

RESOLUTION NO. 2022-8

RESOLUTION OF THE GOTHENBURG CITY COUNCIL SUBMITTING TO THE GOTHENBURG PLANNING COMMISSION THE QUESTION OF WHETHER THE AREA DESCRIBED IN A BLIGHT AND SUBSTANDARD STUDY IS BLIGHTED AND SUBSTANDARD FOR PURPOSES OF THE NEBRASKA COMMUNITY DEVELOPMENT LAW AND FOR PURPOSES OF ITS REVIEW AND RECOMMENDATION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOTHENBURG, NEBRASKA:

Recitals:

a. The Mayor and Council of the City of Gothenburg, Nebraska (the "City"), have received a Blight & Substandard Determination Study prepared by Hanna: Keelan Associates, P.C., as amended by that Blight Study Addendum prepared by Miller & Associates Consulting Engineers, P.C. (hereinafter collectively referred to as the "Study"), documenting that the areas described in the Study are substandard and blighted and in need of redevelopment pursuant to the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"). A copy of the Study is attached hereto as **Exhibit A**; and

b. Pursuant to §18-2109(1) of the Act, prior to a redevelopment plan being prepared for the area described in the Study, the City Council, after a conducting a public hearing pursuant to the Act must declare (the "Declaration") such area substandard and blighted and in need of redevelopment; and

c. Pursuant to §18-2109(2) of the Act, prior to making the Declaration the City Council shall submit the question to the Planning Commission of the City whether the area described in the Study is substandard and blighted and for its review and recommendation:

Resolved that:

1. The City Council hereby refers to the Planning Commission of the City the question of whether the area described in the Study is substandard and blighted and for its review and recommendations.

2. Pursuant to §18-2109(2) of the Act, the Planning Commission is required to hold a public hearing on the question with notice as provided in §18-2115.01 of the Act and make such recommendations as the Planning Commission shall deem appropriate.

PASSED AND APPROVED on August 16, 2022.



CITY OF GOTHENBURG, NEBRASKA

BY
MAYOR

Joyce E. Hudson

ATTEST:

Mary B. ...
CITY CLERK

Exhibit A
[Attach copy of Study]

Gothenburg, Nebraska

Blight & Substandard Determination Study &
General Redevelopment Plan.
Redevelopment Area #1



Prepared for:

The City of Gothenburg, Nebraska.

**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

JUNE, 2018

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**HANNA:KEELAN ASSOCIATES, P.C.
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BLIGHT & SUBSTANDARD DETERMINATION STUDY.

EXECUTIVE SUMMARY.

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law, Section 18-2103**, to **Redevelopment Area #1** in **Gothenburg, Nebraska**. The results of this **Study** will assist the City in declaring **Redevelopment Area #1** as both **blighted and substandard**.

Location

Redevelopment Area #1 is situated throughout the City of Gothenburg, Nebraska, generally bound by Interstate 80 (south), U.S. Highway 30 (north), Quinn Field (northeast) and Road 410 (west).

Redevelopment Area #1 is comprised of mixed land uses, including single family and multifamily residential dwellings, commercial and industrial properties and undeveloped tracts of land. Three important land use features in **Area #1** include the Highway 30 Corridor, commercial and industrial uses south of Highway 30 and adjacent Quinn Field, along with large parcels of vacant, undeveloped land located throughout the **Redevelopment Area**. Undeveloped tracts of land in the western and eastern portions of the **Redevelopment Area**, adjacent the Union Pacific Railroad/ U.S. Highway 30 Corridor are targeted for future industrial development, while vacant land in the northeast portion is targeted for future residential development.

Illustration 1, Context Map, identifies **Redevelopment Area #1** in relation to the City of Gothenburg. With the exception of undeveloped tracts of land, located in the southwest, southeast and northeast portions of the **Redevelopment Area**, all land parcels in the **Area** are located inside the Corporate Limits of Gothenburg. **The Map indicates the land within the Redevelopment Area.**

Additionally, public right-of-ways of municipal streets and alleys, as well as Highway 47 and U.S. Highway 30, are also included within the boundaries of **Redevelopment Area #1**.

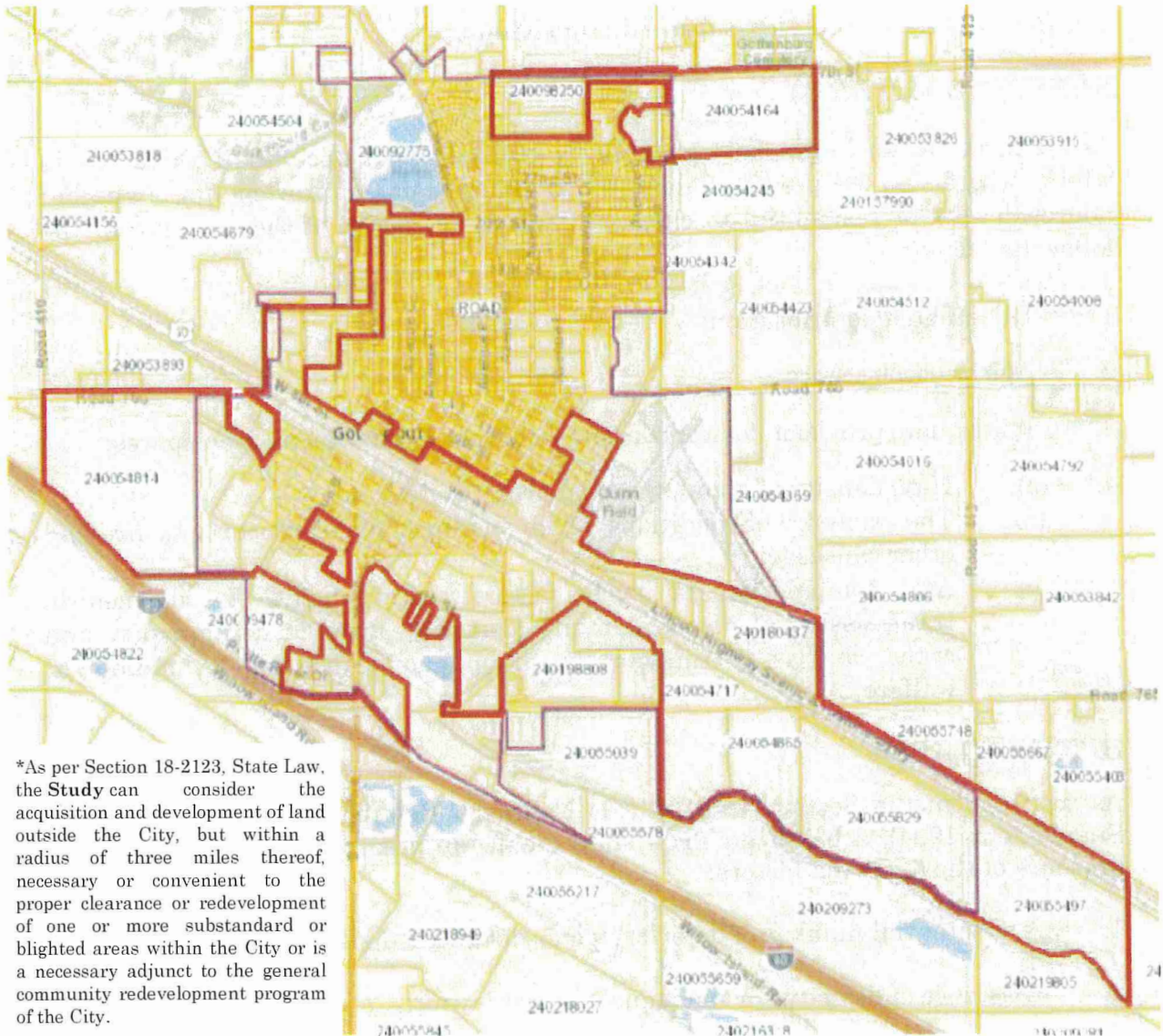
The primary streets within the **Redevelopment Area** are Cottonwood Rd, U.S. Highway 30, Avenue G, Avenue C, Highway 47 and Fifth Street. The referenced **Gothenburg Redevelopment Area #1**, in the City of Gothenburg, Nebraska, includes the following parcels of record on file with the Dawson County Assessor Office:

240022111	240058720	240072197	240077296	240077245	240083369
240054024	240058771	240072200	240072197	240077296	240083385
240054164	240058798	240072286	240072200	240077326	240083423
240054466	240058828	240072677	240072286	240077334	240083458
240054539	240058879	240072715	240072677	240077342	240083474
240054636	240058887	240072723	240072715	240077385	240083512
240054717	240058992	240072821	240072723	240077423	240083520
240054768	240059050	240072766	240072821	240077474	240083539
240054814	240059069	240074920	240072766	240077490	240083555
240054865	240059131	240075013	240074920	240077504	240083601
240054962	240059220	240075102	240075013	240077512	240083628
240055497	240059328	240075196	240075102	240077555	240083636
240055829	240059328	240075285	240075196	240077571	240083652
240057791	240059409	240075366	240075285	240077598	240083695
240057805	240059573	240075374	240075366	240077601	240083709
240057872	240059670	240075447	240075374	240077652	240083717
240057880	240059697	240075455	240075447	240077660	240083733
240057899	240059768	240075544	240075455	240077687	240083784
240057961	240059786	240075552	240075544	240077695	240083792
240057988	240059837	240075625	240075552	240077733	240083806
240058054	240059956	240075633	240075625	240077741	240083822
240058062	240060016	240075714	240075633	240077768	240083865
240058070	240060032	240075803	240075714	240077776	240083873
240058135	240070706	240075889	240075803	240077814	240083911
240058151	240070798	240075897	240075889	240077822	240083962
240058224	240071220	240076028	240075897	240077830	240083970
240058232	240071239	240076451	240076028	240077849	240083989
240058240	240071336	240076540	240076451	240077857	240084004
240058305	240071417	240076974	240076540	240077865	240084047
240058313	240071492	240077032	240076974	240077903	240084098
240058321	240071573	240077040	240077032	240077911	240084144
240058399	240071581	240077059	240077040	240077938	240084152
240058402	240071670	240077075	240077059	240077946	240084160
240058413	240071689	240077113	240077075	240077954	240084225
240058488	240071751	240077121	240077113	240077997	240084233
240058496	240071778	240077148	240077121	240078004	240084276
240058518	240071840	240077156	240077148	240078012	240084314
240058577	240071921	240077164	240077156	240078039	240084322
240058585	240071972	240077202	240077164	240078047	240084349
240058666	240072014	240077229	240077202	240078314	240084357
240058674	240072057	240077237	240077229	240083342	240088662
240058682	240072103	240077245	240077237	240083350	240088670

240088743	240092627	240099893	240182154	240206878	240215467
240088751	240092708	240099982	240182294	240207084	240215474
240088794	240092716	240100069	240182707	240208536	240215481
240088832	240098250	240100077	240183673	240208544	240215929
240088840	240098285	240100174	240185242	240208552	240215936
240088913	240098331	240139291	240185269	240208595	240215958
240088921	240098374	240139798	240195639	240208749	240216279
240089006	240098420	240146247	240199065	240208757	240216474
240089014	240098447	240147243	240199189	240208897	240216986
240089081	240098528	240147561	240202333	240209117	240216993
240089510	240098544	240147847	240203267	240210605	240217336
240089618	240098625	240148940	240203267	240213092	240217420
240089626	240098633	240148967	240204638	240213493	240217772
240091825	240098714	240149769	240204646	240213605	240217933
240091833	240098765	240150899	240204697	240213780	240217940
240091914	240098803	240154215	240204743	240213787	240217974
240092007	240098897	240157257	240204859	240213794	240218003
240092015	240098986	240157362	240205073	240213801	240218192
240092082	240099079	240159977	240205081	240213850	240219740
240092090	240099168	240160339	240205375	240213857	240219759
240092104	240099176	240165063	240205448	240213864	240219767
240092163	240099184	240178297	240205456	240214522	240265421
240092198	240099206	240178335	240205499	240214837	246077210
240092260	240099265	240180437	240205502	240215346	246203313
240092287	240099281	240180895	240206428	240215397	246218276
240092376	240099370	240181166	240206754	240215453	
240092538	240099486	240181956	240206797	240215460	



CONTEXT MAP
REDEVELOPMENT AREA #1
GOTHENBURG, NEBRASKA



*As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

LEGEND

- Redevelopment Area #1
- Gothenburg Corporate Limits.

HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

ILLUSTRATION 1

The **blight and substandard** evaluation for **Gothenburg Redevelopment Area #1** included a detailed **exterior structural survey of 282 individual buildings**, a parcel-by-parcel **Structural/Site Conditions Survey**, conversations with City of Gothenburg administrative and utilities staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #1** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Gothenburg Redevelopment Area #1 is found to be eligible as both "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

All four of the Substandard Factors set forth in the Nebraska Community Development Law have a "strong presence" in Redevelopment Area #1. Specific conditions supporting these Factors are described below.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #1
GOTHENBURG, NEBRASKA**

- 1. Dilapidated/deterioration. ☒
- 2. Age or obsolescence. ☒
- 3. Inadequate provision for ventilation, light, air, sanitation or open spaces. ☒
- 4. Existence of conditions which endanger life or property by fire and other causes. ☒

Strong Presence of Factor ☒
 Reasonable Presence of Factor ☑
 No Presence of Factor ○

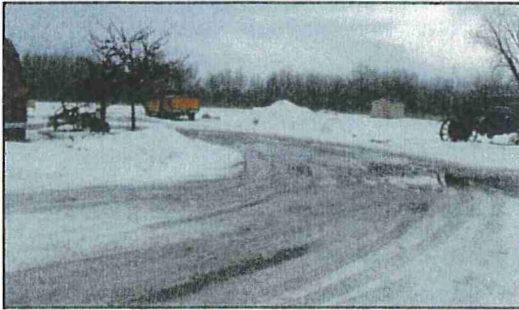
Source: Hanna:Keelan Associates, P.C., 2018.

Strong Presence of Factor -

A Structural/Site Conditions Survey completed for Redevelopment Area #1 determined that the Factor, *Deterioration/Dilapidation* has a strong presence in Redevelopment Area #1. The Survey recorded 81 structures, or 29 percent of the 282 total structures as being *deteriorated with major defects*. An additional 40 structures, or 14 percent of the total structures in the Area were recorded as being *dilapidated*. Combined, 121 structures, or 43 percent of the 282 total structures were classified as deteriorating or dilapidated.

A total of 192, or 68 percent of the 282 total structures in Redevelopment Area #1 are *40+ years of age* (built prior to 1978). According to the Dawson County Assessor Office, the average age of residential structures in the Redevelopment Area is approximately 94 years and the average age of all structures is estimated at approximately 78 years. The Factor of *Age or Obsolescence* is a strong presence throughout the Area.

The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** throughout the **Redevelopment Area**. Undeveloped tracts of land adjacent the Highway 30 Corridor and west of Avenue A are currently lacking public infrastructure. Water and sewer mains are adjacent these undeveloped tracts of land and will require extensions to promote new development. Additionally, water and sewer mains throughout the **Redevelopment Area** are inadequately sized, significantly aged and constructed of outmoded materials.



The **Structural/Site Conditions Survey** determined that the **Factor, Existence of Conditions Which Endanger Life or Property**, by fire and other causes, is a **strong presence** throughout **Redevelopment Area #1**. Primary contributing elements include deteriorating buildings and the existence of wood frame buildings containing combustible elements and fixtures. Additionally, water and sewer mains are approximately 50 to 75 years of age, undersized and constructed of outmoded materials.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the Structural/Site Conditions Survey, include:

1. Aging structures;
2. Deteriorating structures;
3. Frame and masonry buildings with wooden structural elements that both contain combustible building components and materials are potential fire hazards;
4. Average age of residential structures being 40+ years;
5. A portion of **Redevelopment Area #1** is serviced by water and sewer mains that range from 50 to 75 years of age, are undersized and constructed of outmoded materials; and
6. **Functionally and economically obsolete structures and land areas**, including the undeveloped tracts of land west of Avenue A, in the northeast portion of the **Redevelopment Area** and those adjacent the U.S. Highway 30 Corridor.

BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, 10 represent a “strong presence” within Redevelopment Area #1. The Factor, “tax or special assessment exceeding the fair value of land,” was of “little or no presence.” The Factor “defective or unusual condition of title,” was not reviewed.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #1
GOTHENBURG, NEBRASKA**

- | | | |
|-----|--|----|
| 1. | A substantial number of deteriorated or dilapidated structures. | ☐ |
| 2. | Existence of defective or inadequate street layout. | ☐ |
| 3. | Faulty lot layout in relation to size, adequacy, accessibility or usefulness. | ☐ |
| 4. | Insanitary or unsafe conditions. | ☐ |
| 5. | Deterioration of site or other improvements. | ☐ |
| 6. | Diversity of Ownership. | ☐ |
| 7. | Tax or special assessment delinquency exceeding the fair value of land. | ○ |
| 8. | Defective or unusual condition of title. | NR |
| 9. | Improper subdivision or obsolete platting. | ☐ |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ☐ |
| 11. | Other environmental and blighting factors. | ☐ |
| 12. | One of the other five conditions. | ☐ |

Strong Presence of Factor	☐
Reasonable Presence of Factor	☐
Little or No Presence of Factor	○
Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2018

Strong Presence of Factor –

Deteriorated and Dilapidated Structures are a **strong presence** in **Redevelopment Area #1**. A total of **81 structures**, or **29 percent** of the **282 total structures** were recorded as **deteriorating to a major extent**. An additional **40 structures**, or **14 percent** of the total structures were recorded as **dilapidated**. **Combined, 121, or 43 percent of the total 282 structures were in a deteriorating to dilapidated condition**. Several structures are substantially dilapidated and not cost-effective to be rehabilitated and should be considered for demolition.

Defective or Inadequate Street Layout is a **strong presence** in **Redevelopment Area #1**, due to a lack of platted and developed streets and existing streets being “fair” in condition. The assessment of street conditions revealed that **172 parcels**, or **45 percent** of the **total 381 parcels** front on streets in “fair” to “poor” condition. The street layout in the **Redevelopment Area** consists of major highways and local access streets. Undeveloped portions of the **Redevelopment Area** lack adequate street access. Streets and public infrastructure are needed to support future development on tracts of land adjacent the U.S. Highway 30 Corridor and in the northeast portion of the **Redevelopment Area**.

Faulty Lot Layout is a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** include parcels that are undersized for development and/or redevelopment activities. Several tracts of land within the **Redevelopment Area** are comprised of multiple parcels and, individually, are too small to support development. The **Redevelopment Area** contains land that is both **functionally and economically obsolescent**. Several large, undeveloped parcels located throughout the **Redevelopment Area** are currently too large to support development activities. These tracts of land need to be divided into smaller parcels to support modern development activities.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include water and sewer mains that range from 50 to 75 years of age, are constructed of outmoded materials and undersized to support modern uses. Sidewalk conditions and the overall lack of sidewalks also contribute to unsafe conditions. Of the **381 parcels** evaluated, **220 parcels**, or **58 percent** were **lacking sidewalks**. This is a hindrance to pedestrians and makes it difficult if not impossible for individuals with disabilities to move throughout the **Area**.

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area**. The **Structural/Site Conditions Survey** revealed **75 percent**, or **287 parcels** have “fair” to “poor” overall site conditions. A total of **37 parcels** were recorded as having debris on the property to a **minor or major extent**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #1**. The undeveloped, irregular tracts of land both adjacent the U.S. Highway 30 Corridor and in the northeast portion of the **Area** should be re-platted for future development, as per the *City of Gothenburg Subdivision Regulations*. Also, many lots located in the central portion of the **Redevelopment Area** were platted as 25' and 50' wide and 100' to 140' long, substantially smaller than modern requirements.

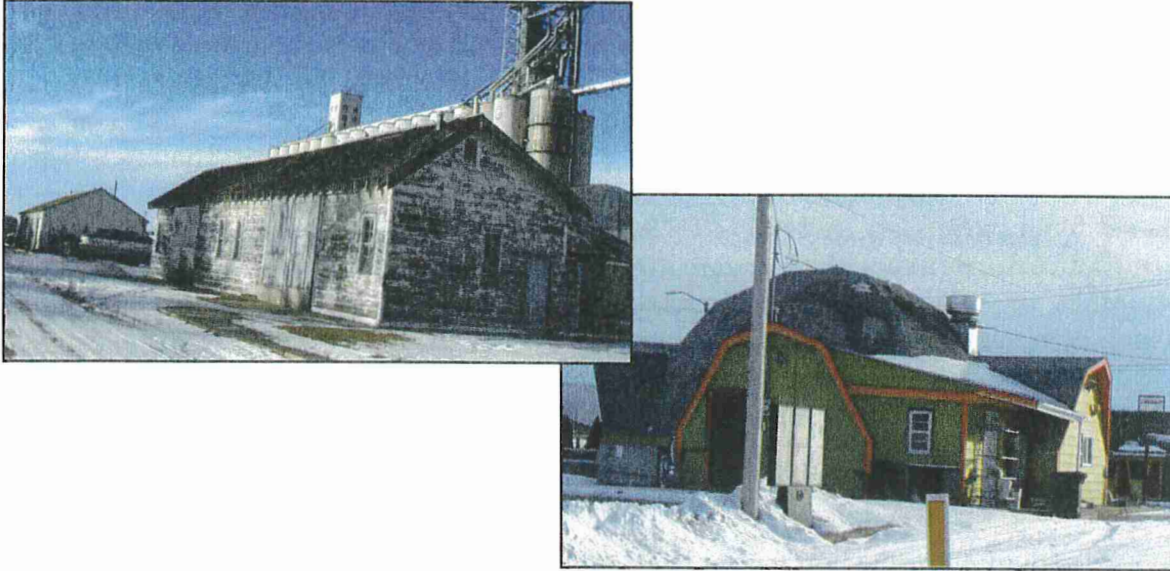
The *Existence of Conditions Which Endanger Life or Property* by fire or other causes, are a **strong presence** throughout **Redevelopment Area #1**. Conditions associated with this **Factor** include the existence of wood frame buildings containing combustible elements and fixtures. Several buildings are in a state of deterioration and in need of repair or demolition. Additionally, portions of the **Redevelopment Area** are serviced by water and sewer mains that are 50 to 75 years of age, undersized and subject to breakage. Additionally, water and sewer mains in the central portion of the Redevelopment area are less than 4" in diameter and constructed of outmoded materials.



Other Environmental and Blighting Factors, including **economic and functional obsolescence**, is a **strong presence** throughout **Redevelopment Area #1**. Several commercial, industrial and residential buildings exist in the **Area** are primary examples of both functionally and economically obsolete real estate.

Redevelopment Area #1 contains several buildings that are deteriorating with major defects, or dilapidated and in substandard condition. **A total of 43 percent, or 121 of the total 282 buildings are deteriorating with major defects or dilapidated.** Much of the **Area** is serviced by outmoded infrastructure that is 50 to 75 years of age and undersized by today's development standards.

One of the Required Five Additional Blight Factors has a strong presence throughout the Redevelopment Area. The estimated average age of all structures is 78 years, while the average age of residential buildings alone is an estimated 94 years.



Conclusion

It is the conclusion of the Consultant retained by the City of Gothenburg that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that the findings of this **Blight and Substandard Determination Study** warrant designating **Gothenburg Redevelopment Area #1** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged by the City of Gothenburg to examine conditions of **blight and substandard**. The Gothenburg Community Redevelopment Authority, Planning Commission and City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

BASIS FOR REDEVELOPMENT

For a project in the City of Gothenburg to be eligible for redevelopment under the **Nebraska Community Development Law**, for the use of Tax Increment Financing, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This Study has been undertaken to determine whether conditions exist which would warrant designation of the **Redevelopment Area** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the platted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the Gothenburg Community Redevelopment Authority, Planning Commission and City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **Gothenburg Redevelopment Area #1**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to **Redevelopment Area #1** in **Gothenburg, Nebraska**. The results of this **Study** will assist the City in declaring **Redevelopment Area #1** as both **blighted and substandard**.

Location

Redevelopment Area #1 is situated throughout the City of Gothenburg, Nebraska, generally bound by Interstate 80 (south), US Highway 30 (north), Quinn Field (northeast) and Road 410 (west).

Redevelopment Area #1 is comprised of mixed land uses, including single family and multifamily residential dwellings, commercial and industrial properties and undeveloped tracts of land. Three important land use features in **Area #1** include the Highway 30 Corridor, commercial and industrial uses south of Highway 30 and adjacent Quinn Field, along with large parcels of vacant, undeveloped land located throughout the **Redevelopment Area**. Undeveloped tracts of land in the western and eastern portions of the **Redevelopment Area**, adjacent the Union Pacific Railroad/ U.S. Highway 30 Corridor are targeted for future industrial development, while vacant land in the northeast portion is targeted for future residential development.

Illustration 1, Context Map, identifies **Redevelopment Area #1** in relation to the City of Gothenburg. With the exception of undeveloped tracts of land, located in the southwest, southeast and northeast portions of the **Redevelopment Area**, all land parcels in the **Area** are located inside the Corporate Limits of Gothenburg. **The Map indicates the land within the Redevelopment Area.**

Additionally, public right-of-ways of municipal streets and alleys, as well as Highway 47 and U.S. Highway 30, are also included within the boundaries of **Redevelopment Area #1**.

The primary streets within the **Redevelopment Area** are Cottonwood Rd, U.S. Highway 30, Avenue G, Avenue C, Highway 47 and Fifth Street. The referenced **Gothenburg Redevelopment Area #1**, in the City of Gothenburg, Nebraska, includes the following parcels of record on file with the Dawson County Assessor Office:

240022111	240058720	240072197	240077296	240077245	240083369
240054024	240058771	240072200	240072197	240077296	240083385
240054164	240058798	240072286	240072200	240077326	240083423
240054466	240058828	240072677	240072286	240077334	240083458
240054539	240058879	240072715	240072677	240077342	240083474
240054636	240058887	240072723	240072715	240077385	240083512
240054717	240058992	240072821	240072723	240077423	240083520
240054768	240059050	240072766	240072821	240077474	240083539
240054814	240059069	240074920	240072766	240077490	240083555
240054865	240059131	240075013	240074920	240077504	240083601
240054962	240059220	240075102	240075013	240077512	240083628
240055497	240059328	240075196	240075102	240077555	240083636
240055829	240059328	240075285	240075196	240077571	240083652
240057791	240059409	240075366	240075285	240077598	240083695
240057805	240059573	240075374	240075366	240077601	240083709
240057872	240059670	240075447	240075374	240077652	240083717
240057880	240059697	240075455	240075447	240077660	240083733
240057899	240059768	240075544	240075455	240077687	240083784
240057961	240059786	240075552	240075544	240077695	240083792
240057988	240059837	240075625	240075552	240077733	240083806
240058054	240059956	240075633	240075625	240077741	240083822
240058062	240060016	240075714	240075633	240077768	240083865
240058070	240060032	240075803	240075714	240077776	240083873
240058135	240070706	240075889	240075803	240077814	240083911
240058151	240070798	240075897	240075889	240077822	240083962
240058224	240071220	240076028	240075897	240077830	240083970
240058232	240071239	240076451	240076028	240077849	240083989
240058240	240071336	240076540	240076451	240077857	240084004
240058305	240071417	240076974	240076540	240077865	240084047
240058313	240071492	240077032	240076974	240077903	240084098
240058321	240071573	240077040	240077032	240077911	240084144
240058399	240071581	240077059	240077040	240077938	240084152
240058402	240071670	240077075	240077059	240077946	240084160
240058413	240071689	240077113	240077075	240077954	240084225
240058488	240071751	240077121	240077113	240077997	240084233
240058496	240071778	240077148	240077121	240078004	240084276
240058518	240071840	240077156	240077148	240078012	240084314
240058577	240071921	240077164	240077156	240078039	240084322
240058585	240071972	240077202	240077164	240078047	240084349
240058666	240072014	240077229	240077202	240078314	240084357
240058674	240072057	240077237	240077229	240083342	240088662
240058682	240072103	240077245	240077237	240083350	240088670

240088743	240092627	240099893	240182154	240206878	240215467
240088751	240092708	240099982	240182294	240207084	240215474
240088794	240092716	240100069	240182707	240208536	240215481
240088832	240098250	240100077	240183673	240208544	240215929
240088840	240098285	240100174	240185242	240208552	240215936
240088913	240098331	240139291	240185269	240208595	240215958
240088921	240098374	240139798	240195639	240208749	240216279
240089006	240098420	240146247	240199065	240208757	240216474
240089014	240098447	240147243	240199189	240208897	240216986
240089081	240098528	240147561	240202333	240209117	240216993
240089510	240098544	240147847	240203267	240210605	240217336
240089618	240098625	240148940	240203267	240213092	240217420
240089626	240098633	240148967	240204638	240213493	240217772
240091825	240098714	240149769	240204646	240213605	240217933
240091833	240098765	240150899	240204697	240213780	240217940
240091914	240098803	240154215	240204743	240213787	240217974
240092007	240098897	240157257	240204859	240213794	240218003
240092015	240098986	240157362	240205073	240213801	240218192
240092082	240099079	240159977	240205081	240213850	240219740
240092090	240099168	240160339	240205375	240213857	240219759
240092104	240099176	240165063	240205448	240213864	240219767
240092163	240099184	240178297	240205456	240214522	240265421
240092198	240099206	240178335	240205499	240214837	246077210
240092260	240099265	240180437	240205502	240215346	246203313
240092287	240099281	240180895	240206428	240215397	246218276
240092376	240099370	240181166	240206754	240215453	
240092538	240099486	240181956	240206797	240215460	



Redevelopment Area #1 is comprised, primarily, of public/quasi-public uses, single family and multifamily residential dwellings, mobile homes, commercial and industrial land uses and several undeveloped tracts of land. Existing land uses are identified in **Illustration 2**. **Area #1** contains an estimated 979.2 acres, of which an estimated 61.1 percent has been developed.

Table 3 identifies the estimated **existing land use** within the **Redevelopment Area** in terms of number of acres and percentage of total for each existing land use type.

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #1
GOTHENBURG, NEBRASKA**

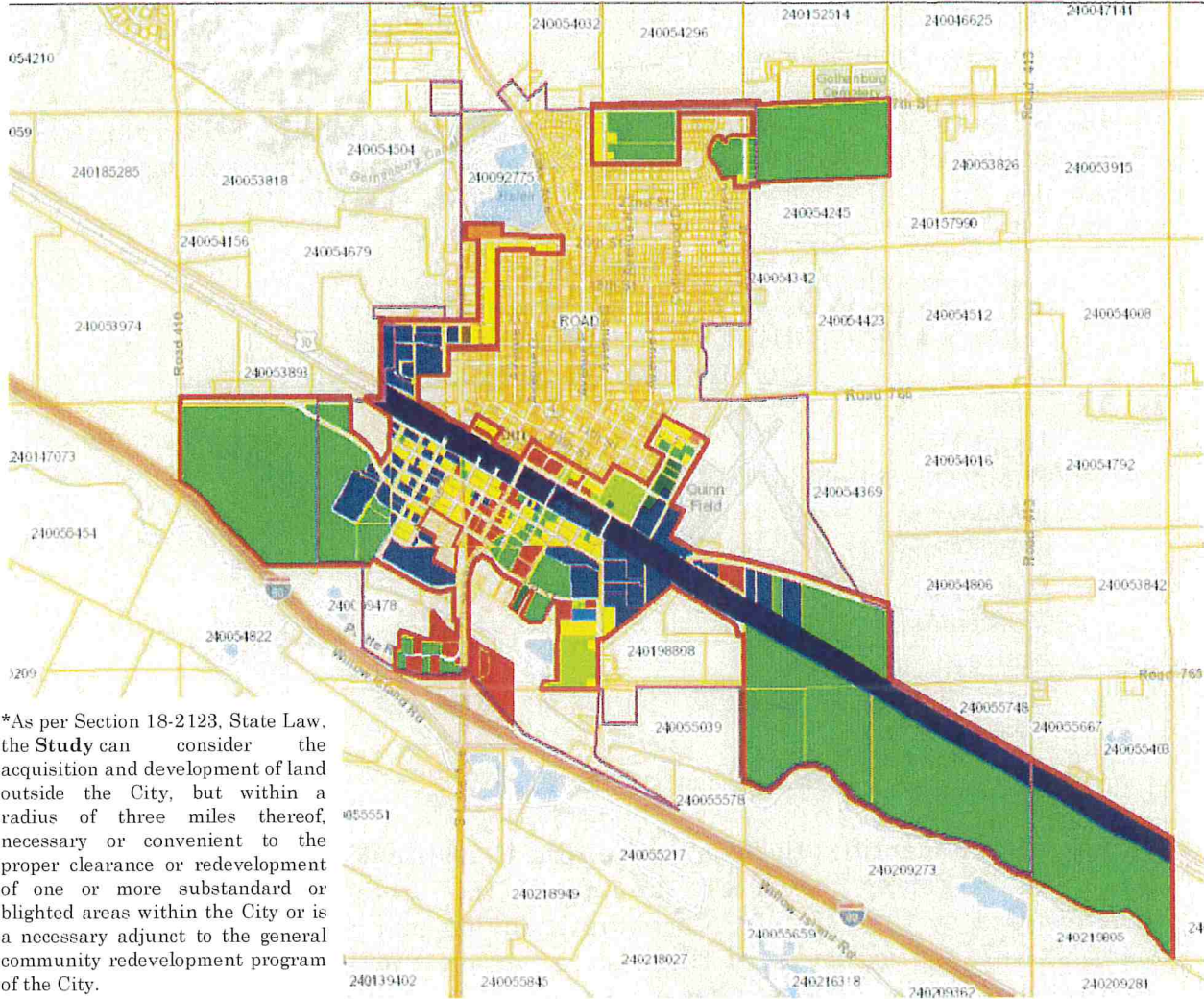
<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi Public	1.9	0.2%
Residential	113.4	11.6%
Commercial	63.5	6.5%
Industrial	77.8	7.9%
Municipal Streets/Alleys	178.6	18.2%
Railroad Corridor	163.5	16.7%
<u>Vacant/Undeveloped Land</u>	<u>380.5</u>	<u>38.9%</u>
Total Acreage	979.2	100.0%

Source: Hanna:Keelan Associates, P.C., 2018.

Illustration 3 identifies the existing **Zoning Classifications** in **Redevelopment Area #1**. Zoning activities throughout the **Redevelopment Area** are administered by the City of Gothenburg Planning and Zoning Commission. All parcels, with the exception of three large, vacant tracts of land located in the southwest, southeast and northeast portions of the **Area**, are located within the Corporate Limits of Gothenburg.

EXISTING LAND USE MAP

REDEVELOPMENT AREA #1 GOTHENBURG, NEBRASKA



*As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

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COMMUNITY PLANNING & RESEARCH

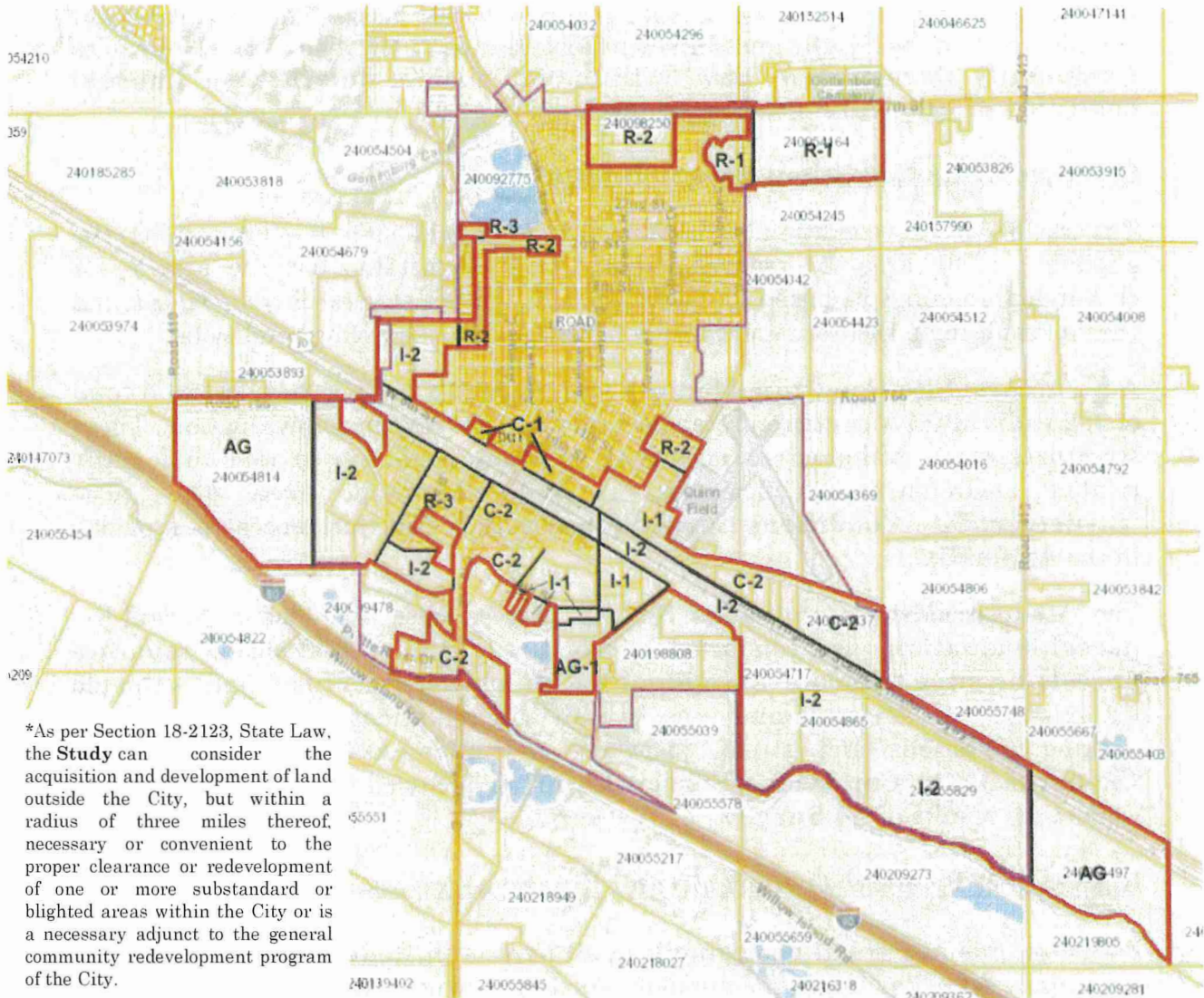
LEGEND

- UNDEVELOPED LAND
- PUBLIC/QUASI-PUBLIC
- PARKS/RECREATION
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY

ILLUSTRATION 2

EXISTING ZONING MAP

REDEVELOPMENT AREA #1 GOTHENBURG, NEBRASKA



*As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

LEGEND

- AG GENERAL AGRICULTURAL DISTRICT
- AG-1 RESIDENTIAL AGRICULTURAL DISTRICT
- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- C-1 CENTRAL BUSINESS DISTRICT
- C-2 HIGHWAY COMMERCIAL DISTRICT
- I-1 LIGHT INDUSTRIAL/STORAGE/WAREHOUSE
- I-2 INDUSTRIAL DISTRICT
- P PUBLIC USE DISTRICT
- AHA AIRPORT HAZARD DISTRICT
- CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY

HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

ILLUSTRATION 3

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #1** included an area-wide assessment (100 percent sample) of all of the **Blight and Substandard Factors** identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions Survey Process

The rating of the condition of buildings is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in February, 2018. A total of **282 individual structures** received a comprehensive exterior evaluation. These structures were evaluated to document structural deficiencies and to identify related environmental deficiencies in **Redevelopment Area #1**. The “**Structural/Site Conditions Survey Form**” utilized in this process is provided in the **Appendix**.

The **Structural/Site Conditions Survey** process, also, included a **parcel-by-parcel evaluation**, also, conducted in February, 2018. A total of **381 separate parcels or sites adjacent individual buildings** were identified and evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The “**Structural/Site Conditions Survey Form**” is included in the **Appendix**, as well as the results of the **Survey**.

Research of Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #1** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #1** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in **Redevelopment Area #1**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **282 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railway track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. **Criteria for rating components for structural, building and architectural systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupant, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures / buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual *Structure/Site Conditions Survey Form* is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented in a *Table format.*

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Structural/Site Conditions Survey Conclusions.

The conditions of the **282 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Eighty-Eight (88) structures were classified as structurally **sound**;
- Seventy-Three (73) structures were classified as **deteriorating** with **minor** defects.
- Eighty-One (81) structures were classified as **deteriorating** with **major** defects; and
- Forty (40) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** recorded the status of structures throughout **Redevelopment Area #1**. **Of the 282 total structures, 81 (29 percent) are deteriorated with major defects, while an additional 40 (14 percent) are dilapidated. Combined, these buildings equate to 121 (43 percent) of the 282 structures as being deteriorating or dilapidated to a substandard condition.**

Conclusion.

The results of the **Structural/Site Conditions Survey** documented that both **deteriorated and dilapidated structures are a strong presence throughout the Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.**

TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #1
GOTHENBURG, NEBRASKA

<u>Activity</u>	<u>Structural Condition Rating</u>				<u>Number of Structures</u>	<u>Deteriorating Major and/or Dilapidated</u>
	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>		
Residential	31	44	49	28	152	77
Commercial	29	20	20	5	74	25
Industrial	26	8	12	7	53	19
<u>Other</u>	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>
Totals	88	73	81	40	282	121
Percent	31.2%	25.9%	28.7%	14.2%	100.0%	42.9%

Source: Hanna:Keelan Associates, P.C., 2018.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey**, with confirmation from the Dawson County Assessor Office, a total of **192, or 68 percent** of the total **282 structures** in the **Redevelopment Area** are 40+ years of age, or built prior to 1978. Additionally, the estimated **average age of residential structures in the Area was 94 years.**

Conclusion.

Both Age and Obsolescence of structures are a strong presence in Redevelopment Area #1.



(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.

The results of the **Structural/Site Conditions Survey**, in addition to other important, pertinent field data, provided the basis for the identification of structures and parcels that contribute to **the inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #1**. Factors contributing to these conditions are discussed below.

There are wood framed buildings with combustible elements and fixtures located throughout **Redevelopment Area #1**. A total of **81 structures, or 29 percent of the total 282 buildings were identified as deteriorating with major defects and an additional 40 structures, or 14 percent as dilapidated.**

Site features, such as private driveways, sidewalks and yard and landscaping conditions are noticeably deteriorating on properties throughout the **Redevelopment Area**. Approximately **55 percent, or 211 of the total 381 parcels** were identified as having **“fair” overall site conditions**, while **76 additional parcels, or 20 percent, have “poor” overall site conditions**. Overall, an estimated **75 percent of the total 381 parcels have “fair” to “poor” overall site conditions.**

As per information provided by the City of Gothenburg, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from 2” to 10” diameter and are an estimated 50 and 75 years of age.

Privately owned and maintained service lines to properties are estimated to be 50 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 4” to 8” in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**. Water and sewer mains in land areas adjacent Quinn Field average 75 years old and are in substandard condition.

Several portions of the **Redevelopment Area** lack both water and sewer mains, which cause these areas to become **economically and functionally obsolete**. Previous to 1957, water and sewer mains in the City of Gothenburg were not directed into a treatment facility, but emptied waste directly into the Platte River.

The northeast portion of the **Redevelopment Area** is entirely lacking in both public water and sewer mains. This portion of the City, is planned for future residential development and public infrastructure will need to be installed to encourage future development. Public infrastructure is scheduled to be installed in the north central portion of the **Redevelopment Area** in 2018.

An estimated **58 percent** of the total **381 parcels** in **Redevelopment Area #1** lack sidewalks. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**.

Conclusion

The Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces in Redevelopment Area #1 is a strong presence

4) **The Existence of Conditions which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible and Advanced Age of Structures.**

There are wood framed buildings with combustible elements and fixtures located throughout **Redevelopment Area #1**. **A total of 81 structures, or 29 percent of the total 282 buildings were rated as deteriorating with major defects and an additional 40 structures, or 14 percent as dilapidated.**

A total of **192 structures, or 68 percent** of the total **282 structures** in the **Redevelopment Area** were built prior to 1978, thus 40+ years of age. The average age of all structures is estimated to be 78 years, while the average age of residential structures alone is estimated to be 94 years.



2. Lack of Adequate Utilities.

Information provided by the City of Gothenburg personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** as being substandard and will need to be replaced. Water and sewer mains within the **Area** range from 2" to 10" diameter and are an estimated 50 and 75 years of age.

Privately owned and maintained service lines to properties are also estimated to be 50 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 4" to 8" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**. Water and sewer mains in land areas adjacent to Quinn Field average 75 years old and are in substandard condition.

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An estimated **58 percent** of the total **381 parcels** in **Redevelopment Area #1** lack sidewalks. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**.

3. Overall Site Conditions.

The Structural/Site Conditions Survey identified **211 parcels**, or **55 percent** of the total **381 parcels**, as being in "fair" condition and an additional **76 parcels**, or **20 percent**, being in "poor" condition. These conditions combine for **75 percent** of the total parcels having "fair" to "poor" overall site conditions. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The Conditions which Endanger Life or Property by Fire and Other Causes are a strong presence throughout Redevelopment Area #1.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Redevelopment Area #1**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of **282 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railway track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems, are individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupant, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual *Structure/Site Conditions Survey Form* is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented in a *Table format*.

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Structural/Site Conditions Survey Conclusions.

The conditions of the **282 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Eighty-Eight (88) structures were classified as structurally **sound**;
- Seventy-Three (73) structures were classified as **deteriorating** with **minor** defects.
- Eighty-One (81) structures were classified as **deteriorating** with **major** defects; and
- Forty (40) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** recorded the status of structures throughout **Redevelopment Area #1**. **Of the 282 total structures, 81 (29 percent) are deteriorated with major defects, while an additional 40 (14 percent) are dilapidated. Combined, these buildings equate to 121 (43 percent) of the 282 structures as being deteriorating or dilapidated to a substandard condition.**

Conclusion.

The results of the **Structural/Site Conditions Survey** documented that both **deteriorated and dilapidated structures** are a strong presence throughout the **Redevelopment Area**. **Table 4** identifies the results of the structural rating process per building type.

**TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #1
GOTHENBURG, NEBRASKA**

Structural Condition Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating Major and/ or Dilapidated</u>
Residential	31	44	49	28	152	77
Commercial	29	20	20	5	74	25
Industrial	26	8	12	7	53	19
Other	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>
Totals	88	73	81	40	282	121
Percent	31.2%	25.9%	28.7%	14.2%	100.0%	42.9%

Source: Hanna:Keelan Associates, P.C., 2018.



2) Existence of Defective or Inadequate Street Layout.

Streets and roads within the northern portion of **Redevelopment Area #1** are situated in north/south and east/west grid alignments, while street in the southern portion are situated in a grid alignment parallel to the Union Pacific Railroad and Highway 30 Corridors. The primary streets within the **Redevelopment Area** are U.S. Highway 30, Cottonwood Road, Avenue B and Highway 47. Conditions that contribute to this **Factor** are discussed below.

1. **Inadequate street layout.**

Irregular tracts of undeveloped land lack adequate streets and associated infrastructure. New and improved roads are necessary to attract development opportunities to **Redevelopment Area #1**.

2. **Condition of streets.**

Street conditions throughout **Redevelopment Area #1**, overall, were found to be in “fair” condition. The majority of the streets within the **Area** are concrete with curbs and gutters. An estimated 121 parcels, or 32 percent, front on streets that are gravel surfaced with open storm gutters. Many of these gravel surfaced streets in the southern portion of the **Redevelopment Area** are accessed by existing undeveloped or industrial land use areas. Several privately owned driveways and parking areas are gravel surfaced.



3. **Streets with inadequate speed control devices.**

Vehicles traveling within **Redevelopment Area #1**, specifically along Highways 30 and 47, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are recommended to reduce vehicle speeds that endanger pedestrians and other vehicles.

Conclusion.

The Existence of Defective or Inadequate Street Layout in Redevelopment Area #1 is a strong presence and constitutes a Blight Factor.

3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy and accessibility, or usefulness** of land throughout **Redevelopment Area #1**. The problem conditions include:

1. **Inadequate Lot Size and Adequacy Issues.**

Several irregular, undeveloped tracts of land exist within **Redevelopment Area #1**, in present state, cannot support today's municipal development standards. These tracts of land would need to be subdivided and platted to support modern development. Additionally, irregularly subdivided lots exist in the **Area** that lack uniform width or depth within platted subdivisions, including those south of and adjacent the Union Pacific Railroad Corridor and in the northeast portion of the **Redevelopment Area**.

2. **Accessibility or Usefulness.**

Irregular tracts of land are either undeveloped or used for limited agricultural purposes. **These tracts of land are both functionally and economically obsolete** and will need to be subdivided, as per guidance of the *City of Gothenburg Subdivision Regulations*, and provided modern infrastructure prior to supporting future growth consistent with the **Land Use Plan** in the *City's Comprehensive Plan*.

Conclusion.

Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness is a strong presence throughout Redevelopment Area #1.

(4) Insanitary and Unsafe Conditions.

The results of the **Structural/Site Conditions Survey**, along with information obtained from City Officials provided the basis for the identification of **insanitary and unsafe conditions** within the **Gothenburg Redevelopment Area #1**.

1. **Age of Structures.**

The evaluation of **282 structures** in the **Redevelopment Area** identified **68 percent**, or **192 structures** as being **built prior to 1978**, thus, **40+ years of age**. **Additionally, the estimated average age of residential buildings is 94 years**. The advanced age of these structures can result in the occurrence of deteriorated buildings and other structures with deferred maintenance and, thus, create insanitary and unsafe conditions.

2. **Deteriorating/Dilapidated Buildings.**

The deteriorated and dilapidated conditions of structures were prevalent in an estimated **43 percent**, or **121 of the total 282 structures**. Structures in this condition can result in hazards that are detrimental to adjacent properties and, thus, create insanitary and unsafe conditions.

3. **Lack of Adequate Utilities.**

As per information provided by the City of Gothenburg, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from 2" to 10" diameter and are an estimated 50 and 75 years of age.

Privately owned and maintained service lines to properties are also estimated to be 50 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 4" to 8" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**. Water and sewer mains in land areas adjacent Quinn Field average 75 years old and are in substandard condition.

Several portions of the **Redevelopment Area** lack both water and sewer mains, which cause these areas to become **economically and functionally obsolete**. Previous to 1957, water and sewer mains in the City of Gothenburg were not directed into a treatment facility, but emptied waste directly into the Platte River.

The northeast portion of the **Redevelopment Area** is entirely lacking both public water and sewer mains. This portion of the City, is planned for future residential development and public infrastructure will need to be installed to encourage future development. Public infrastructure is scheduled to be installed in the north central portion of the **Redevelopment Area** in 2018.

An estimated **58 percent** of the total **381 parcels** in **Redevelopment Area #1** lack sidewalks. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**.

4. **Functional and Economic Obsolescence.**

Large, irregular tracts of undeveloped land located in the **Area** lack the necessary underground infrastructure to support modern development activities. Undeveloped tracts of land in the southern portion of the **Area** are planned for future expansion of the existing industrial park, while undeveloped land in the northeast portion is planned for future residential development activities. City owned water and sewer mains are adjacent these undeveloped tracts of land and must be extended to encourage future development. In their present state, these tracts of land are considered **both functionally and economically obsolete**.

Conclusion.

Insanitary and Unsafe Conditions are a strong presence in Redevelopment Area #1.

(5) Deterioration of Site or Other Improvements.

The condition of site improvements within **Redevelopment Area #1**, were evaluated, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features throughout the **Area**. The primary problems in **Redevelopment Area #1** include the condition of buildings and associated property conditions, as well as street and sidewalk conditions and private parking areas.

A total of **211 parcels**, or **55 percent** of the total **381 parcels** within **Redevelopment Area #1** received an **overall site condition rating of “fair”**, while an additional **76 parcels**, or **20 percent** were rated as being in **“poor” condition**. A total of **287 parcels**, or **75 percent** have **“fair” or “poor” overall site conditions**. The conditions that lead to these findings included:

1. A total of **220**, or **58 percent** of the parcels **lack sidewalks**. The lack of adequate sidewalks puts the health, safety and well-being of pedestrians at risk.
2. A total of **106 parcels**, or **38 percent** of the total **282 parcels** that are accessed by privately owned roads or driveways were identified as being in **“fair” condition**. Access roads or driveways within the **Redevelopment Area** are gravel surfaced and in need of resurfacing.
3. Approximately **27 percent** of the total **282 structures** in **Area #1** were observed to be **deteriorated with major defects**. An additional **19 percent** were identified as being **dilapidated**. **Combined, 43 percent of the total 282 structures in the Area need rehabilitation or, in several cases, demolition**. Several structures lack upkeep and maintenance and exhibit minimal landscaping or other modern improvements.
4. Irregular and undeveloped tracts of land in **Area #1** lack adequate, modern infrastructure and utility systems, thus considered both **functionally and economically obsolete**. The tracts, located adjacent the Highway 30/Union Pacific Railroad Corridors and in the southwest, southeast and northeast portion of the **Area**, will require an extension of all infrastructure systems to make these areas viable for future development.

Conclusion.

Deterioration of Site Improvements is a strong presence in Redevelopment Area #1.

(6) **Diversity of Ownership.**

The total number of unduplicated owners in **Redevelopment Area #1** is estimated to be **249 private individuals, partnerships or corporations**. Publicly owned lands and local street public rights-of-way are also located throughout the **Area**.

The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor, Diversity of Ownership, is a strong presence in Redevelopment Area #1.

(7) **Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

An examination of public records was conducted to determine the status of taxation of properties located in **Redevelopment Area #1**. It should be noted, real estate is taxed at approximately 98 percent of fair market value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The Records indicated that **six** of the **282 parcels** were classified as "Delinquent" by the Dawson County Treasurer Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #1** generally appeared to be equal to or greater than the market value of the properties. The estimated appraised valuation of the properties in the **Redevelopment Area** is **\$39,900,015**.

3. **Tax Exempt.**

There are **29 properties** within the **Redevelopment Area**, identified by the Dawson County Assessor and Treasurer Offices, as having full exemption from property taxes.

Conclusion.

Taxes or Special Assessments Delinquency were of little to no presence in Redevelopment Area #1.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been issued, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #1.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #1** revealed that **improper subdivision** and **obsolete platting** is present. Several individual lots and parcels within **Area #1** have a range of sizes not in conformance with modern planning standards.

The individual lot sizes designed for single family dwellings vary in size and shape, due to development inconsistent with the original platting. The typical lot sizes in the older portions of the City range in size from 25' to 50' wide and 100' to 140' long. The inadequate small size of these lots is confirmed by homes constructed on multiple lots.

Undeveloped tracts of land, such as the parcels located adjacent the Highway 30/Union Pacific Railroad Corridors and in the northeast portion of the **Redevelopment Area**, are both **functionally** and **economically obsolete** and lack infrastructure needed to support development activities. Vacant, undeveloped tracts of land in the southern portion are planned for future expansion of the existing industrial park, while vacant, undeveloped land in the northeast portion is planned for future residential development. These tracts of land should be properly subdivided as per the *City of Gothenburg Subdivision Regulations*. Three large undeveloped tracts of land within the **Redevelopment Area** are currently located outside the Corporate Limits of the City of Gothenburg and should be considered for annexation.

For redevelopment/development of **functionally and economically obsolete properties** to occur, the platting or re-platting of these land areas would be necessary with the provision of modern infrastructure.

Conclusion.

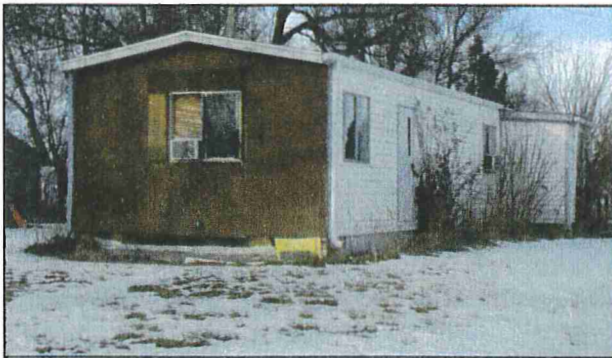
A strong presence of Improper Subdivision or Obsolete Platting exists throughout Redevelopment Area #1.

(10) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes.

1. **Building Elements that are Combustible and Advanced Age of Structures.**

There are wood framed buildings with combustible elements and fixtures located throughout **Redevelopment Area #1**. **A total of 81 structures, or 29 percent of the total 282 buildings were rated as deteriorating with major defects and an additional 40 structures, or 14 percent as dilapidated.**

A total of **192 structures, or 68 percent** of the total **282 structures** in the **Redevelopment Area** were built prior to 1978, thus 40+ years of age. The average age of all structures is estimated to be 78 years, while the average age of residential structures, alone, is estimated to be 94 years.



2. **Lack of Adequate Utilities.**

As per information provided by the City of Gothenburg, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from 2" to 10" diameter and are an estimated 50 and 75 years of age.

Privately owned and maintained service lines to properties are estimated to be 50 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 4" to 8" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**. Water and sewer mains in land areas adjacent Quinn Field average 75 years old and are in substandard condition.

Several portions of the **Redevelopment Area** lack both water and sewer mains, which cause these areas to become **economically and functionally obsolete**. Previous to 1957, water and sewer mains in the City of Gothenburg were not directed into a treatment facility. Instead, waste materials were emptied directly into the Platte River.

The northeast portion of the **Redevelopment Area** is lacking entirely in both public water and sewer mains. This portion of the City, is planned for future residential development and public infrastructure will need to be installed to encourage future development. Public infrastructure is scheduled to be installed in the north central portion of the **Redevelopment Area** in 2018.

An estimated **58 percent** of the total **381 parcels** in **Redevelopment Area #1** lack sidewalks. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**.

3. Overall Site Conditions.

The Structural/Site Conditions Survey identified 211 parcels, or **55 percent** of the total 381 parcels, as being in “fair” condition and an additional 76 parcels, or **20 percent**, being in “poor” condition. These conditions combine for **75 percent** of the total parcels having “fair” to “poor” overall site conditions. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The Conditions which Endanger Life or Property by Fire and Other Causes are a strong presence throughout Redevelopment Area #1.



(11) Other Environmental and Blighting Factors.

Included in the **Nebraska Community Development Law** is a statement of purpose that has an additional criterion for identifying blight, *viz.*, "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, **functional obsolescence** relates to the physical utility of a structure and **economic obsolescence** relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Both functional and economic obsolescence is apparent in existing large, irregular tracts of undeveloped land, located throughout the **Redevelopment Area**, especially along the Highway 30/Union Pacific Railroad Corridors. These tracts of land currently lack the necessary infrastructure to attract development. City owned water and sewer mains exist adjacent these undeveloped properties and should be extended to encourage development activities.

Several different land use types are located within the same block in areas of the redevelopment area. There are several occurrences where parcels used for industrial purposes are located adjacent residential structures. This causes specific parcels of land to be less desirable to future developmental activities.

Infrastructure improvements are needed at selected areas in **Redevelopment Area #1**, including the proper installation of modern streets, sidewalks, water and sewer systems.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout **Redevelopment Area #1**, containing functionally and economically obsolete parcels.

(12) **Additional Blighting Conditions.**

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

The average age of the residential or commercial units in the area is at least forty (40) years.

The estimated **average age** of residential structures in **Redevelopment Area #1** is **94 years**, while the **average age of all structures is estimated at 78 years**. Approximately **68 percent**, or **192** of the total **282 structures** throughout the **Redevelopment Area** are at least 40+ years of age.

Conclusion.

The criteria of **Average Age of both Residential and Commercial Units** is over 40 years of age as one of five additional blighting conditions is a strong presence throughout **Redevelopment Area #1**.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #1 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as **substandard** are present to a strong extent. Of the 12 possible **Factors** that can constitute the **Area** as **blighted**, **10** are a **strong presence** in the **Redevelopment Area**. **Factors** present in each of the criteria are identified below.

Substandard Factors

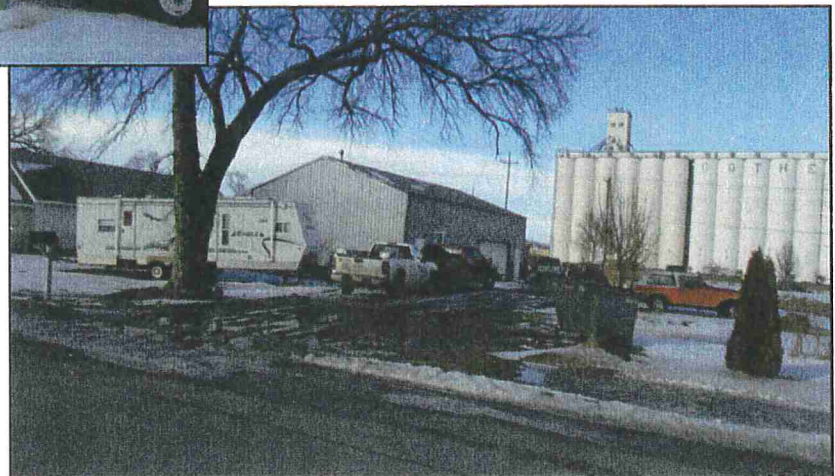
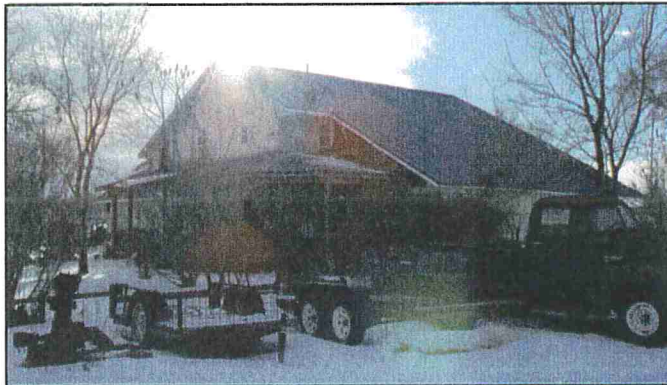
1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership
7. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five condition.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #1**, the conclusion is that the condition and age of structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #1** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #1**, addressed in this **Study**, is presented in **Tables 1** and **2**, **Pages 7** and **9**. The eligibility findings indicate that **Redevelopment Area #1** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Gothenburg and support any value added developments. Indications are that the **Area**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.



**Structural/Site Conditions
Survey Form**

Parcel # _____

Address: _____

Section I:

1. Type of Units: ___ SF ___ MF ___ Mixed Use ___ Duplex ___ No. of Units
2. Units: _____ Under construction/rehab _____ For Sale _____ Both
3. Vacant Units: _____ Inhabitable _____ Uninhabitable
4. Vacant Parcel: _____ Developable _____ Undevelopable
5. Non-residential Use: _____ Commercial _____ Industrial ___ Public
Other/Specify: _____

Section II: Structural Components

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Frame ___ Masonry ___ Siding ___ Combination ___ Stucco ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deteriorating _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: Revitalization Area

1. Adjacent Land Usage: _____
2. Street Surface Type: _____
3. Street Condition: _____ E _____ G _____ F _____ P
4. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
5. Parking (Off-Street): _____ N _____ # of Spaces _____
Surface
6. Railway Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
7. Existence of Debris: _____ MA _____ MI _____ N
8. Existence of Vagrants: _____ MA _____ MI _____ N
9. Overall Site Condition: _____ E _____ G _____ F _____ P

GOTHENBURG REDEVELOPMENT AREA #1

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	6	2.1%	1	3	2	N/A	0
5-10 Years	20	7.1%	9	7	4	N/A	0
10-20 Years	28	9.9%	3	13	10	N/A	2
20-40 Years	36	12.8%	6	13	16	N/A	1
40-100 Years	112	39.7%	67	24	21	N/A	0
100+ Years	80	28.4%	66	14	0	N/A	0
TOTAL	282	100.0%	152	74	53	N/A	3

FINAL STRUCTURAL RATING							
Sound	88	31.2%	31	29	26	N/A	2
Deteriorating-Minor	73	25.9%	44	20	8	N/A	1
Deteriorating-Major	81	28.7%	49	20	12	N/A	0
Dilapidated	40	14.2%	28	5	7	N/A	0
TOTAL	282	100.0%	152	74	53	N/A	3

STREET CONDITION							
None	7	1.8%	0	1	0	6	0
Excellent	72	18.9%	14	36	5	15	2
Good	130	34.1%	51	33	23	21	2
Fair	171	44.9%	103	5	40	21	2
Poor	1	0.3%	1	0	0	0	0
TOTAL	381	100.0%	169	75	68	63	6

SIDEWALK CONDITION							
None	220	57.7%	86	20	66	44	4
Excellent	24	6.3%	12	11	0	1	0
Good	91	23.9%	48	34	2	6	1
Fair	29	7.6%	19	10	0	0	0
Poor	17	4.5%	4	0	0	12	1
TOTAL	381	100.0%	169	75	68	63	6

DEBRIS							
None	332	87.1%	151	65	53	58	5
Major	18	4.7%	6	1	9	1	1
Minor	31	8.1%	12	9	6	4	0
TOTAL	381	100.0%	169	75	68	63	6

OVERALL SITE CONDITION							
Excellent	17	4.5%	12	2	1	1	1
Good	77	20.2%	34	34	1	8	0
Fair	211	55.4%	86	30	44	46	5
Poor	76	19.9%	37	9	22	8	0
TOTAL	381	100.0%	169	75	68	63	6

PARKING SPACES							
Ranges	0-300	0.0%	0-2	0-80	0-70	N/A	1-300
None	86	22.6%	21	6	9	48	2
Hard Surfaced	148	38.8%	79	46	17	5	1
Unimproved	147	38.6%	69	23	42	10	3
TOTAL	381	100.0%	169	75	68	63	6

GOTHENBURG REDEVELOPMENT AREA #1

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	3	1.1%	0	2	1	N/A	0
Sound	150	53.2%	83	37	28	N/A	2
Minor	111	39.4%	62	28	20	N/A	1
Substandard	16	5.7%	6	6	4	N/A	0
Critical	2	0.7%	1	1	0	N/A	0
TOTAL	282	100.0%	152	74	53	N/A	3
WINDOWS							
None	19	6.7%	1	11	7	N/A	0
Sound	123	43.6%	67	33	21	N/A	2
Minor	116	41.1%	70	26	19	N/A	1
Substandard	23	8.2%	14	3	6	N/A	0
Critical	1	0.4%	0	1	0	N/A	0
TOTAL	282	100.0%	152	74	53	N/A	3
STREET TYPE							
None	1	0.3%	1	0	0	0	0
Concrete	201	52.8%	89	69	8	33	2
Asphalt	58	15.2%	10	3	26	17	2
Gravel	121	31.8%	69	3	34	13	2
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	381	100.0%	169	75	68	63	6
PORCHES...							
None	0	0.0%	0	0	0	N/A	0
Sound	88	31.2%	42	29	16	N/A	1
Minor	126	44.7%	67	35	23	N/A	1
Substandard	66	23.4%	41	10	14	N/A	1
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	282	100.0%	152	74	53	N/A	3
PAINT							
None	61	21.6%	10	34	16	N/A	1
Sound	71	25.2%	42	15	13	N/A	1
Minor	92	32.6%	61	14	16	N/A	1
Substandard	54	19.1%	37	9	8	N/A	0
Critical	4	1.4%	2	2	0	N/A	0
TOTAL	282	100.0%	152	74	53	N/A	3
DRIVEWAY							
None	5	1.8%	5	0	0	N/A	0
Sound	72	25.5%	37	24	10	N/A	1
Minor	100	35.5%	54	25	20	N/A	1
Substandard	98	34.8%	55	20	23	N/A	0
Critical	7	2.5%	1	5	0	N/A	1
TOTAL	282	100.0%	152	74	53	N/A	3

GOTHENBURG REDEVELOPMENT AREA #1

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	91	32%	30	35	23	N/A	3
Minor	157	56%	97	37	23	N/A	0
Substandard	34	12%	25	2	7	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	282	100%	152	74	53	N/A	3

WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	113	40%	35	43	32	N/A	3
Minor	157	56%	110	28	19	N/A	0
Substandard	12	4%	7	3	2	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	282	100%	152	74	53	N/A	3

FOUNDATION							
None	52	18%	9	42	0	N/A	1
Sound	109	39%	50	24	33	N/A	2
Minor	110	39%	86	7	17	N/A	0
Substandard	9	3%	6	1	2	N/A	0
Critical	2	1%	1	0	1	N/A	0
TOTAL	282	100%	152	74	53	N/A	3

FOUNDATION TYPE							
Concrete	221	78%	139	29	51	N/A	2
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	1	0%	0	0	1	N/A	0
Brick	3	1%	3	0	0	N/A	0
Other/None	57	20%	10	45	1	N/A	1
TOTAL	282	100%	152	74	53	N/A	3

ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	164	58%	94	37	30	N/A	3
Minor	96	34%	43	34	19	N/A	0
Substandard	20	7%	14	2	4	N/A	0
Critical	2	1%	1	1	0	N/A	0
TOTAL	282	100%	152	74	53	N/A	3

ROOF TYPE							
Asphalt Shingles	143	51%	135	5	3	N/A	0
Rolled Asphalt	35	12%	6	27	2	N/A	0
Cedar	0	0%	0	0	0	N/A	0
Combination	13	5%	2	8	1	N/A	2
Other	91	32%	9	34	47	N/A	1
TOTAL	282	100%	152	74	53	N/A	3

GOTHENBURG REDEVELOPMENT AREA #1

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

None	254	90%	124	74	53	N/A	3
Sound	3	1%	3	0	0	N/A	0
Minor	22	8%	22	0	0	N/A	0
Substandard	3	1%	3	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	282	100%	152	74	53	N/A	3

GUTTER, DOWNSPOUTS

None	147	52%	73	48	26	N/A	0
Sound	99	35%	55	21	20	N/A	3
Minor	33	12%	22	4	7	N/A	0
Substandard	3	1%	2	1	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	282	100%	152	74	53	N/A	3

WALL SURFACE

None	0	0%	0	0	0	N/A	0
Sound	156	55%	82	38	33	N/A	3
Minor	96	34%	51	27	18	N/A	0
Substandard	26	9%	17	7	2	N/A	0
Critical	4	1%	2	2	0	N/A	0
TOTAL	282	100%	152	74	53	N/A	3

WALL SURFACE TYPE

Frame	43	15%	31	11	1	N/A	0
Masonry	31	11%	9	18	4	N/A	0
Siding	154	55%	90	18	44	N/A	2
Combination	39	14%	18	17	4	N/A	0
Stucco	10	4%	3	6	0	N/A	1
Other	5	2%	1	4	0	N/A	0
TOTAL	282	100%	152	74	53	N/A	3

PARKING SURFACE

None	37	12%	21	6	9	N/A	1
Concrete	123	39%	69	40	14	N/A	0
Asphalt	20	6%	10	6	3	N/A	1
Gravel	130	41%	63	23	41	N/A	3
Dirt	7	2%	6	0	1	N/A	0
Brick	0	0%	0	0	0	N/A	0
TOTAL	317	100%	169	75	68	N/A	5

PARKING SPACES

None	38	12%	21	6	9	N/A	2
1 to 2	186	59%	141	19	26	N/A	0
3 to 5	23	7%	5	7	11	N/A	0
6 to 10	24	8%	1	15	7	N/A	1
11 to 20	14	4%	0	9	4	N/A	1
21 or More	32	10%	1	19	11	N/A	1
TOTAL	317	100%	169	75	68	N/A	5

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan/Conclusion.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for implementation of development and redevelopment activities within **Redevelopment Area #1** in the City of Gothenburg, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the Gothenburg Community Redevelopment Authority (CRA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (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.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Gothenburg Planning and Zoning Commission and Gothenburg City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation,

water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Location:

Redevelopment Area #1 is situated throughout the City of Gothenburg, Nebraska, generally bound by Interstate 80 (south), US Highway 30 (north), Quinn Field (northeast) and Road 410 (west).

Redevelopment Area #1 is comprised of mixed land uses, including single family and multifamily residential dwellings, commercial and industrial properties and undeveloped tracts of land. Three important land use features in **Area #1** include the Highway 30 Corridor, commercial and industrial uses south of Highway 30 and adjacent Quinn Field, along with large parcels of vacant, undeveloped land located throughout the **Redevelopment Area**. Undeveloped tracts of land in the western and eastern portions of the **Redevelopment Area**, adjacent the Union Pacific Railroad/ U.S. Highway 30 Corridor are targeted for future industrial development, while vacant land in the northeast portion is targeted for future residential development.

Portions of **Redevelopment Area #1** are currently located adjacent, but outside the Corporate Limits of Gothenburg. Land areas outside the Corporate Limits of the City will need to be annexed to be included in the CRA's area of operation and become eligible for Tax Increment Financing as specific projects make applications to the CRA for a redevelopment project. The **Context Map** and other maps in this **Redevelopment Plan** identify the entire **Redevelopment Area** that has been declared blighted and substandard and in need of redevelopment pursuant to this **General Redevelopment Plan**. This **General Redevelopment Plan** shall be amended when a specific redevelopment project moves forward which will necessitate the annexation of any of the blighted and substandard property currently located outside of the Corporate Limits of the City before such property shall be eligible for the use of tax increment financing as part of a redevelopment project.

Additionally, public right-of-ways of municipal streets and alleys, as well as Highway 47 and U.S. Highway 30, are also included within the boundaries of **Redevelopment Area #1**.

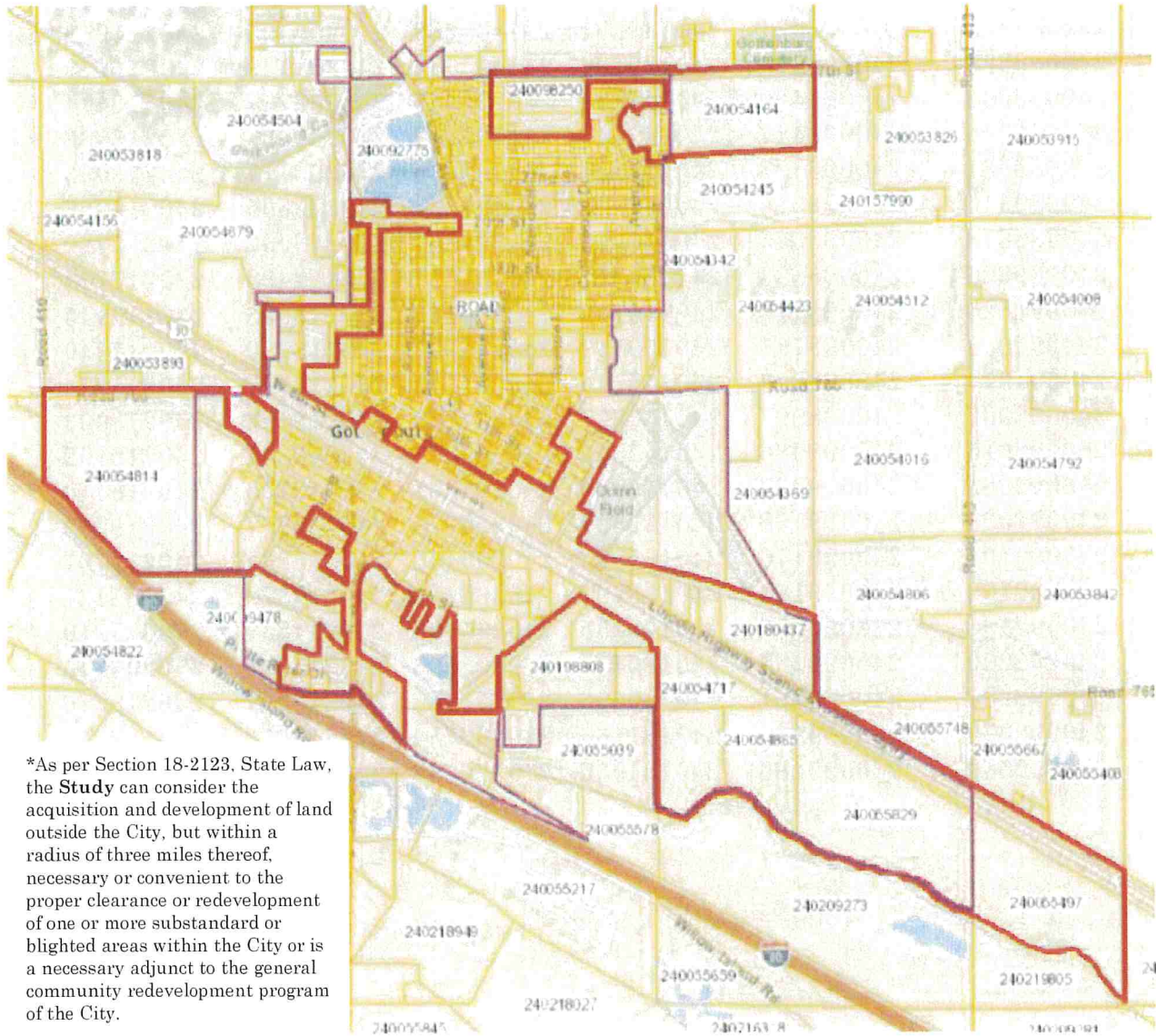
The primary streets within the **Redevelopment Area** are Cottonwood Rd, U.S. Highway 30, Avenue G, Avenue C, Highway 47 and Fifth Street. The referenced **Gothenburg Redevelopment Area #1**, in the City of Gothenburg, Nebraska, includes the following parcels of record on file with the Dawson County Assessor Office:

240022111	240058720	240072197	240077296	240077245	240083369
240054024	240058771	240072200	240072197	240077296	240083385
240054164	240058798	240072286	240072200	240077326	240083423
240054466	240058828	240072677	240072286	240077334	240083458
240054539	240058879	240072715	240072677	240077342	240083474
240054636	240058887	240072723	240072715	240077385	240083512
240054717	240058992	240072821	240072723	240077423	240083520
240054768	240059050	240072766	240072821	240077474	240083539
240054814	240059069	240074920	240072766	240077490	240083555
240054865	240059131	240075013	240074920	240077504	240083601
240054962	240059220	240075102	240075013	240077512	240083628
240055497	240059328	240075196	240075102	240077555	240083636
240055829	240059328	240075285	240075196	240077571	240083652
240057791	240059409	240075366	240075285	240077598	240083695
240057805	240059573	240075374	240075366	240077601	240083709
240057872	240059670	240075447	240075374	240077652	240083717
240057880	240059697	240075455	240075447	240077660	240083733
240057899	240059768	240075544	240075455	240077687	240083784
240057961	240059786	240075552	240075544	240077695	240083792
240057988	240059837	240075625	240075552	240077733	240083806
240058054	240059956	240075633	240075625	240077741	240083822
240058062	240060016	240075714	240075633	240077768	240083865
240058070	240060032	240075803	240075714	240077776	240083873
240058135	240070706	240075889	240075803	240077814	240083911
240058151	240070798	240075897	240075889	240077822	240083962
240058224	240071220	240076028	240075897	240077830	240083970
240058232	240071239	240076451	240076028	240077849	240083989
240058240	240071336	240076540	240076451	240077857	240084004
240058305	240071417	240076974	240076540	240077865	240084047
240058313	240071492	240077032	240076974	240077903	240084098
240058321	240071573	240077040	240077032	240077911	240084144
240058399	240071581	240077059	240077040	240077938	240084152
240058402	240071670	240077075	240077059	240077946	240084160
240058413	240071689	240077113	240077075	240077954	240084225
240058488	240071751	240077121	240077113	240077997	240084233
240058496	240071778	240077148	240077121	240078004	240084276
240058518	240071840	240077156	240077148	240078012	240084314
240058577	240071921	240077164	240077156	240078039	240084322
240058585	240071972	240077202	240077164	240078047	240084349
240058666	240072014	240077229	240077202	240078314	240084357
240058674	240072057	240077237	240077229	240083342	240088662
240058682	240072103	240077245	240077237	240083350	240088670

240088743	240092627	240099893	240182154	240206878	240215467
240088751	240092708	240099982	240182294	240207084	240215474
240088794	240092716	240100069	240182707	240208536	240215481
240088832	240098250	240100077	240183673	240208544	240215929
240088840	240098285	240100174	240185242	240208552	240215936
240088913	240098331	240139291	240185269	240208595	240215958
240088921	240098374	240139798	240195639	240208749	240216279
240089006	240098420	240146247	240199065	240208757	240216474
240089014	240098447	240147243	240199189	240208897	240216986
240089081	240098528	240147561	240202333	240209117	240216993
240089510	240098544	240147847	240203267	240210605	240217336
240089618	240098625	240148940	240203267	240213092	240217420
240089626	240098633	240148967	240204638	240213493	240217772
240091825	240098714	240149769	240204646	240213605	240217933
240091833	240098765	240150899	240204697	240213780	240217940
240091914	240098803	240154215	240204743	240213787	240217974
240092007	240098897	240157257	240204859	240213794	240218003
240092015	240098986	240157362	240205073	240213801	240218192
240092082	240099079	240159977	240205081	240213850	240219740
240092090	240099168	240160339	240205375	240213857	240219759
240092104	240099176	240165063	240205448	240213864	240219767
240092163	240099184	240178297	240205456	240214522	240265421
240092198	240099206	240178335	240205499	240214837	246077210
240092260	240099265	240180437	240205502	240215346	246203313
240092287	240099281	240180895	240206428	240215397	246218276
240092376	240099370	240181166	240206754	240215453	
240092538	240099486	240181956	240206797	240215460	



CONTEXT MAP

REDEVELOPMENT AREA #1 GOTHENBURG, NEBRASKA



*As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

LEGEND

-  Redevelopment Area #1
-  Gothenburg Corporate Limits.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

ILLUSTRATION 4

The planning process for **Redevelopment Area #1** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #1** as **blighted and substandard**.

Project Planning and Implementation Recommendations.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout **Redevelopment Area #1**, the City of Gothenburg will need to consider the following **general development and redevelopment initiatives**. **Tax Increment Financing (TIF)** will need to be considered as a tool to assist in financing both development and redevelopment projects.

General Development/Redevelopment Initiatives.

- Create an “**Economic Development Initiative**” for **Redevelopment Area #1** directed at increasing the property tax base. Utilize **TIF** and other available both public and private sources of economic development funding, including State and Federal and private foundation grants, as well as private investment, for the expansion of existing and the development of new residential, commercial and industrial uses in the **Area** in conformance with the City’s **Comprehensive Development Plan** and current **Zoning Regulations**, pending changes or amendments to both documents. Undeveloped tracts of land in the southern portion of the **Redevelopment Area** are planned for future expansion of the Industrial Park, while vacant, undeveloped tracts of land in the northeast portion are planned for future residential development.
- Develop **public and private partnerships** with funding entities and property developers to attract residential, commercial and industrial development to **Redevelopment Area #1**. Partnerships can include, but are not limited to the Gothenburg CRA, Gothenburg Area Economic Development Council, Dawson Area Development, Gothenburg Improvement Company, Gothenburg Housing Authority, West Central Nebraska Economic Development District and Community Action Partnership of Mid-Nebraska. Utilize the **Gothenburg Comprehensive Plan, Dawson County Area Housing Study** and other local, **relevant planning documents** to provide direction for Community development projects.

- **Promote the development of undeveloped land areas within the Redevelopment Area, targeting tracts of land that are currently both functionally and economically obsolete.** Large, undeveloped tracts of land in the northeast portion of **Redevelopment Area #1** should be planned for residential development, while undeveloped tracts of land in the southern portion should be planned for expansion of the existing Industrial Park. Modern street and water/sewer systems should be put in place to allow for development to occur. These large tracts of undeveloped land currently lack public water and sewer mains. Public Infrastructure is located adjacent the **Area** and should be expanded to encourage development.
- Create new **commercial development opportunities** in and around the Highway 30 Corridor. In addition to creating commerce and jobs, this will also enhance the attractiveness of the **Area** and create new and expanded vibrant commercial nodes in the City of Gothenburg.
- The City of Gothenburg and/or the Gothenburg CRA could designate an **Enhanced Employment Area** within specific areas throughout the **Redevelopment Area** in accordance with Nebraska State Statutes 18-2142.02 through 18-2142.04. These Statutes allow for the City to levy a “general business occupation tax” to pay for any or all costs and expenses of a redevelopment project within the designated **Area**.
- Promote an expansion of the industrial park with rail-served businesses and industries in the **Redevelopment Area**. Future industrial development is recommended to be completed in conformance with the *City of Gothenburg Comprehensive Plan*. Include an **industrial business park streetscape, infrastructure and landscape design plan** to enhance future development within the industrial park. Large, vacant tracts of land south of the Union Pacific Railroad Corridor should be targeted for future expansion of the industrial park.
- Establish a program of both **new residential development**, to address specific **workforce housing needs** in Gothenburg, and the **rehabilitation of the existing housing stock** in the **Redevelopment Area**. Rural Workforce Investment Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund are available to assist with both new housing development and housing preservation program.
- Consider the addition of recreational opportunities with any new developments in **Redevelopment Area #1**. Currently, there are no public parks or recreational areas located in the **Redevelopment Area**. The addition of these land uses will be an added benefit to the residential neighborhoods and to the **Area** as a whole.

- Acquire dilapidated and functionally and economically obsolescent buildings/properties in the **Redevelopment Area** and retain or “land bank” these tracts for future development. **The proposed LB854 would allow for any municipality in the State of Nebraska to establish a Land Bank Program as a means to promote development of vacant land within a community’s corporate limits.**
- Expand **alternative energy systems** throughout **Redevelopment Area #1** in conformance with Nebraska State Statutes regarding “**Net Metering.**” This would include the potential use of one or combination of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings. Additionally, expansion of the GenPro Solar Energy Farm would increase opportunities in the **Area**.

Infrastructure & Utility Systems Initiatives.

- **Replace, as needed, deteriorated and dilapidated municipal water, sewer and storm sewer mains** throughout **Redevelopment Area #1**, to support both existing and future residential, commercial and industrial development and redevelopment. Water and sewer mains adjacent Quinn Field average 75 years of age and are in deteriorating condition. Water and sewer mains throughout the **Redevelopment Area** range from an average of 50-75 years old.
- **Install modern water, storm sewer, sanitary sewer and transportation systems** in undeveloped tracts of land in **Redevelopment Area #1** to support future development opportunities. Several large, undeveloped tracts of land throughout the **Area** are currently lacking in public infrastructure. The development of these tracts would require that adjacent infrastructure systems be extended. The City currently has planned to expand public infrastructure into the northeast portion of the **Area** in 2018.
- Establish a **program to improve** the existing sidewalks, streets, street lighting, landscaping, private driveways, access roads and parking areas in the **Redevelopment Area**, identified as being in a state of deterioration and in substandard condition. This includes gravel surfaced streets that need to be hard surfaced. Many parcels in the central portion of the **Area** are lacking sidewalks or have sidewalks in “poor” condition.

Implementation.

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be 10 to 15 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in **Redevelopment Area #1** is deemed to be an essential and integral element. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

The City agrees, when approving this **General Redevelopment Plan**, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Gothenburg and Dawson County. Proposed projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the **Redevelopment Area**.

1. Future Land Use Patterns.

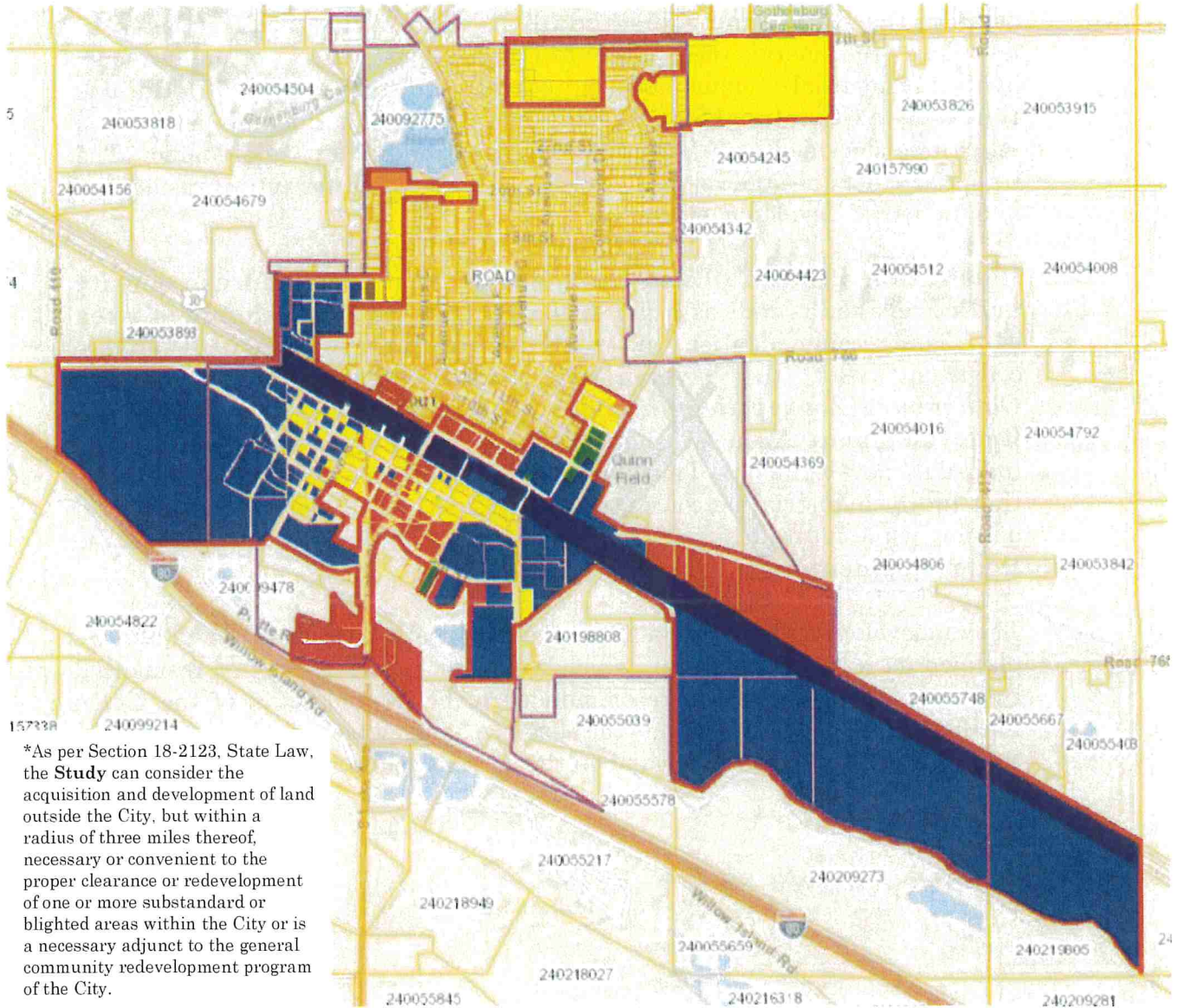
The existing land use patterns in **Redevelopment Area #1** are described in detail in the **Blight and Substandard Determination Study (Pages 17 and 18)**. In general, the **Redevelopment Area** consists of public/quasi-public, residential, commercial, industrial and undeveloped land use types. The **Structural/Site Conditions Survey** identified properties and structures classified as being in deteriorating condition or dilapidated. The irregular tracts of undeveloped land are ideally suited for future residential and industrial development.

Illustration 5, Future Land Use Map, represents the **land use density and coverage**, as well as a **general site plan** for **Redevelopment Area #1**. The recommendations in this **General Redevelopment Plan** are consistent with the *Gothenburg Comprehensive Plan* and the *Gothenburg Zoning Regulations*. The future land use patterns within **Redevelopment Area #1** support a mix of residential, commercial and industrial development. This **General Redevelopment Plan** recommends that future industrial be concentrated in vacant land areas in the southern portion, while future residential be expanded into the northeast portion of the **Redevelopment Area**.

The undeveloped tracts of land in the northeast portion of **Area #1** are planned as future residential, which would include a variety of residential types. Industrial uses are recommended to be located south of the Union Pacific Railroad Corridor on the eastern and western portions of the **Redevelopment Area** to expand on the current Industrial Park.

FUTURE LAND USE MAP

REDEVELOPMENT AREA #1 GOTHENBURG, NEBRASKA



*As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

LEGEND

-  PUBLIC/QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  RAILROAD CORRIDOR
-  CORPORATE LIMITS
-  REDEVELOPMENT AREA BOUNDARY

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

ILLUSTRATION 5

2. Future Zoning Districts.

The recommended **Future Zoning Map** for **Redevelopment Area #1** is identified in **Illustration 6**. This also represents the **land development densities, land coverage and potential building intensities of Area #1**. Two changes are recommended to the existing Zoning designations, including the “AG – General Agriculture” District at the eastern and western portions of the Gothenburg, parcels 240054814 and 240055497, being changed to “I-2 – Industrial District.” This will allow for expansion of the Gothenburg Industrial Park. The remaining zoning districts will remain.

3. Recommended Public Improvements.

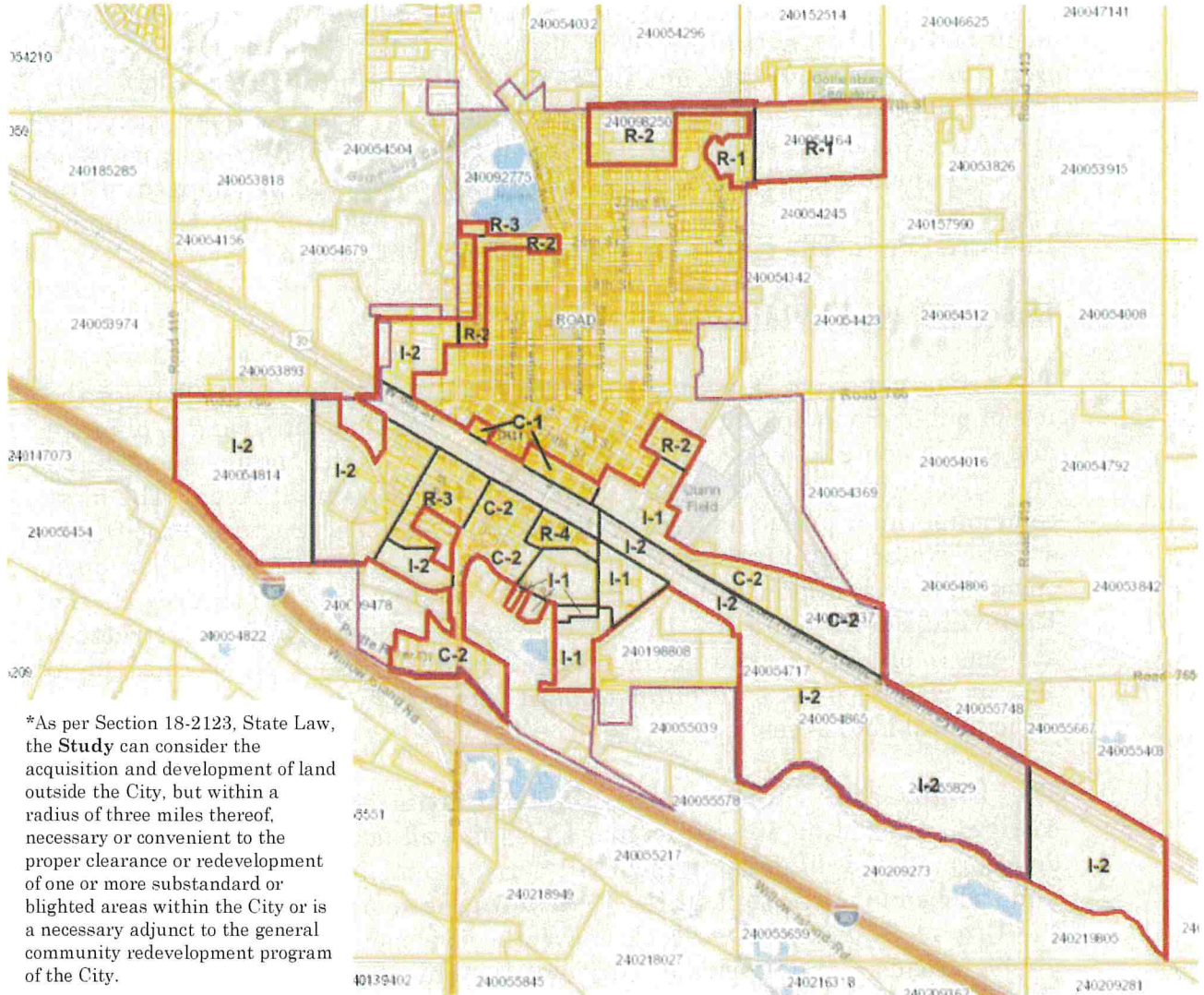
The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **Redevelopment Area**. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Redevelopment Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped and agricultural land areas.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and undeveloped land throughout the **Redevelopment Area**. It is recommended the City of Gothenburg work closely with developers to ensure that future public roads and private driveways and parking areas within **Redevelopment Area #1** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the *Gothenburg Subdivision Regulations*.

FUTURE ZONING MAP

REDEVELOPMENT AREA #1

GOTHENBURG, NEBRASKA



*As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City.

HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

LEGEND

- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- C-1 CENTRAL BUSINESS DISTRICT
- C-2 HIGHWAY COMMERCIAL DISTRICT
- I-1 LIGHT INDUSTRIAL/STORAGE/WAREHOUSE
- I-2 INDUSTRIAL DISTRICT
- GBP PUBLIC USE DISTRICT
- AHA AIRPORT HAZARD DISTRICT
- CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY

ILLUSTRATION 6

4. Alternative Energy Considerations.

Development within **Redevelopment Area #1** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger industrial business are strongly recommended to access these alternative energy sources in combination with “*green building*” techniques.

“LEED” building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being “green.”

Conclusions.

A successful **General Redevelopment Plan** for **Redevelopment Area #1** should guide redevelopment and development opportunities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Gothenburg CRA and the City of Gothenburg should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #1**. The demolition of substantially dilapidated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CRA should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #1.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6” thick with integral curbs costs an estimated \$52 per square yard. Asphalt overlay has a cost of \$3.45 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$170 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$345 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$25 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$50 per linear foot.

Ramped Curb Cuts

\$1,400 each

Sanitary Sewer

\$60 to \$70 per linear foot

Water Valves

\$850 each

Fire Hydrants

\$2,800 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore, the cost of a 2" overlay of a 150 x 150 foot parking lot is \$17,000.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$25 per linear foot
18" RCP costs \$30 per linear foot
24" RCP costs \$40 per linear foot
30" RCP costs \$50 per linear foot
36" RCP costs \$57 per linear foot
42" RCP costs \$65 per linear foot
48" RCP costs \$75 per linear foot

Inlets cost an estimated \$2,800 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$35,100.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #1**, in Gothenburg, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**.

Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District
Tax Increment Financing
LB 840, LB 1240, LB 854
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community Development Assistance Act
Intermodal Surface Transportation Efficiency Act
Small Business Administration-Micro Loans
Local Lender Financing
Owner Equity
Donations and Contributions

Private Foundations

American Express Foundation
Kellogg Corporate Giving Program
Marietta Philanthropic Trust
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper, Jaffray & Hopwood Corporate Giving
Target Stores Corporate Giving
Pitney Bowes Corporate Contributions
Burlington Northern Santa Fe Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
Frank M. and Alice M. Farr Trust
Hazel R. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation

GENERAL REDEVELOPMENT PLAN AMENDMENTS

<u>PROJECT NAME / LOCATION AND COST</u>	<u>RESOLUTION #</u>
1. _____ \$ _____	_____
2. _____ \$ _____	_____
3. _____ \$ _____	_____
4. _____ \$ _____	_____
5. _____ \$ _____	_____
6. _____ \$ _____	_____
7. _____ \$ _____	_____
8. _____ \$ _____	_____
9. _____ \$ _____	_____
10. _____ \$ _____	_____

**BLIGHT STUDY
ADDENDUM
UPDATED REDVELOPMENT AREA #1
2018**

**CITY OF GOTHENBURG, NEBRASKA
Project No. 126-G1-035**

Prepared By:



Miller & Associates
CONSULTING ENGINEERS, P.C.

1111 CENTRAL AVENUE

KEARNEY, NE 68847

308.234.6456

Purpose: The purpose of this Blight & Substandard Determination Update is to determine whether the Updated Redevelopment Area #1, revised from the June, 2018 Gothenburg, Nebraska Blight & Substandard Determination Study & General Redevelopment Plan, prepared by Hanna:Keelan Associates, P.C., qualifies as blighted and substandard within the definition set forth in the Nebraska Community Development Law.

Location: Attachment #1

Executive Summary: The Gothenburg Redevelopment Area #1 was in excess of the maximum 50% of the area of the City of Gothenburg allowed by the Nebraska Community Development Law. Miller and Associates Consulting Engineers, P.C. were contracted to identify the areas best suited for site reduction. The areas identified for site reduction were primarily undeveloped land and street rights-of-way. Because of this, there were no discernable effects on the statistical analysis of the Blight & Substandard Determination Study & General Redevelopment Plan prepared by Hanna:Keelan Associates, P.C.

Substandard Area Criteria:

As described in Section 18-2103 (10) of the Revised Nebraska Statutes, a **substandard area** shall mean one where there is a predominance of structures or improvements, whether nonresidential or residential in character, which by reason of the presence of:

1. Dilapidation/deterioration

The determination and rating of the structural conditions is critical in determining a substandard area in need of redevelopment. The system used for classifying the conditions is a major part of any substandard area determination. The system used for classification must be based on consistent and established criteria and result in accurate descriptions of existing structures. The condition of the structures was evaluated; the sites classified; and other environmental conditions and deficiencies recorded.

2. Age or obsolescence

Information on age of the structures was collected, recorded, and evaluated. Data on the year residential structures were built was gathered from the Buffalo County Assessors data as reported on the County's GIS Workshop site.

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

The results from the exterior structures and lot conditions survey provided the basis for the detection of insanitary and unsafe conditions. There are a number of factors that present ongoing negative conditions or impact, contributing to the physical decline of any developed area. Improper ventilation and sanitation facilities, and lack of sun light, clean air, and open spaces, contribute to the decline of any urban area. The presence of any or all of these factors in reasonable amounts is considered, under Nebraska Community Development Law, to contribute to the substandard character of any urban area.

4. AT LEAST ONE of the following;

- a. High density of population and overcrowding
High density of population and overcrowding contribute to conditions that endanger life.

- b. The existence of conditions which endanger life or property by fire and other causes. Age and structural conditions as well as structural types and public infrastructure present within the area are all evaluated to determine existence of these conditions. High density of population and overcrowding contribute to conditions that endanger life.
- c. Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals, or welfare.

When there is a predominance of structural or improvements, whether nonresidential or residential in character, ***the existence of any of the above listed factors, or combination of factors, indicate substandard conditions.*** These factors present potential for detrimental effects on public health and safety, morals or welfare, and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime. An evaluation of factors within each of the analysis areas and various combinations of substandard conditions will determine if substandard conditions exist.

Blighted Area Criteria:

A blighted area is defined by Nebraska Revised Statutes §17-2103 (11) as “an area, which by reason of the presence of the presence of the following factors:

1. A substantial number of dilapidated or deteriorating structures
As previously mentioned, a substantial number of deteriorated or deteriorating structures are determined by a structural analysis rating. This is vital in determining a blighted area in need of redevelopment. The system used for classifying the conditions is a major part of any blighted area determination and it must be based on consistent and established criteria which results in accurate descriptions of existing structures. The conditions of the structures were evaluated; the sites classified; and other environmental conditions and deficiencies recorded.
2. Existence of defective or inadequate street layout
Existence of defective or inadequate street layout consists of an analysis of platted streets. Defective street layout is caused from improper platting, irregular land uses requiring platting changes, and topographical challenges including natural land disturbances like rivers or creeks. Defective or inadequate street layouts could also be caused from dead-end roads. These could all cause safety concerns for vehicular and pedestrian traffic with the main reason for concern being safety hazards caused by irregular intersections
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness consists of the function of the land and how it is platted for development lots that are too small, inaccessible, or irregular can impede redevelopment efforts.
4. Insanitary or unsafe conditions

Age and structural conditions as well as other land use styles present within the area are all evaluated to determine existence of these conditions which are considered blighting criteria conditions which endanger life can include overcrowding, junk, debris, presence of vermin or other wild animals, lack of sun and air movement, and any conditions which could lead to injury for residents.

5. Deterioration of site or other improvements
Determining the deterioration of site or other improvements consists of completing site reconnaissance, reporting on areas that may have drainage issues, conditions of roads, vehicular problems such as parking and speeding. Show deterioration or lack of improvements such as poor drainage, dirt or gravel roads, concrete or asphalt streets with cracks and potholes, lack of consistent sidewalk infrastructure, and ADA accessibility, undersized and/or deteriorated water and sanitary sewer mains, and many more cite and development needs.
6. Diversity of ownership
A large diversity of ownership can make it challenging to work through comprehensive redevelopment efforts. This is determined by researching County Assessor data.
7. Tax or special assessment delinquency exceeding the fair value of the land
The County Assessor reports delinquent taxes for real property. These statues can change as delinquent payments are fulfilled with the understanding that a small percentage of properties have delinquent taxes or special assessments.
8. Defective or unusual conditions of title
This factor is said to be present when there are problems with the marketability of property titles, including unusual restrictions, unclear ownership, etc. Defective or unusual conditions of title can include improper filings. This can be corrected when the land is being sold or mortgaged or both. However, defective conditions of the title can render the land nonmarketable constituting a blighting factor.
9. Improper subdivision or obsolete platting
Some irregular lots of land may not conform to the current municipal standards. Irregular-shaped lots or outdated platting will create challenges for redevelopment efforts and are considered a blighting factor.
10. The existence of conditions which endanger life or property by fire or other causes.
Any such conditions create a public health and safety concerns for the City and create a blighted condition.
11. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is AT LEAST ONE OR MORE OF THE FOLLOWING CONDITONS IN EXISTANCE:
 - a. Unemployment in the study or designated blighted area is at least 120% of the state or national average

- b. The average age of the residential or commercial units in the area is at least 40 years
- c. More than half of the plotted and subdivided land property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time
- d. The per capita income of the study or designated blighted area is lower than the average per capita income of the City in which the area is designated; or
- e. The area has had either stable or decreasing population based on the last two decennial census.”

Substandard Area Determination

Dilapidation/deterioration

There is a strong presence of dilapidation/deterioration in the Updated Redevelopment Area #1. Overall, 43% of the 282 structures were identified as dilapidated or deteriorating.

Age or obsolescence

The average age of residential structures in the updated Redevelopment Area #1 was 94 years and the average age of all structures was estimated to be approximately 78 years. Of the 282 structures in the Updated Redevelopment Area #1, 192 (68%) were 40 years of age or more (build prior to 1978). This shows a strong presence in the updated Redevelopment Area #1.

Inadequate provision for ventilation, light, air, sanitation, or open spaces

There was a strong presence of inadequate provision for ventilation, light, air, sanitation, or open spaces in the Updated Redevelopment Area #1. Current public infrastructure is lacking or inadequate in a large portion of the area.

High density of population and overcrowding

This is not a factor in the Updated Redevelopment #1.

The existence of conditions which endanger life or property by fire and other causes

The existence of wood frame buildings containing combustible elements and fixtures, as well as obsolete water and sewer mains indicate a strong presence of conditions which endanger life or property by fire and other causes in Updated Redevelopment Area #1.

Blight Area Determination

A substantial number of dilapidated or deteriorating structures

As indicated above, there is a strong present of dilapidation or deterioration in the Updated Redevelopment Area #1.

Existence of defective or inadequate street layout

There is a lack of platted and developed streets in the Updated Redevelopment Area #1. The developed streets in the area have an overall "fair" condition assessment. This shows a strong presence in the area.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

The Updated Redevelopment Area has a combination of parcels that are either currently too small or too large to develop. Therefore, there is a strong presence in the area.

Insanitary or unsafe conditions

There are water and sewer mains that are 50 to 75 years of age, constructed of outmoded materials, and undersized to support modern uses. The sidewalk conditions, and overall lack of sidewalks, also contribute to unsafe conditions and show a strong presence of insanitary or unsafe conditions in the Updated Redevelopment Area.

Deterioration of site or other improvements

Seventy-five percent of parcels received a "fair" to "poor" overall site conditions, indicating a strong presence in the area.

Diversity of ownership

There are numerous small parcels with diverse ownership in the Redevelopment area.

Tax or special assessment delinquency exceeding the fair value of the land

There was little or no presence of this factor.

Defective or unusual conditions of title

Not reviewed for this study.

Improper subdivision or obsolete platting

There are irregular tracts of land along the U.S. Highway 30 Corridor and northeast portion of the Updated Redevelopment Area #1 that should be re-platted for future development. Therefore, there is a strong presence throughout the Redevelopment Area.

The existence of conditions which endanger life or property by fire or other causes

As indicated above, there is a strong presence of conditions which endanger life or property by fire or other causes in the Redevelopment Area.

Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is AT LEAST ONE OR MORE OF THE FOLLOWING CONDITIONS IN EXISTANCE:

Unemployment in the study or designated blighted area is at least 120% of the state or national average

This is not a factor in the Redevelopment Area.

The average age of the residential or commercial units in the area is at least 40 years

As indicated above, the average age of the all structures is 78 years old. The average age of residential buildings is an estimated 94 years.

More than half of the platted and subdivided land property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time

This is not a factor in the Redevelopment Area.

The per capita income of the study or designated blighted area is lower than the average per capita income of the City in which the area is designated

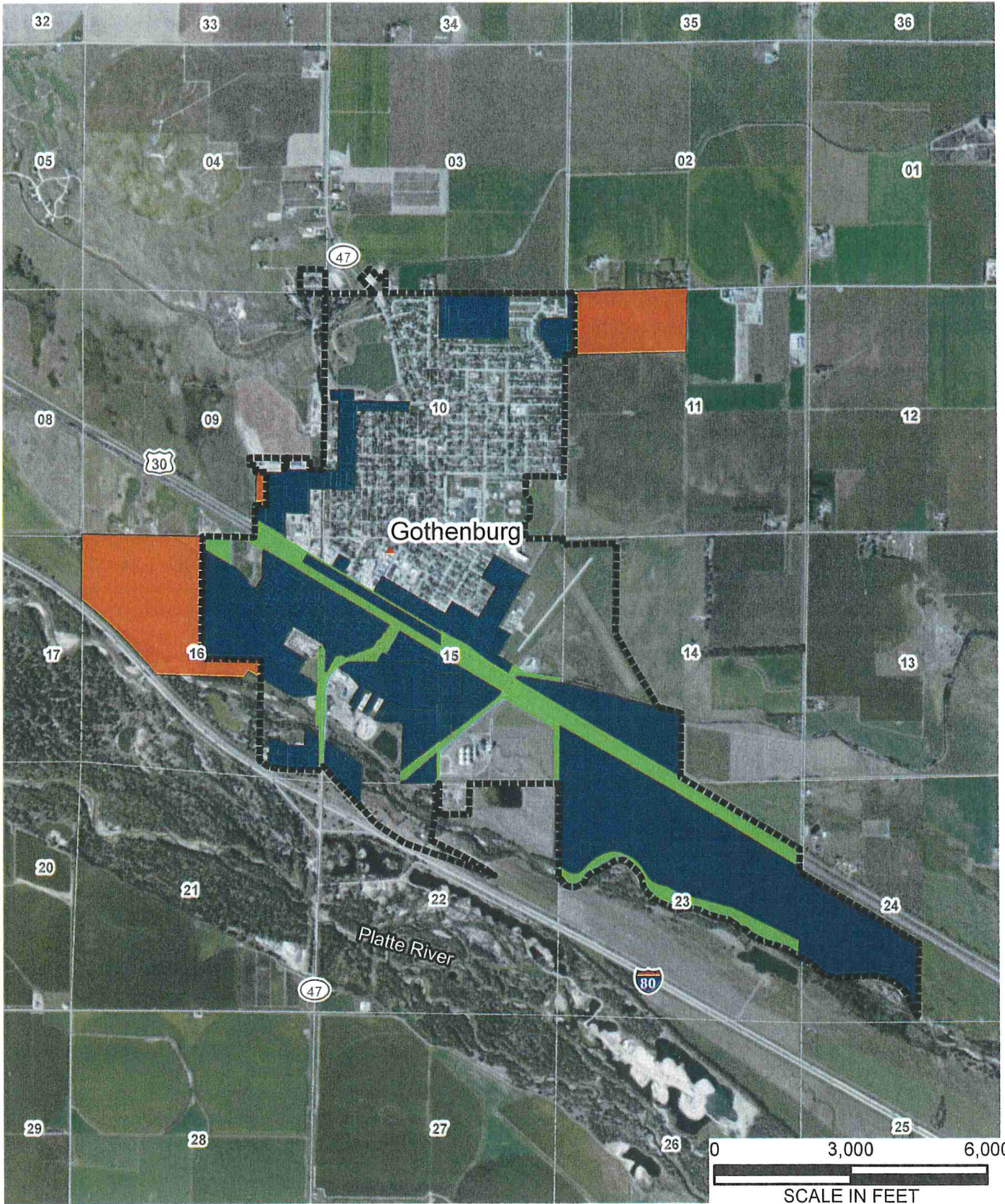
This is not a factor in the Redevelopment Area.

The area has had either stable or decreasing population based on the last two decennial census

This is not a factor in the Redevelopment Area.

Conclusion: The previously listed substandard and blighted factors have been identified through analysis of census data, survey data results, and field evaluation and are sufficiently present and distributed for designation of Updated Redevelopment Area #1 to be designated as blighted and substandard. This addendum is meant to supersede any other planning documents prepared in furtherance of a blight and substandard determination within the Updated Redevelopment Area #1 and all maps and figures memorialized in this addendum are meant to be the official maps and figures for the Updated Redevelopment Area #1.

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1/8/2019 3:40:17 PM Path: G:\Projects\126\126-G1-000\2018 Blighted Area Map\RED AREA\GIS\126-G1-000 Modified Blight2.mxd

1/8/2019
Prepared By:

MA
Miller & Associates
 CONSULTING ENGINEERS, P.C.
 Kearney, NE – (308) 234-6456



LEGEND

-  Corp. Boundary (2,193.9 AC.)
-  Outside Corp. Limits (244.2 AC.)
-  Inside Corp. Limits (902.1 AC.)
-  Hanna:Keelan VS. M&A (-199.3 AC.)

City of Gothenburg
Redevelopment Areas
Location Map
 Gothenburg, Nebraska