

**RESOLUTION 1998 - 25**

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 know 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.

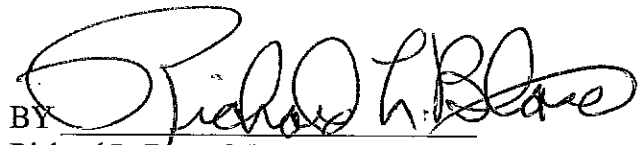
2. That it is hereby found and determined that a substandard and blighted condition exists as set forth and discussed in Attachment "B", "Substandard and Blight Report."

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 20th day of October, 1998.

CITY OF GOTHENBURG,  
DAWSON COUNTY, NEBRASKA

BY   
Richard L. Blase, Mayor

ATTEST:

  
Connie Stull, City Clerk

APPROVED AS TO FORM:

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Michael L. Bacon, City Attorney

**EXHIBIT "A"**

All that property lying south of US highway 30 and west of State highway 47;

Blocks 36 through 40, inclusive; blocks 47 through 52, inclusive in First Addition;

All property lying within the Gothenburg Industrial Park First Addition;

All property lying south of Industrial Park First Addition, and within 300' of and west of Cottonwood Drive,

All within the city limits of the city of Gothenburg, Dawson County, Nebraska.

## Blight and Substandard Study

1. Purpose of this Study. The purpose of this study is to identify areas of the city of Gothenburg, Neb. which should be considered blighted and substandard under the criteria for such areas as set forth in the Neb. Community Development Law, Section 18-2103.
2. Boundary of the area included in this analysis. The area included in this analysis consists of a portion of the City of Gothenburg, Nebraska, as more particularly set forth on the attached Exhibit "A".
3. Substandard area definition. For purposes of this analysis, the definition of a substandard area as set forth in Nebraska Statute, Section 18-2103(10) shall be used.
4. Blighted area definition. For purposes of this analysis, the definition of a blighted area as set forth in Nebraska Statute, Section 18-2103(11) shall be used.
5. Analysis approach. The approach used in conducting this analysis was a personal inspection of all properties by Michael Bacon and Steven P. Vinton, and a review of a map of the area in question.
6. Existing land uses. A total of 155 separate properties are included in the area analysis, plus public alleys and streets. The land uses that now exist within the analysis area consist of 5 categories. The 5 categories, and the number of properties utilized within each category, are as follows:
  - A. Residential (single-family, duplexes, and multi-family): 94.
  - B. Commercial: 51.
  - C. Public street, highway and alley rights-of-way.
  - D. Industrial: 1.
  - E. Agricultural or vacant: 9.
7. Analysis of substandard factors.
  - A. Dilapidated /deterioration of structures. A determination and rating of building and structure conditions by personal inspection of 151 tracts in the analysis area was made. Of the 94 residential properties in the analysis area, 43 were determined to be substandard by reason of dilapidation, deterioration, age or obsolescence. Of the 51 commercial property sites, 19 were determined to be substandard by reason of dilapidation, deterioration, age or obsolescence. Of the 9 vacant property sites, 4 were determined to be substandard by reason of the existence of conditions which endanger life or are conducive to ill health.

8. Analysis of blight factors.

A. Of the 94 residential property sites in the analysis area, 65 appear to be 40 years old or older. Very few new structures are present. Therefore, the average age of the residential units in the area is at least forty years.

B. There exists a substantial number of deteriorated or deteriorating structures, as more fully set forth in paragraph 7, above.

C. A substantial number of the streets in the analysis area are unpaved.

D. A substantial number of the lots in the analysis area include street frontage of approximately 25 feet. The small lots are not conducive to residential or commercial development.

E. The "Tailrace" canal flows through the analysis area. This canal contains stagnant water which attracts insects and rodents.

F. The Cozad canal flows through the analysis area. This canal contains stagnant water during certain portions of the year. The stagnant water attracts insects and rodents.

Conclusion. The majority of the analysis area appears to meet the requirements of the Nebraska Community Development Law for designation as both a "blighted" and "substandard" area. As shown in this report, there is a varying distribution of four of the factors that indicate the analysis area is substandard. These substandard factors include: (1) age and obsolescence of buildings and improvements; (2) dilapidation and deterioration of buildings and improvements; (3) the existence of conditions which endanger life; and (4) combinations of these factors which are conducive to ill health and detrimental to the public health, safety and welfare. The two substandard factors not present are: (1) inadequate provisions for light, air and open space; and (2) high-density of population and overcrowding.

As shown in this analysis, there exists 10 of the 12 factors that constitute a blighted area. There is a reasonable, but varying intensity of occurrence of the 10 blighting factors as follows: (1) a substantial number of deteriorated or deteriorating structures; (2) improper subdivision or obsolete platting; (3) faulty lot layout in relation to size, adequacy, accessibility or usefulness; (4) economically or socially undesirable land uses; (5) diversity of ownership; (6) existence of defective or inadequate street layout; (7) unsanitary or unsafe conditions; (8) deterioration of site or other improvements; (9) existence of conditions which endanger life or property by fire or other causes. and (10) combination of blighting factors. The two blighting conditions not present are: (1) tax or special assessment delinquency exceeding the fair market value of the land; and (2) defective or unusual conditions of title.

Combinations of these blighting factors which substantially impair or arrest the sound growth of the community, retard the provision of housing accommodations and constitute an economic and social liability and which are detrimental to the public health, safety and welfare are present to a reasonable degree. In addition, two of the five critical factors for blight determination are present, which are: (1) that the average age of the residential and commercial structures in the area is at least

forty years; and (2) the analysis area has had either stable or decreasing population between the 1980 and the 1990 decennial censuses. Copies of these censuses are available from the City Clerk.

Exhibit B

**EXHIBIT "A"**

All that property lying south of US highway 30 and west of State highway 47;

Blocks 36 through 40, inclusive; blocks 47 through 52, inclusive in First Addition;

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