

RESOLUTION 1990- 19

WHEREAS, it is desirable and in the public interest that the City of Gothenburg, Nebraska, a municipal corporation and City of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, Chapter 18, Article 21, Nebraska Reissue Revised Statute of 1942, as amended, known as the Community Development Law, is the Urban Renewal and Redevelopment Law for the State of Nebraska and prescribes the requirements and procedures for the planning and implementation of urban redevelopment projects; and

WHEREAS, the City in accordance with the laws of the State of Nebraska applicable to cities of the second class has duly prepared and approved a general plan for the development of the City known as its Comprehensive Plan, all as required by Section 18-2110, R.R.S. 1943, and

WHEREAS, this Council has received and duly considered evidence relating to the present condition of the areas as shown and described on Attachment "A"; and

WHEREAS, Section 18-2109, R.r.S. 1943, as amended, required that, prior to the preparation by the City of an urban redevelopment plan for a redevelopment project, this Council as governing body of the City, by resolution, find and determine that said area is a substandard or blighted area as defined in said urban Renewal and Redevelopment law, and in need of redevelopment; and

WHEREAS, the evidence demonstrates that said area as shown and described on Attachment "A" constitute a substandard and blighted area as defined in said Community Development Law, which area is in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA:

1. That it is hereby found and determined that the area as shown and described on Attachment "A", constitute a substandard and blighted area as defined by Section 18-2109, R.R.S. 1943, as amended, and that said area is in need of redevelopment.

2. That it is hereby found and determined that a substandard and blighted condition exists as set forth and discussed in Attachment "B", "Substandard and Blight Report for the Southwest Quadrant for the City of Gothenburg", Attachment "C", "The Gothenburg City Office Declining Decennial Census Information Concerning the Southwest Quadrant of the City of Gothenburg", and Attachment "D", "Report of the City of Gothenburg Concerning Average Income of Residents in the City of Gothenburg Residing in that Area Bounded on the North by U.S. Highway #30, and on the East by State Highway #47".

3. That such substandard and blighted condition is beyond the remedy and control solely by regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations or private enterprise without the aids provided by the Community

Development Law. The elimination of said substandard and blighted condition under the authority of the Community Development law is found to be a public purpose and in the public interest.

4. That it is hereby found and determined that said area is an eligible site for an urban redevelopment project under the provisions of Chapter 18, Article 21, Nebraska Revised Statutes of 1943, as amended.

Passed and approved this 8⁴¹-day of October,

1990.

CITY OF GOTHENBURG, DAWSON
COUNTY, NEBRASKA

BY Eldon Lepp
Eldon Lepp, Mayor

ATTEST:

Connie Stull
Connie Stull, City Clerk

APPROVED AS TO FORM:

Michael L. Bacon
Michael L. Bacon,
City Attorney

ATTACHMENT "A"

That area located within the City of Gothenburg bounded on the north by U.S. Highway #30, and on the east by State Highway #47.

SUBSTANDARD AND BLIGHT REPORT
FOR THE SOUTHWEST QUADRANT FOR
THE CITY OF GOTHENBURG

On October 5, 1990, the office of the City Administrator of the City of Gothenburg, conducted a survey of the following described area:

That area located within the City of Gothenburg bounded on the north by U.S. Highway #30, and on the east by State Highway #47.

The definition substandard and blighted, as used herein, is the definition set forth in Neb. Rev. Stat. 18-2103.

The above described geographical area is split by an open drainage ditch generally known as the "tailrace".

At least four residences and one business use the open tailrace for sanitary and other waste disposal. In addition, the tailrace is littered with discarded items and from time to time and in certain locations is used for disposal of trash and junk.

A significant number of residential and commercial properties, by reason of dilapidation, deterioration, and age are unfit for human habitation and occupation. Such conditions endanger the lives of the residents in the area being conducive to ill health and the transmission of disease. Deteriorating properties tend to be targets for vandalism and continued destruction of property.

Based on the survey, the following is important to note:

There are 69 residential structures in the area and 35 commercial business. Of the 69 residences, 16 are blighted and deteriorating. This deterioration includes but is not limited to lack of adequate siding, broken windows, abandoned buildings, open roof areas, open holes in walls, and littered areas resulting in unsanitary or unsafe conditions. There is a lack of sanitary sewer and water to a number of residential sites on south "A" street resulting in the use of improper and unsanitary water supply and the use of septic systems in a residential neighborhood. An example of the deteriorating property is shown in photographs attached hereto and incorporated herein by this reference as though fully set forth. The street addresses of the structures involved are shown on the photographs.

Of the 35 commercial ventures, structures in five appear to be unsafe and blighted due to reason of deterioration.

An analysis of street layout indicates major traffic flow problems which inhibit development and reinvestment in the area. Specifically, the area behind the property owned by the Central Nebraska Public Power and Irrigation District has a number of dead end streets.

A substantial portion of the property, though less than half, of the platted property has been unimproved for more than 40 years.

The obsolete platting is indicated by 25 foot and 35 foot lots over the entire area that is currently platted and subdivided. Such platting is current ineligible for any residential development in the R-3 zone in Gothenburg, Nebraska. The R-3 requirements are 50' lots. A substantial portion (13 1/2 square blocks of the above described area) is located in the R-3 zone.

There are a substantial number of lots interspersed between residences grown up to weeds which have been repositories of junk and debris. Portions of streets are used for the parking of abandoned and unlicensed motor vehicles.

Based on the survey conducted October 5th, and based on the analysis contained in the attachment labeled "Report of the City of Gothenburg Concerning Average Income of Residents in the City of Gothenburg Residing in that Area Bounded on the North by U.S. Highway #30 and on the East by State Highway #47" and the attachment labeled "The Gothenburg City Office Declining Decennial Census Information Concerning the Southwest Quadrant of the City of Gothenburg", the City Administrator must conclude that the above described area is substandard and blighted.

This substandard and blighted condition is tending to worsen even though the City has implemented housing rehabilitation projects in the past.

This office must conclude that a redevelopment plan under Chapter 18, Article 21 of Neb. Rev. Stat. is necessary to alleviate the problems above described.

THE GOTHENBURG CITY OFFICE DECLINING
DECENNIAL CENSUS INFORMATION
CONCERNING THE SOUTHWEST QUADRANT OF
THE CITY OF GOTHENBURG

The office of the City Administrator of the City of Gothenburg, Dawson County, Nebraska, based upon census information for the years 1970, 1980 and estimated census information for 1990 provides the following statistical breakdown on the declining population in the southwest quadrant of the City of Gothenburg, defined as follows:

All that portion of the City of Gothenburg lying southerly of U.S. Highway #30 and westerly of State Highway #47.

YEAR	POPULATION
1970	224
1980	188
1990	132

A significant decrease in residential population in the above described area has resulted from at least 15 residential relocations and the disuse and abandonment of residences in this area.

DATED: October 8, 1990

REPORT OF THE CITY OF GOTHENBURG
CONCERNING AVERAGE INCOME OF RESIDENTS
IN THE CITY OF GOTHENBURG RESIDING IN
THAT AREA BOUNDED ON THE NORTH BY
U.S. HIGHWAY #30 AND ON THE EAST
BY STATE HIGHWAY #47

The City of Gothenburg, using personnel of the City and volunteers conducted a house to house survey of all residents in the above described portion of the City of Gothenburg. Said survey was conducted within the last twelve month period.

Based upon information from the State Statistical Office of the State of Nebraska, the average annual household income in Gothenburg is \$20,706.00. Based upon survey results, 80% of the residents in the above described area of Gothenburg had incomes less than the average Gothenburg income. This information is based upon 1989 income figures, available at the time of the survey.

There has been no noticeable change in the economic environment of the above described area that would impact these income figures.

DATED: October 8, 1990



200 3rd St.



221 5th St.



Tail race
6th St E ave c



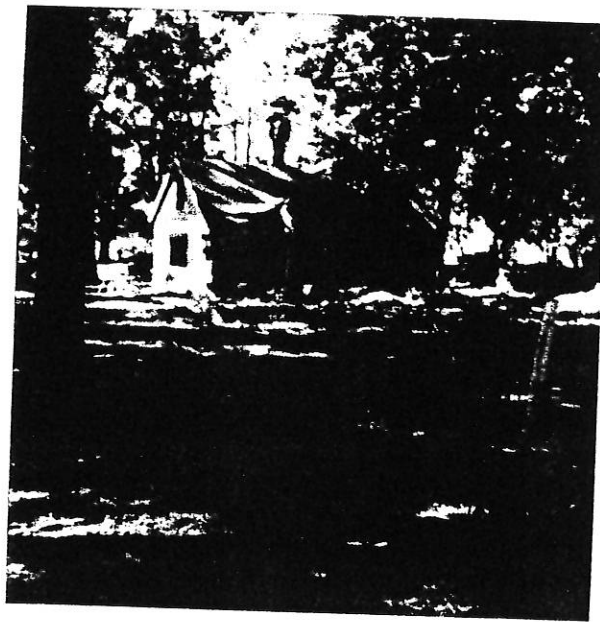
204 3rd St.



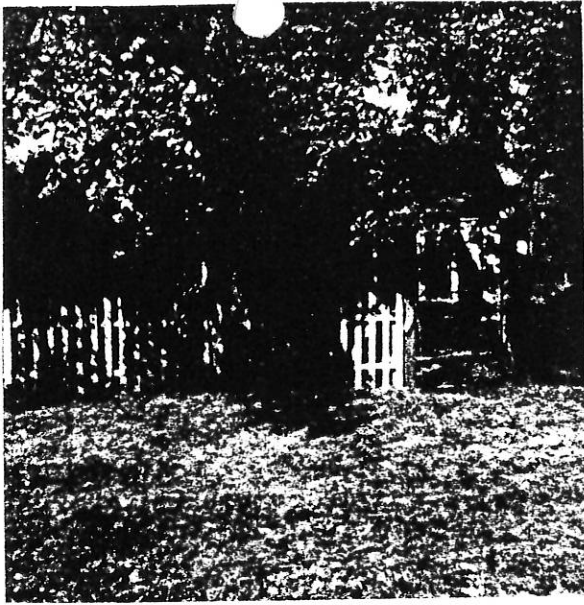
557 AA



7th & A St



560 AA



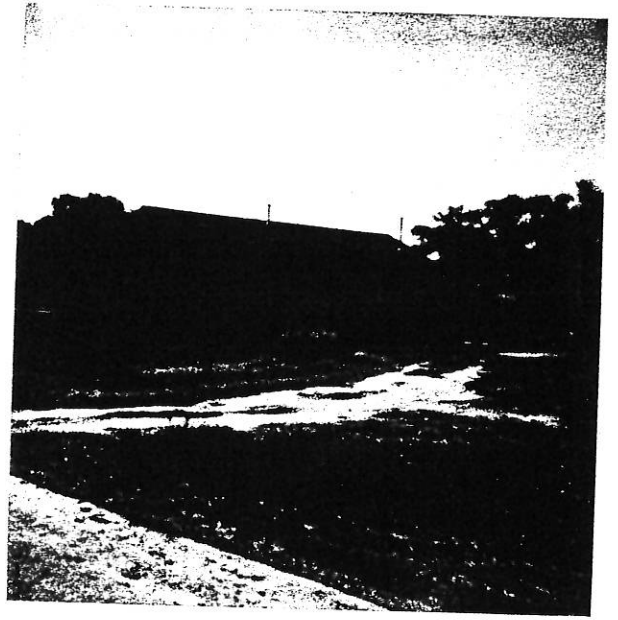
602 ave C



116 West 2nd



West 7th St



111 7th