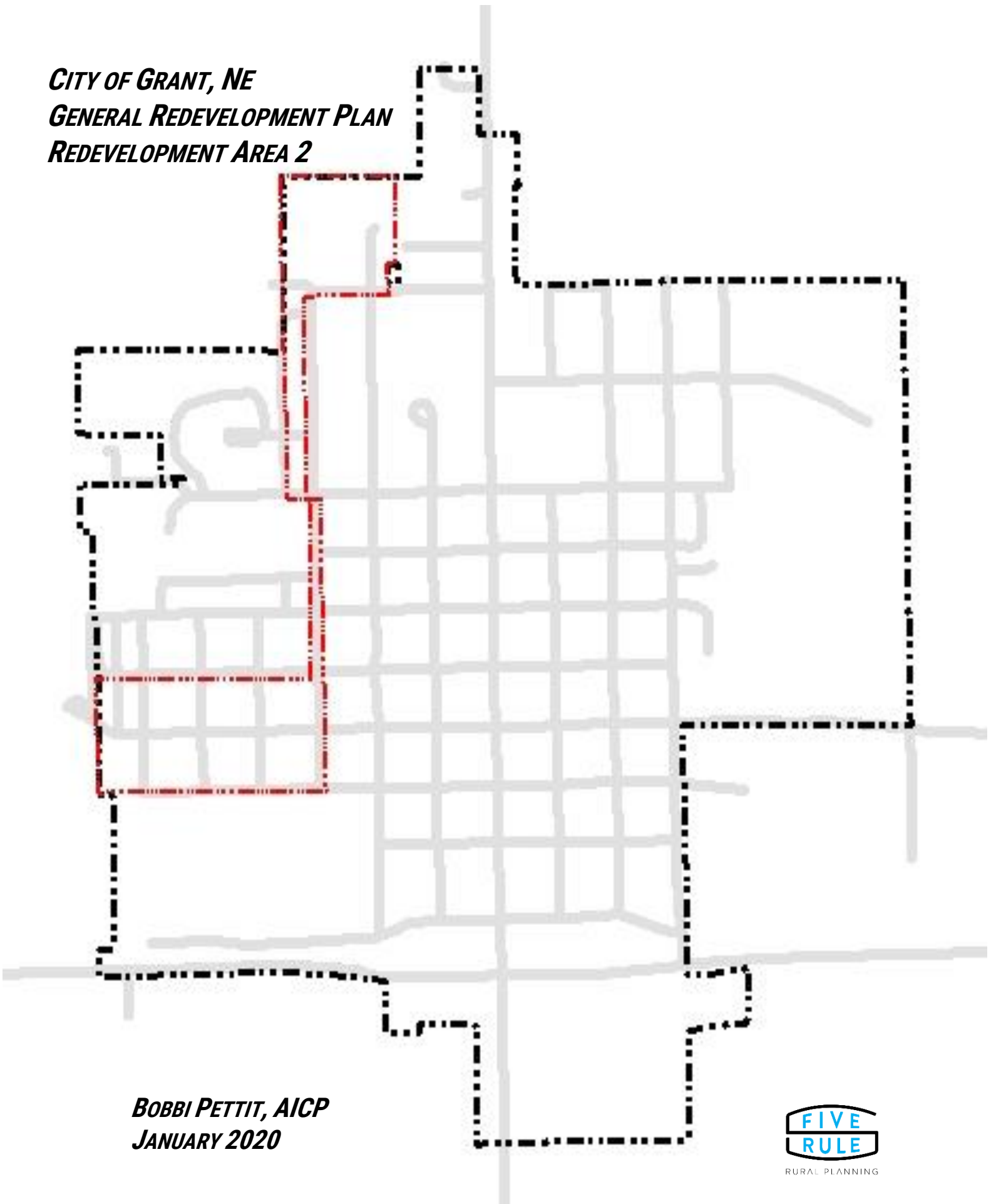


***CITY OF GRANT, NE
GENERAL REDEVELOPMENT PLAN
REDEVELOPMENT AREA 2***



***BOBBI PETTIT, AICP
JANUARY 2020***



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REDEVELOPMENT AREA 2-BLIGHT AND SUBSTANDARD STUDY

REDEVELOPMENT PLAN DEFINITION

Per Nebraska Revised Statute 18-2103 (27) a Redevelopment Plan means:

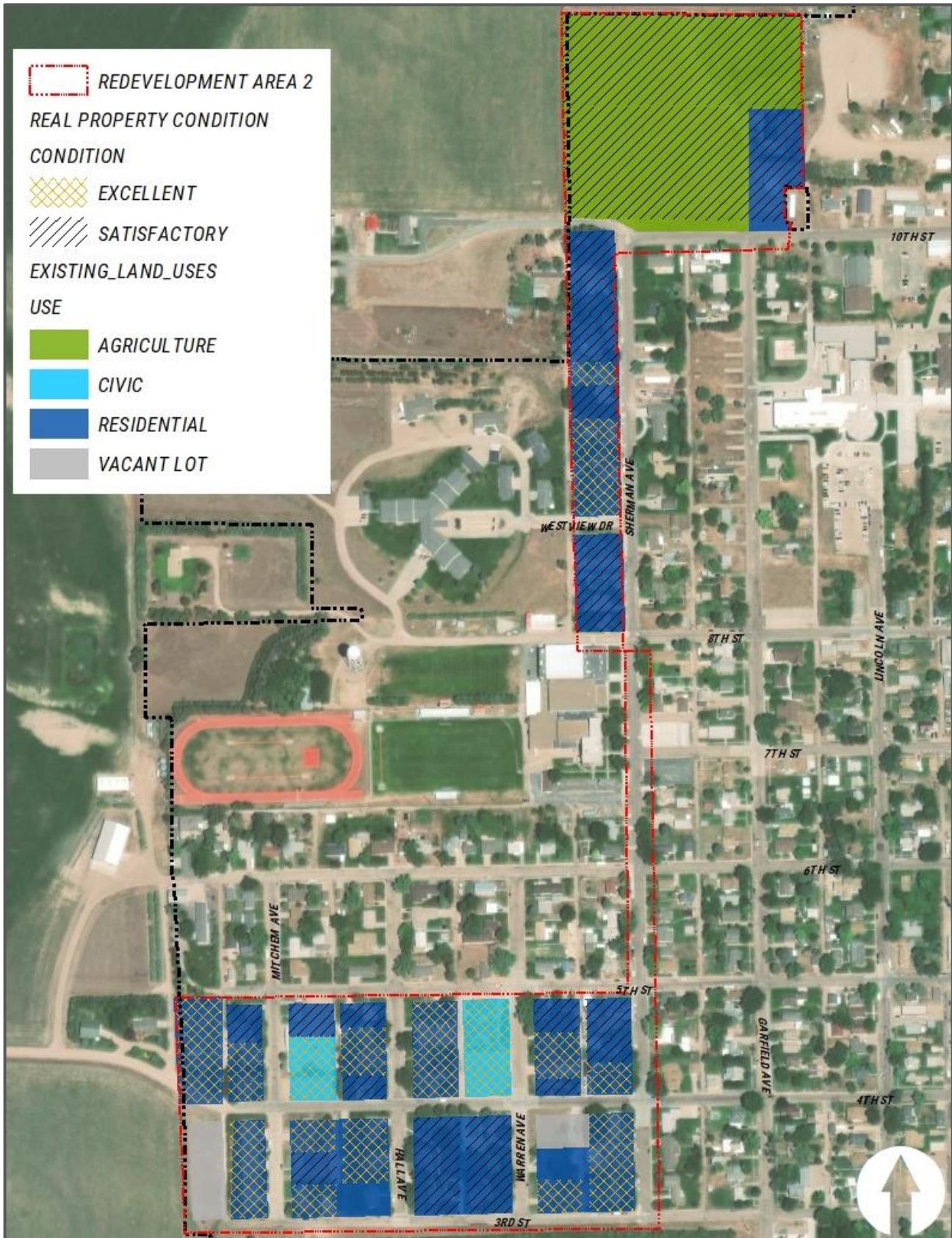
a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.

REDEVELOPMENT PLAN CONTENTS

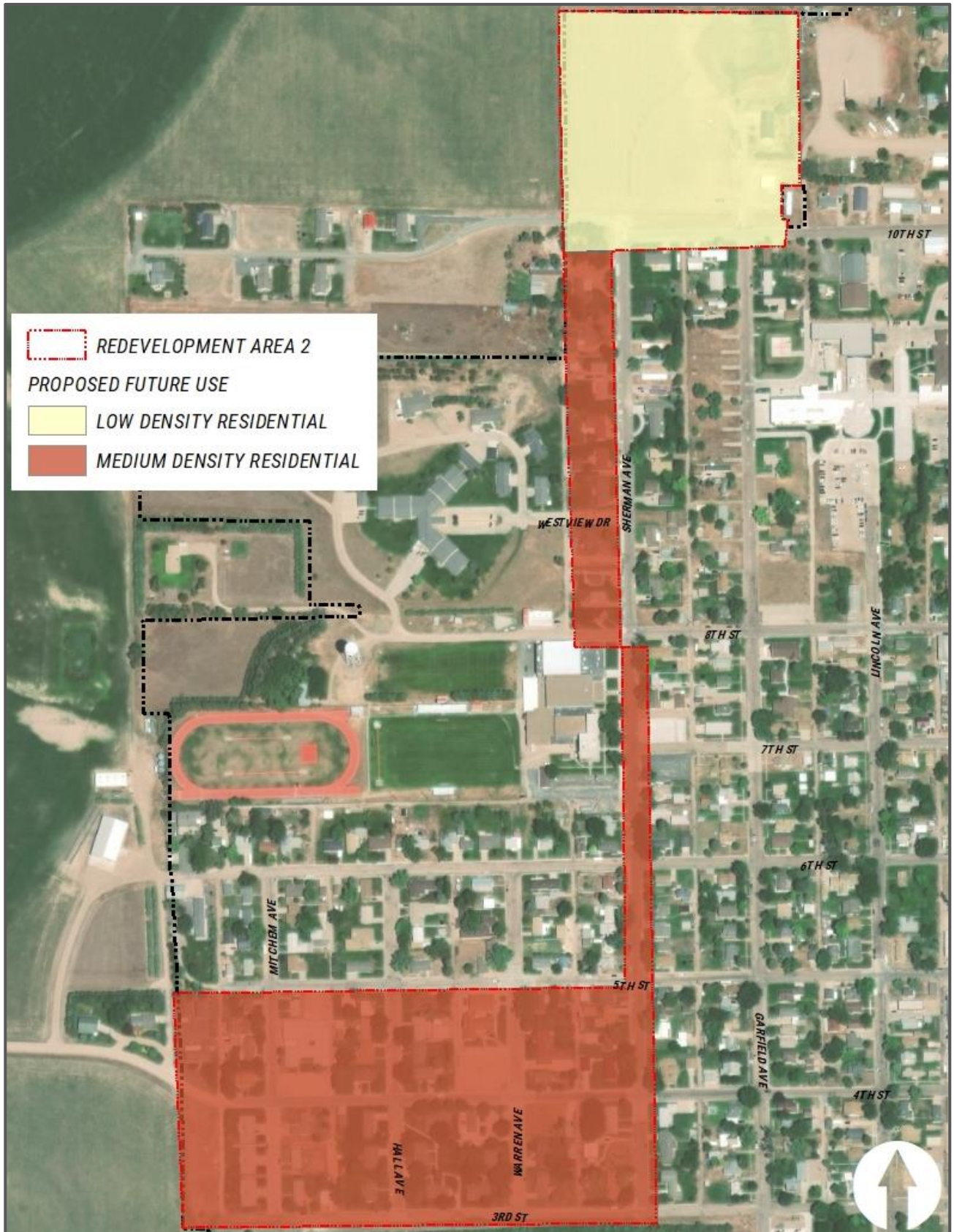
Per Nebraska Revised Statute 18-2111, a Redevelopment Plan must consist of the following components:

1. Map showing area boundaries, existing land uses, and condition of real property in the area.
2. Land use plan showing proposed uses.
3. Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment (*not applicable to the general redevelopment plan*).
4. A site plan of the area (*not applicable to the general redevelopment plan*).
5. A statement of proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes, or ordinances.
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.

1. Map showing area boundaries, existing land uses, and condition of real property in the area.



2. Land use plan showing proposed uses.



3. Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment

Not applicable to the general redevelopment plan.

4. A site plan of the area

Not applicable to the general redevelopment plan.

5-6. Statement of proposed changes: Statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.

The City of Grant should complete redevelopment projects within Redevelopment Area 2. Per NRS 18-2103 (28), redevelopment projects will consist of one or some combination of those enumerated tasks, defined by the Statute:

Redevelopment project means any work or undertaking in one or more community redevelopment areas:

- (a) 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;
- (b) 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, enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community and prevent the recurrence of substandard and blighted conditions, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;
- (c) 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;
- (d) 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;
- (e) 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
- (f) to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings in accordance with the redevelopment plan, and
- (g) in a rural community or in an extremely blighted area within a municipality that is not a rural community, to carry out construction of workforce housing.

In order to enable the completion of redevelopment projects, a redevelopment contract may be utilized. Per NRS Per NRS 18-2103 (26) a redevelopment contract is defined as:

“a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan”.