

RESOLUTION 1993 -8

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 areas a shown and described on Attachment "A", constitute a substandard and blighted area as defined by Section 18-2109, R.R.S. 1943, a amended, and that said areas are in need of redevelopment.

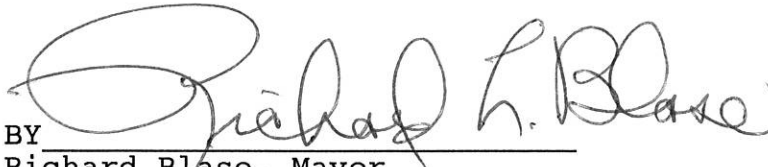
2. That it is hereby found and determined that a substandard and blighted condition exists as set forth and discussed in Attachment "B", "Substandard and Blight Report for the Northeast Quadrant for the City of Gothenburg", and "Substandard and Blight Report for the Eastern portion of the City of Gothenburg".

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 20th day of July, 1993.

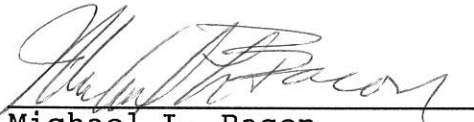
CITY OF GOTHENBURG, DAWSON  
COUNTY, NEBRASKA

  
BY Richard L. Blase  
Richard Blase, Mayor

ATTEST:

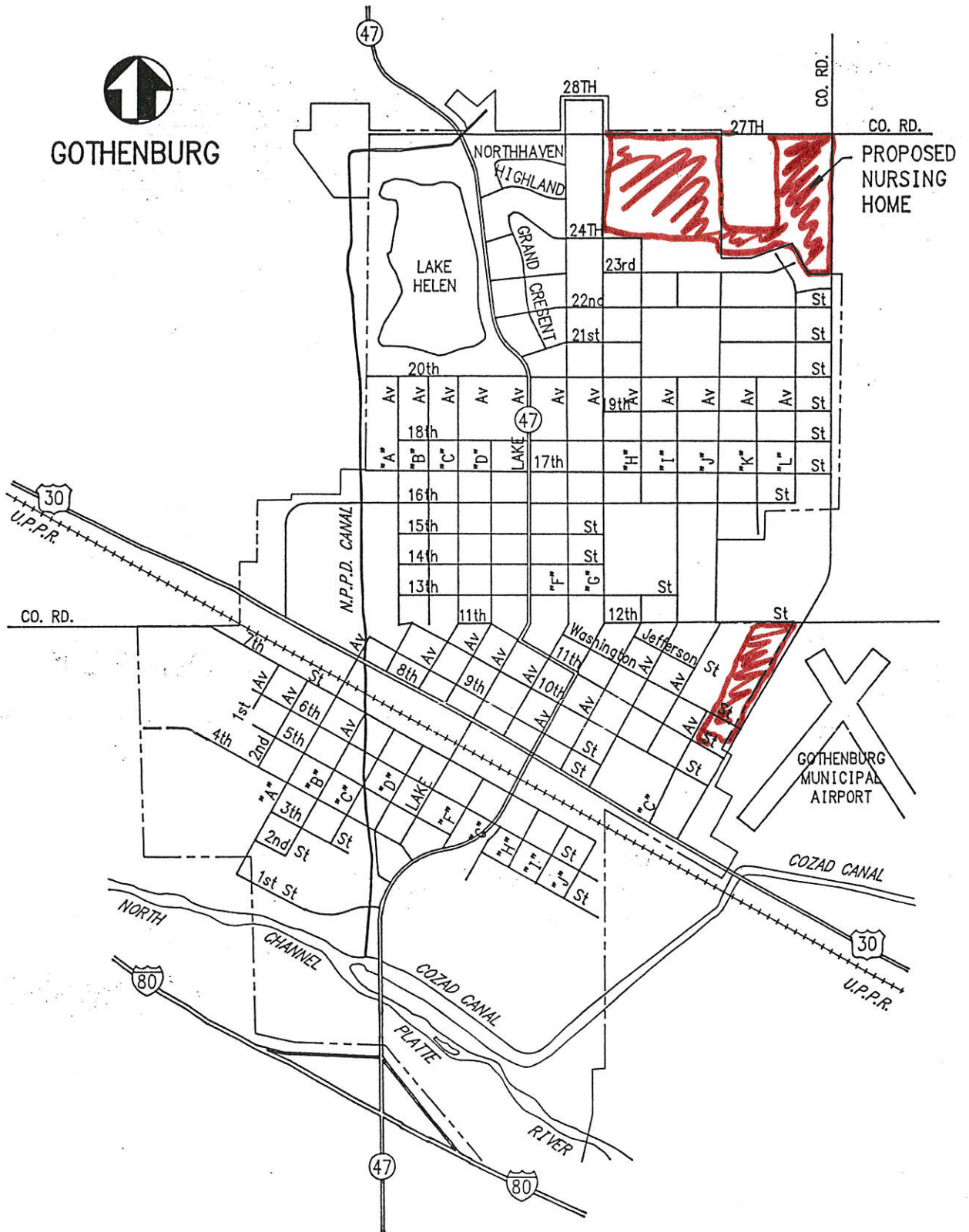
  
Connie Stull  
Connie Stull, City Clerk

APPROVED AS TO FORM:

  
Michael L. Bacon  
Michael L. Bacon,  
City Attorney

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# ATTACHMENT A



PROJECT SITE LOCATION  
GOTHENBURG, NEBRASKA

## ATTACHMENT "B"

### SUBSTANDARD AND BLIGHT REPORT FOR THE NORTHEAST QUADRANT OF THE CITY OF GOTHENBURG

For the property in the Northeast Quadrant of the City, (Krause and Bartruff properties), the following conditions exist:

1. More than 50% of the residential and out buildings are quite old and are obsolete for the area, including barns and chicken coops. At least one building is leaning substantially. The average age of all residences in the area is more than 40 years.

2. The vacant land in this area comprises more than 1/2 of the area and has been platted but vacant for more than 40 years.

3. There exists defective street layout, improper subdivision, obsolete platting with narrow lots, residences with nonconforming lot size, no streets in the subdivided area and no drainage. Lack of proper drainage creates sanitation problems. This substantially arrests and impairs sound growth of the City.

4. The area has had a stable or decreasing population in the last 2 decennial censuses.

5. The above conditions alone and in combination create conditions which endanger life and property by fire and other causes and is conducive to ill health, disease and is detrimental to the public health, safety and welfare.

SUBSTANDARD AND BLIGHT REPORT FOR  
THE EASTERN PORTION OF  
THE CITY OF GOTHENBURG

For the property in the Eastern portion of the City, (the GRN area), the following conditions exist:

1. There is a predominance of buildings and improvements which are in a state of dilapidation and deterioration. A number of the buildings, nearly 1/2 are either leaning or falling down. Nearly all buildings in the area are obsolete, old, inadequate and many are crowded with out adequate provision for ventilation and sanitation.
2. There is improper subdivision and non existent platting. A complete lack of street layout and lack of sanitary sewer substantially arrests and impairs sound growth of the City.
3. The average age of all residences in the area is more than 40 years. The area includes a manufacturing facility which is rapidly becoming obsolete.
4. The are has had a stable or decreasing population in the last 2 decennial censuses.
5. The state of the majority of the buildings invite pests, vandalism, disease and endanger life and property by fire and other causes which alone and in combination are conducive to ill health, juvenile delinquency, crime and are detrimental to the public health, safety and welfare.