

RESOLUTION 1996 - 9

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 the 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" constitutes 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 shown and described on Attachment "A", constitutes 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.

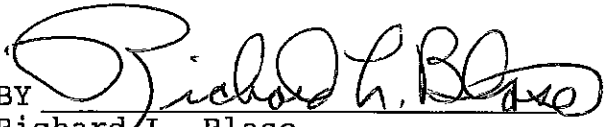
2. That it is hereby found and determined that a substandard and blighted condition exists as set forth and discussed in Attachment "B", "Substandard and Blight Report."

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 of 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.

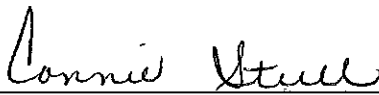
4. That it is hereby found and determined that said area is an eligible site for an urban redevelopment project under the provisions of Chapter 18, Article 21, Nebraska Revised Statutes of 1943, as amended.

Passed and approved this 28th day of May, 1996.

CITY OF GOTHENBURG,
DAWSON COUNTY, NEBRASKA

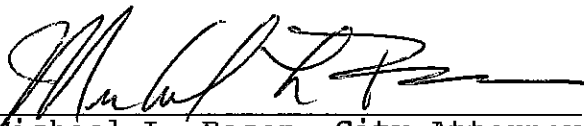
BY 
Richard L. Blase

ATTEST:



Connie Stull, City Clerk

APPROVED AS TO FORM:



Michael L. Bacon, City Attorney

BLIGHTED AND SUBSTANDARD REPORT

Area affected by report: This report concerns a tracts of property as shown on attached Exhibit A. It generally includes Block 38, 49 and 50 in First Addition, All of Mann's Subdivision, the Hagadone, Brinkhous and Ward property consisting of approximately 40 acres in total together with property owned by Riggs, Shoegard and others. The property lies south of Highway 30 and east of Highway 47 in Section 15, Township 11 North, Range 25, West of the 6th P.M., Dawson County, Nebraska.

Qualifications: The property consists of mix of residential, commercial, and vacate property. Of the 30 structures located on the property, 18 of those structures are in substantial states of deterioration. There are 3 shacks or sheds with substantial portions of the walls and roofs missing together with a wrecked trailer house on one portion of the property. Another portions contains 5 shacks, or sheds and one old wooden box car in substantial states of disrepair. A number of the residences include out buildings. The out-buildings, on a substantial portion of the property are in a serious state of disrepair and collapse. In addition, several of the houses appear obsolete and do not meet current housing standards and are in substantial states of disrepair. The siding appears to be dilapidated, shingles are missing and require replacement, and in one case, the entire residential structure has been gutted.

None of the roads are paved, and the vacate property has no provision for roads, one of the tracts is isolated and has no public access. The approximately 40 acres owned by Hagadone, Brinkhous and Ward substantial impair the sound growth of the community by having faulting lot layout and absolute lack of proper street design and access. This contributes substantially to the redevelopment of the area.

In addition, gang type graffiti has appeared in the area close to the subject property.

The entire area fails to provide adequate street layout, non-existent or faulty lot layout in relation to the usefulness of the property, obsolete platting which substantially impairs and arrests the sound growth of the community and constitutes an economic, and social liability and is detrimental to the public health, safety, morals and welfare in its present condition. Substantial portions of the property contains wreck and inoperational motor vehicles, old corrals in substantial states of disrepair, junk piles, manure piles, ponds for collection of stagnant water, and the like.

Approximately 75% of all the residential in the effected area are more than 40, and some more than 50 years old. Such factors are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime and is specifically detrimental to public health, safety, morals and welfare.

Based upon last two decennial censuses, the area has had a stable or decreasing population. It is also apparent the average age of the residential units in the area are at least 40 years.

It is clear from the definition set forth in Section 18-2103 of the Nebraska Revised Statutes that the above described property constitutes a substandard area and a blighted area within, the meaning of that statute, and it is recommended that the Council so declare that area on the attached Exhibit A blighted and substandard and in need of redevelopment.

The lack of adequate street and lot layouts substantially impairs and arrests the sound growth of the community and constitutes an economic and social liability, and is detrimental to public health, safety, moral and welfare in its present condition.

In addition, the average age of the residential units in the area exceeds 40 years. In fact, of the 18 residential units in the area, only three are less than 40 years of age.

The property is further impaired by a stable of decreasing population based on the last two decennial censuses.

Lots 1 and 2, in Block 1, in Mann's Subdivision to the City of Gothenburg, Dawson County, Nebraska.

Lots 3 through 10, in Block 1, in Mann's Subdivision to the City of Gothenburg, Dawson County, Nebraska.

Lots 1 through 12, in Block 2, in Mann's Subdivision to the City of Gothenburg, Dawson County, Nebraska.

Lots 1 through 9, in Block 3, in Mann's Subdivision to the City of Gothenburg, Dawson County, Nebraska.

All of Block 4, in Mann's Subdivision to the City of Gothenburg, Dawson County, Nebraska.

The NE 1/4, the NW 1/4 and the E 1/3 of the SW 1/4, and all of the W 2/3rds of the SW 1/4 lying North of Cozad Irrigation Company's Canal, all in the SW 1/4 of Section 15, Township 11 North, Range 25 West of the 6th P.M. in Dawson County, Nebraska;
EXCEPT

1. A tract of land along the Section line in the West part of said land conveyed by deed recorded in Book 68, Page 174, of records of Dawson County, Nebraska;
2. A tract conveyed to Walter Jensen, recorded in Book 77, page 196;
3. A triangular tract of land conveyed by Warranty Deed to E. J. Gardner, recorded in Book 77, Page 272;
4. A triangular tract of land conveyed to Nels R. Haynes, recorded in Book 84, page 219;
5. A tract conveyed to Bert Geiken, recorded in Book 90, page 673;
6. A tract conveyed to Einer Gustafson, recorded in Book 90, Page 674;
7. A tract conveyed to Leonard Hood, recorded in Book 91, Page 689;
8. A tract conveyed to Virgil Z. Marlin, recorded in Book 93, Page 204;
9. A tract conveyed to John W. Hehnke, recorded in Book 93, Page 466;
10. A tract conveyed to Clarence Rasmussen, et al., recorded in Book 96, Page 331;
11. A tract conveyed to Ray O. Stiff, et al., recorded in Book 96, Page 682;

12. A tract conveyed to Robert L. and Glo V. Bertwell recorded in Book 96, page 683;

13. A tract of land platted as Mann's Subdivision to the City of Gothenburg, Nebraska;

14. A tract of land conveyed to K. M., Inc., a Corporation, recorded in Book 111, page 771;

15. A tract of land conveyed to Gothenburg Improvement Company, a Nebraska corporation, recorded in Book 116, Page 713;

All in the Deed Records of Dawson County, Nebraska

AND

For the purpose of this description the North line of the SW 1/4 of Section 15, Township 11 North, Range 25 West of the 6th P.M., in Dawson County, Nebraska (as ran by F. E. Tanner in 1947 and referenced by H. J. Morris in State Application No 802) has an assumed bearing of South 88° 46' 35" West.

A tract of land in the SW 1/4 of Section 15, Township 11 North, Range 25 West of the 6th P.M., and within the City of Gothenburg, Dawson County, Nebraska, and being more particularly described as follows:

Referring to the Center of Section (as set by F. E. Tanner in 1947 and referenced by H. J. Norris in State Application 802), Section 15, Township 11 North, Range 25 West of the 6th P.M., in the City of Gothenburg, Dawson County, Nebraska; thence South, and along the centerline of the existing County Road, a distance of 1075.83 feet; thence North 88° 50' 00" West, a distance of 787.50 feet to the Point of Beginning; thence South 1° 44' 33" West, a distance of 288.78 feet; thence North 89° 08' 29" West, a distance of 532.94 feet; thence North 60° 43' 11" West, a distance of 772.26 feet; thence North 29° 20' 22" East, a distance of 450.25 feet; thence South 63° 47' 41" East, a distance of 1108.58 feet to the place of beginning.

mannward.des