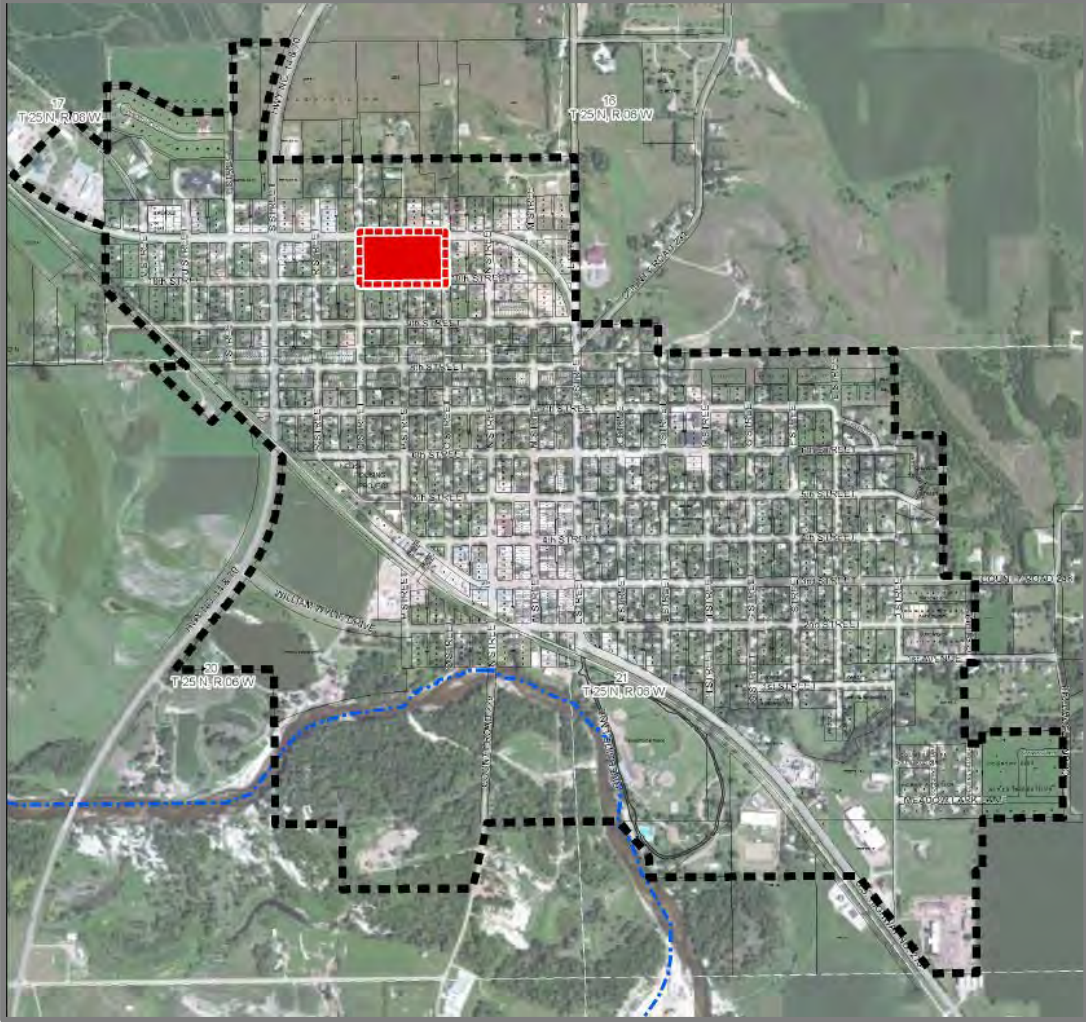


BLIGHT STUDY REDEVELOPMENT AREA #3



CITY OF NELIGH, NEBRASKA

Project No. 457-P2-001 - 2016

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EXECUTIVE SUMMARY

BLIGHT AND SUBSTANDARD DETERMINATION STUDY

Miller & Associates, Consulting Engineers, P.C. was contracted to complete a Blight and Substandard Study for an area located within the corporate limits of Neligh, Nebraska. The Study was completed to determine whether the area defined below qualifies as blighted and substandard within the definition set forth in the Nebraska Community Development Law.

LEGAL DESCRIPTION: REDEVELOPMENT AREA #3, NELIGH, NE

A tract of land being all of Block 35 and all of Block 54, Original Town of Neligh, Antelope County, Nebraska and more particularly described as follows:

BEGINNING at the intersection of the centerline of Q Street with the North Right-of-Way of 11th Street as platted in the Original Town of Neligh; Thence Easterly along said North Right-of-Way of 11th Street to the intersection with the centerline of O Street as platted in said Original Town of Neligh; Thence Southerly on said centerline of O Street to the South Right-of-Way of 10th Street as platted in said Original Town of Neligh; Thence Westerly on said South Right-of-Way of 10th Street to said centerline of Q Street as platted in said Original Town of Neligh; Thence Northerly on said centerline of Q Street to the POINT OF BEGINNING; Containing 7.64 acres, more or less.

Redevelopment Area #3 is the area located within the City boundaries identified in **Appendix 1 – Redevelopment Area #3 Location Map**. The investigation reasonably suggests blighted and substandard conditions exist as defined under the Law and these conditions are reasonably distributed throughout the Area. The survey analysis indicates the City of Neligh should encourage long-term improvements throughout Redevelopment Area #3. The use of Community Development Law provisions to assist with remedies and actions for the redevelopment of the area in Neligh, Nebraska is warranted and essential.

The conclusions presented in this Executive Summary are supported by the analysis and data included herein: The “Blight/Substandard Determination Study – Redevelopment Area #3, Neligh, Nebraska”.

SECTION 1

BLIGHT AND SUBSTANDARD DETERMINATION STUDY

1.1 PURPOSE OF STUDY

The purpose of this analysis is to determine whether the area described in the Executive Summary within the City limits of Neligh, Nebraska qualifies as blighted and substandard within the definition set forth in the Nebraska Community Development Law.

The City of Neligh is located in Antelope County, Nebraska and has a total population of 1,599 based on the 2010 Census. The boundary of Redevelopment Area #3 is shown in ***Appendix 1 - Redevelopment Area #3 Location Map***.

1.2 SUBSTANDARD AREA DEFINITION

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:

- dilapidated/deterioration,
- age or obsolescence,
- inadequate provision for ventilation, light, air, sanitation, or open spaces,
- high density of population and overcrowding; or the existence of conditions which endanger life or property by fire and other causes,
- or 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.

1. Dilapidated/Deterioration of Structures

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 of Structures

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

3. Inadequate Provisions 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 on-going 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. Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.

The existence of conditions endangering life or property by fire and other causes are identified within Redevelopment Area #3. Age and structural conditions as well as structural types and public infrastructure present within the area are all evaluated to determining existence of these conditions. High density of population and overcrowding contribute to conditions that endanger life.

5. Combination of Such Factors

When there is a predominance of structural or improvements, whether nonresidential or residential in character, ***the existence of any of the above four 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.

1.3 BLIGHTED AREA DEFINITION

Section 18-2103 (11) of the Revised Nebraska Statutes indicates a **blighted area** shall mean an area, which due to the presence of:

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. or 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 is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which at least one or more of the following conditions exists:

- unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
- the average age of the residential or commercial units in the area is at least 40 years;
- more than half of the platted 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;
- the per capita income of the study or designated blighted area is lower than the average per capita income of the City or City in which the area is designated; or the area has had either stable or decreasing population based on the last two decennial censuses;
- the area had either stable or declining population based on the last 2 decennial censuses.

This evaluation includes a detailed exterior survey of the structures and parcels/lots within Redevelopment Area #3, a land use inventory, field investigations, an investigation and analysis of pertinent documents, and data, which could validate the existence of substandard conditions. The analysis of each of the five substandard factors were evaluated as follows:

1. Substantial Number of Deteriorated 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,

As mentioned previously, insanitary or unsafe conditions are in existence if conditions endangering life or property by fire and other causes are identified within Redevelopment Area #3. 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. Having no diversity of ownership in Redevelopment Area #3 can also be a blighting factor, if the single ownership is not taking responsibility for the care and upkeep of the property. 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. It is assumed that one or more properties, at any given time, within Redevelopment Area #3 have a delinquent tax which constitutes a blighting factor.

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

Improper subdivision or obsolete platting is considered when there is a wide range of shape and sizes of land that exists within Redevelopment Area #3. 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. Combination of Such Factors

When there is a predominance of structures or improvements, whether nonresidential or residential in character, ***the existence of any of the above four 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.

Neligh is classified as a Second-Class City and, under the Community Development Law, may designate up to 50 percent of the City as blighted. Redevelopment Area #3 encompasses 7.64 acres.

1.4 ANALYSIS APPROACH

Field survey data was collected on structures and parcels in Redevelopment Area #3. Miller & Associates analyzed the data collected on individual structures and examined the condition, age, site, and other factors related to public health, safety, morals, or welfare. Street layout, accessibility, condition, and subdivision layout and design were investigated on an area-wide basis.

The rating of a structure's condition is a critical step in determining the eligibility of an area for redevelopment. The system to classify structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of the existing conditions. The following summarizes the method used for assessing structural condition and the standards and criteria used for evaluation, and the findings of dilapidated/deteriorating structures.

A field survey method was used to assess and record the structures/unit and vacant land conditions. The structural condition analysis was based on exterior inspections to note deficiencies in each structure and to identify related environmental deficiencies. An inspection and analysis of the blighted and substandard factors listed in State Statutes were made to determine whether each or any were present in Redevelopment Area #3. Photos were taken of a sample of such structures and are included in this document in ***Appendix 3.***

1.4.1 STRUCTURAL COMPONENTS

During the field survey every structural component of each unit in Redevelopment Area #3 was examined to determine whether its condition was sound, or had minor, major, or critically substandard defects. Structural components examined were of two types.

Primary (Major) Components: These include the basic elements such as the structures roof, walls, and foundation composition.

Secondary (Minor) Components: These components are the necessary secondary structural elements of any such as roof type, chimney, gutters and down spouts, wall surfaces and condition, paint, doors, windows, porches, steps, and fire escapes, driveway and side condition.

1.4.2 CRITERIA FOR CLASSIFYING STRUCTURE COMPONENTS

Both the primary/major and secondary/minor components were evaluated for a measure of determining the overall condition of the structure. This evaluation considered the relation and importance of each component separately and the effects the found deficiencies will have on the structure.

1.4.3 STRUCTURE COMPONENTS CLASSIFICATIONS

The four categories used in classifying structural conditions are as follows:

Sound: A sound structure is one that has been and can be kept in good condition with normal maintenance. Structural components contain no defects and require no treatment other than normal maintenance.

Minor Deficient (Minor Repair): A structure ranked as minor deficient has components that contain defects that can be corrected through the course of normal maintenance or minor repair. Minor defects have no real effects on either structural or architectural components. The rectification of such defects may be accomplished by the owner or tenant and are not considered in rating a structure as structurally substandard.

Major Substandard/Requiring Major Repair (Deteriorating): A structure ranked as major deficient has components with major defects over an extensive area. Correction of such major defects would require reconstruction of components by practiced and experienced people in that trade.

Substandard Critical (Dilapidated/Deteriorated): A substandard structure contains major defects that are so serious and extensive that the structure cannot feasibly be economically repaired. A dilapidated structure contains such serious defects that there is no question that it is uninhabitable and should be demolished. All major components of a dilapidated structure have defects that are major or critical in nature or a combination of less serious major component defects together with several minor component defects that are ranked as critical in nature.

1.4.4 Blighted and Substandard Factor Distribution

This analysis was performed on the basis that the substandard and blighted factors defined in the Nebraska Community Development Law must be reasonably distributed within an area determined to be substandard and blighted. This factor assures that areas in good condition are not determined substandard or blighted simply because of their proximity to areas that are substandard and blighted.

1.4.5 Blighted and Substandard Rating Criteria

Each of the blighted and substandard factors is classified into one of four criteria based off of the site reconnaissance and data analysis. The four factors are the following: not at all, mild, reasonable, and strong all representing the degree of presence of each of the blighted and substandard factors.

1.4.6 Additional Public Intervention

The presence of one or more of these blighted and substandard conditions may make it fitting to declare an area blighted or substandard under state statute. This analysis was conducted because it was believed additional public intervention over and above the exercise of police power is needed to overcome the problems that exist in the substandard and blighted study area. Section 18-2012 of the Nebraska Community Development Law states: “a determination shall be made that the conditions existing in any such blighted and substandard area are beyond remedy and control solely by regulatory process in the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprises without the aids provided under the Community Development Law.”

1.4.7 Summary

Assessments of all the related factors listed in the Nebraska Community Development Law indicate whether an area is deemed blighted and substandard. Although the presence of one or more of the stated factors may be sufficient to make a finding of blighted and substandard under the State Statute, this evaluation was made on the basis that would lead rational persons to conclude public intervention is appropriate and/or necessary to assist with redevelopment activities. Distribution of blighted and substandard factors throughout Redevelopment Area #3 must be reasonably dispersed so essentially good areas are not illogically found to be blighted simply because of proximity to areas that are blighted.

SECTION 2 **REDEVELOPMENT AREA #3 ANALYSIS**

2.1 EXISTING LAND USE

Appendix 2 – Existing Land Use Map Redevelopment Area #3 shows the boundaries of Redevelopment Area #3 within the corporate limits of the City of Neligh, Nebraska and it depicts the existing land uses within the study area. There are two land use categories, which include:

- Residential
- Commercial
- Vacant

2.2 RESEARCH APPROACH

The research approach implemented for the Blight and Substandard Determination Study included an assessment of the blight and substandard determination factors listed in the Nebraska Community Development Law. These factors were investigated on an area wide basis, which included exterior structural conditions, individual structures and properties, streets, alleys, sidewalks, driveways, railways, and open spaces. For further explanation of how data was collected and evaluated, see Analysis Approach previously presented in this document.

2.3 SURVEY EVALUATION AND ANALYSIS FINDINGS:

2.3.1 Substandard Factors

As an overview, Section 18-2103 (10) in the Revised Nebraska Statutes indicates a **substandard area** shall mean an area in which there is a predominance of building or improvements with a presence of the following:

1. Dilapidated/deteriorated structures,
2. Age or obsolescence of structures,
3. Inadequate provisions for ventilation, light, air, sanitation, or open spaces,
4. Existence of conditions which endanger life or property by fire and other causes, or
5. Any combination of factors which are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and which are detrimental to public health, safety, morals, or

1. Dilapidated/Deteriorated Structures.

Survey data revealed a number of deteriorated structures located throughout Redevelopment Area #3. Several primary structures were in need of major rehabilitation and some of the secondary structures were beyond repair. There are also a number of areas with scattered debris. Unwanted nuisances contribute to an environment that encourages pests and vermin to create habitats in close proximity to human occupancy and act as carriers of communicable diseases. Data indicates a reasonable amount of dilapidated and deteriorated structures are present.

Conclusion: *The results of the field survey of the exterior building conditions indicate deteriorated structures are present to a reasonable extent throughout Redevelopment Area #3.*

2. Age or Obsolescence of Structures.

Data from the Antelope County Assessor data indicates approximately 89 percent of the structures were constructed over 40 years ago, with half of the structures dating back to the early 1900s. It is important for those structures that are 40 plus years in age to continually be maintained and updated in order to avoid a more severe substandard condition.

Conclusion: *Data from the Antelope County Assessor indicated 89 percent of the structures in Redevelopment Area #3 are 40 plus years of age. This presents a strong substandard factor for the City.*

3. Inadequate Provisions for Ventilation, Light, Air, Sanitation, or Open Spaces.

The results from the exterior building and lot conditions survey provided the basis for the detection of insanitary and unsafe conditions. Factors that present on-going negative conditions or impacts may contribute to the physical decline of any developed area. Improper ventilation and sanitation facilities, and lack of sunlight, clean air, and open spaces can contribute to the decline of any urban area and 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. The majority of the Redevelopment Area #3 lacks proper stormwater conveyance system and paved roads. There are a few properties with some debris and dilapidated wooden accessory structures which can negatively affect health and sanitation as well as create potential for fire hazards.

Conclusion: *Inadequate provisions for ventilation, light, air, sanitation, or open spaces in Redevelopment Area #3 are present to a reasonable degree to constitute a substandard factor.*

4. Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.

The field survey indicated there are a number of conditions which endanger life or property to varying degrees within Redevelopment Area #3. Primarily wood-framed buildings in portions of Redevelopment Area #3 are in need of structural repair or demolition for fire protection. A majority of the residential and the commercial structure that are present are over 40 years old. The age of these structures implies the wiring is possibly outdated and in many cases reaching a point of being overloaded by present day electrical needs.

There are instances where varying amounts (minor and major) of debris, combustible items, inoperable vehicles, and junk were identified. The presence of the combustible materials, debris, and junk constitute a substantial fire hazard, which could endanger both life and property.

The majority of the Redevelopment Area #3 has no adequate stormwater conveyance infrastructure. This threatens life and property during periods of moderate or heavy rainfall.

Conclusion: *The conditions that endanger life or property by fire and other causes were sufficient to constitute a strong substandard factor in Redevelopment Area #3.*

5. Any Combination of Factors which are Conducive to Ill Health, Transmission of Disease, Infant Mortality, Juvenile Delinquency and Crime, and which are Detrimental to Public Health, Safety, Morals, or Welfare.

The presence of the above listed factors indicates substandard conditions exist. When two or more of these factors exist in the same area where citizens reside and live, they present potential for detrimental effects on public health and safety. An evaluation of substandard factors within Redevelopment Area #3 and various combinations of substandard conditions produced the following findings:

There are several instances where varying amounts of debris, combustible items, and junk were identified, which constitute a present and substantial fire hazard that could endanger both life and property. The commercial business that is located within Redevelopment Area #3 is starting to look a little worn down and the vehicular access and parking is unpaved.

The majority of Redevelopment Area #3 is lacking sidewalks and ADA accessible ramps, providing challenges and safety hazards for pedestrians. Half of the area has paved roads while the other half has gravel roads with large potholes.

A portion of Redevelopment Area #3 consist of four-inch main. Lack of adequate water supply can negatively impact safety standards, especially for fire protection.

The majority of the Redevelopment Area #3 has no adequate stormwater conveyance infrastructure. This threatens life and property during periods of moderate or heavy rainfall.

Conclusion: *The combination of these factors throughout Redevelopment Area #3 strongly indicates that the citizens living or working in this area are negatively impacted and the combination of negative factors is in and of itself a substandard factor.*

2.3.2 Determination of Substandard Factors

A predominance of the parcels within Redevelopment Area #3 meets the requirements of substandard as outlined in the Nebraska Community Development Law. Structures and properties were evaluated and the substandard factors were determined to be present to one of the following strengths: strong, reasonable, mild, or not at all. There is strong distribution of the factors that indicated the analysis area is substandard. A predominance of all four factors, and combinations of these factors, are present and were determined through the evaluation.

2.3.3 Substandard Determination Conclusion

Redevelopment Area #3 has two substandard factors present to a reasonable extent, two substandard factors present to a strong extent, and a combination of these factors is present to a strong degree. **Table 2.3 - Presence of Substandard Factors, Redevelopment Area #3** summarizes the presence of substandard factors.

**TABLE 2.3
PRESENCE OF SUBSTANDARD FACTORS
REDEVELOPMENT AREA #3**

<i>Substandard Factor</i>	<i>Presence</i>
Dilapidated/deterioration	Reasonable
Age or obsolescence	Strong
Inadequate provisions for ventilation, light, air, sanitization, or open spaces	Reasonable
Existence of conditions which endanger life or property by fire and other causes	Strong
Combination of factors	Strong

2.3.4 Blighted Factors

As an overview, Section 18-2103 (11) in the Revised Nebraska Statutes indicates a **blighted area** shall mean an area, which by reason of the presence of the following:

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. Existence of conditions that endanger life or property by fire or other causes, or
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 is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which at least one or more of the following conditions exists:
 - 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 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 or City in which the area is designated;
 - e. The area has had either stable or decreasing population based on the last two decennial censuses.

1. Presence of Substantial Deteriorated or Deteriorating Structures.

There are three structures in Redevelopment Area #3 which are in poor condition. Some of the lots throughout Redevelopment Area #3 have dilapidated secondary structures which pose potential problems for the primary structures on the lot. **Table 2.4 - Structural Rating, Redevelopment Area #3** summarizes the exterior rating for each of the land uses present in Redevelopment Area #3.

**TABLE 2.4
STRUCTURAL RATING
REDEVELOPMENT AREA #3**

<i>Structural Rating</i>						
Land Use	Sound	Minor Deficient Deteriorating	Major Deficient Deteriorating	Critical Substandard/ Dilapidated	Total Number of Structures	Major/ Critical
Residential	1	4	2	0	7	2
Commercial	0	1	0	0	1	0
Vacant Lot/Structure	0	3	0	0	3	0
Total	1	8	2	0	11	2
Percent	9%	73%	18%	0%	100%	18%
Percentages were rounded						

A summarization of the classifications for Redevelopment Area #3 is as follows:

- One (1) structure of eleven (11) primary structures was classified as structurally sound;
- Seven (7) structures were classified as deteriorating and minor defects; and
- Two (2) structures were classified as deteriorated with major defects.

Conclusion: *The results of the field survey of the exterior building conditions indicate that eighteen percent (18%) of the structures located in Redevelopment Area #3 are in major or critically deteriorating condition, which presents blighting to a reasonable extent throughout Redevelopment Area #3.*

2. Existence of Defective or Inadequate Street Layout.

The street pattern in the analysis area consists of a square to rectangular grid system with varying lot widths and depths. Highway 275/West 11th Street runs on the north edge of Redevelopment Area #3. West 10th Street runs on the south side of Redevelopment Area #3. There is a steep grade that is on the north side of Redevelopment Area #3 which can make access to the property lots very challenging.

Conclusion: *The existence of challenging grade changes on particular platted parcels in Redevelopment Area #3 qualifies as a mild presence of a blighted factor.*

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

The field survey data indicates adequate lot sizes. Accessibility for some of the vacant lots adjacent to Highway 275/West 11th Street have very steep grades which would make access to the lots very challenging from the Highway.

Conclusion: *Accessibility challenges are present to a mild extent in Redevelopment Area #3 and qualify as a mild presence of a blighted factor.*

4. Insanitary and Unsafe Conditions.

The results of the field survey provided the foundation for the recognition of insanitary and unsafe conditions throughout parts of Redevelopment Area #3. Factors contributing to insanitary and unsafe conditions are:

- Deteriorating or dilapidated conditions cited in this Study are prevalent in existing structures. Hazards, such as inadequate roof drainage, gravel roads, and dilapidated primary and secondary buildings were exhibited throughout Redevelopment Area #3.
- A few lots were found to have debris and junk. The presence of the combustible materials and debris constitutes a substantial fire hazard and unsafe conditions. These conditions also provide breeding and nesting grounds for vermin and produce public nuisance and eyesores, which can have a negative impact on surrounding health in the area.
- Overgrown weeds and shrubs create unpleasant aesthetics and add to the blighting conditions.
- Lack of sidewalks and ADA accessibility, based on 2010 ADA Design Guidelines, exists in public acres throughout Redevelopment Area #3.
- Redevelopment Area #3 lacks proper stormwater conveyance system and paved roads. The north side of the area has a steep southward slope that can be threatening to life and property during periods of heavy rainfall. The existing gravel are in poor condition due to wash-outs, lack of drainage infrastructure, and potholes.

Conclusion: *Insanitary and unsafe conditions are present to a strong degree throughout Redevelopment Area #3.*

5. Deterioration of Site Improvements.

The results of the field survey provided the foundation for the recognition of deteriorated site improvements throughout Redevelopment Area #3. Field observations were performed to evaluate the condition of site improvements such as streets, sidewalks, curbs, and gutters. Factors contributing to deteriorated site improvements are:

- Lack of sidewalk infrastructure throughout Redevelopment Area #3.
- Lack of ADA accessible sidewalks and ramps.
- Undersized water mains create concern for the fire safety in portions of Redevelopment Area #3.
- Lack of paved roads and stormwater drainage conveyance system for portions of Redevelopment Area #3 create drainage challenges and concerns for potential flooding. The north side of the area has a steep southward slope that can be threatening to life and property during periods of heavy rainfall. The existing gravel are in poor condition due to wash-outs, lack of drainage infrastructure, and potholes.

Conclusion: *Deterioration of site improvements is present to a strong extent in Redevelopment Area #3 and constitutes as a blighting factor.*

6. Diversity of Ownership.

Redevelopment Area #3 has a mild diversity of ownership which could present challenges to assemble parcels of land to form a redevelopment project.

Conclusion: *Diversity of ownership in Redevelopment Area #3 seems to have an effect on the ability for the City to reach its redevelopment goals; therefore, presenting a mild factor of blight in Redevelopment Area #3.*

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

The status of real estate taxes for properties located within Redevelopment Area #3 was evaluated. Several properties in Neligh have delinquent taxes resulting in an assumption that one or more properties within Redevelopment Area #3 have tax or special assessment delinquency.

Conclusion: *Few of Neligh's parcels have tax delinquencies; therefore, it is assumed that one or more properties within Redevelopment Area #3 have tax or special assessment delinquency which would hinder the sale and purchase of that property. Through this assumption, a mild factor of blight in Redevelopment Area #3 is determined for this criteria.*

8. Defective or Unusual Condition of Title.

A title insurance policy is usually issued whenever land is sold, mortgaged, or both; any title defects are corrected at the time of issuance. All other titles in the same subdivision or addition need to be checked when new title insurance has been written. Everything preceding the issuance of the title should be the same and any defects previously corrected. The possibility for title problems should be limited to improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion: *Defective or unusual condition of title with properties in Redevelopment Area #3 does not appear to exist and does not constitute a blighting factor.*

9. Improper Subdivision or Obsolete Platting.

Redevelopment Area #3 consists of commercial, residential, and vacant land uses. This area has

Conclusion: *Redevelopment Area #3 is platted with traditional grid-style street pattern, 20-foot alleys and rectangular 48-foot by 132-foot lots. Improper subdivisions or obsolete platting does not exist as a blighting condition.*

10. The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.

The field survey and information obtained was considered for determining the existence of conditions that endanger life or property by fire and other causes. Several conditions exist in Redevelopment Area #3 that could potentially endanger life or property to varying degrees and are summarized as follows:

- There were instances where varying amounts of debris, combustible items, and junk were identified.
- A portion of Redevelopment Area #3 has undersized water mains. This negatively impacts fire safety and protection.
- Approximately 89 percent of structures within Redevelopment Area #3 are more than 40 years old. The majority of these structures are wood-framed and several could have out-dated and/or overloaded wiring creating potential for fire hazard.
- A portion of Redevelopment Area #3 existing gravel are in poor condition due to wash-outs, lack of drainage infrastructure, and potholes. The north side of the redevelopment area has a steep southward slope that can be threatening to life and property during periods of heavy rainfall.

Conclusion: *A number of conditions which endanger life or property through fire or other causes do exist in Redevelopment Area #3. There is a strong presence of this condition.*

11. Combination of Blighting Factors.

An area may be considered blighted under state statutes if there exists any combination of the above factors, which substantially impairs or arrests the sound growth of the community; retards the provisions of housing accommodations; or constitutes an economic or social liability; and is detrimental to the public health, safety, morals, or welfare in its present condition or use, and in which there is at least one of the following present:

- Unemployment in the designated blighted and substandard area is at least 120% of the state or national average;
- The average age of the residential or commercial units in the area is at least 40 years;
- More than half of the plotted 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;
- The per capita income of the designated blighted and substandard area is lower than the average per capita income of the City or City in which the area is designated; or
- The area has had either stable or decreasing population based on the last two decennial (ten year) censuses.

Examination of the field data and information gathered as part of this analysis indicates the existence of the following conditions, which impede the sound growth of Redevelopment Area #3:

Antelope County Assessor data indicates approximately 89 percent of the structures were constructed 40 plus years ago with half of the buildings dating back to the early 1900's. This can be discouraging for reinvestment in the area. The age of structures can make renovation less economically feasible. The lack of rehabilitation and reinvestment is a major factor impeding the retention of adequate, safe, and sanitary housing and places for business establishments.

Median household income data is only available for the City, County, and State in regards to Redevelopment Area #3. The City of Neligh, as a whole, has a lower median household income than both Antelope County and the State of Nebraska. Based on the 2010-2014 American Community Survey, Neligh's median household income is \$41,813, which is lower than Antelope County's median household income of \$45,417 and Nebraska's of \$52,400.

Conclusion: *The combination of the blighting factors outlined in this document in conjunction with the age of the structures and low median household income, in comparison to Antelope County and the State of Nebraska found within Redevelopment Area #3 limits the sound development, impedes provisions to provide adequate housing and produces an on-going economic liability. There is a strong presence of these conditions.*

2.3.5 Determination of Blighted Factors

Redevelopment Area #3 meets the requirements of the Nebraska Community Development Law for designation for a **blighted** area. Structures and properties were evaluated and the substandard factors were determined to be present to one of the following strengths: strong, reasonable, mild, or not at all. There is a recorded distribution of 9 of the 10 factors present in Redevelopment Area #3 that constitute a blighted area.

2.3.6 Blighted Determination Conclusion

The surveys showed that four blighting factors were present to a strong extent; one to a reasonable degree; four to a mild degree and; two blighting factor was not existent. The blighted criteria are present and reasonably distributed throughout Redevelopment Area #3. **Table 2.5 – Presence of Blighting Factor, Redevelopment Area #3** summarizes the presence of blighting factors.

**TABLE 2.5
PRESENCE OF BLIGHTING FACTOR
REDEVELOPMENT AREA #3**

<i>Blighting Factor</i>	<i>Presence</i>
Substantial number of deteriorated or deteriorating structures	Reasonable
Existence of defective or inadequate street layout	Mild
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Mild
Insanitary or unsafe conditions	Strong
Deterioration of site or other improvements	Strong
Diversity of ownership	Mild
Tax or special assessment delinquency exceeding the fair value of the land	Mild
Defective or unusual conditions of title	Not at All
Improper subdivision or obsolete platting	Not at All
The existence of conditions that endanger life or property by fire or other causes	Strong
One or more of five other conditions	Strong

2.3.7 Determination of Need for Public Intervention

Section 18-2102 of the Nebraska Community Development Law requires that in determining whether or not any area is blighted and substandard, the condition of the area must be such that the remedy of the blight and substandard conditions within the area be beyond the control of the City, solely by regulatory control and exercise of the police power, and cannot be effectively dealt with by the ordinary operations of private enterprise without the aids provided under this law.

Evaluation of substandard and blighting conditions indicates that the City of Neligh can and should encourage long-term improvements. These improvements and conditions can be accomplished through applications of zoning regulations; nuisance abatement; infrastructure improvements; pedestrian accessibility improvements; dilapidated building demolition, rehabilitation, and construction; proper screening and bufferyards; and debris cleanup. Increasing taxes or assessments to fund needed improvements would reduce available incomes of area patrons and lead to the further decline in the maintenance, upkeep, and quality of structures in the area and City as a whole.

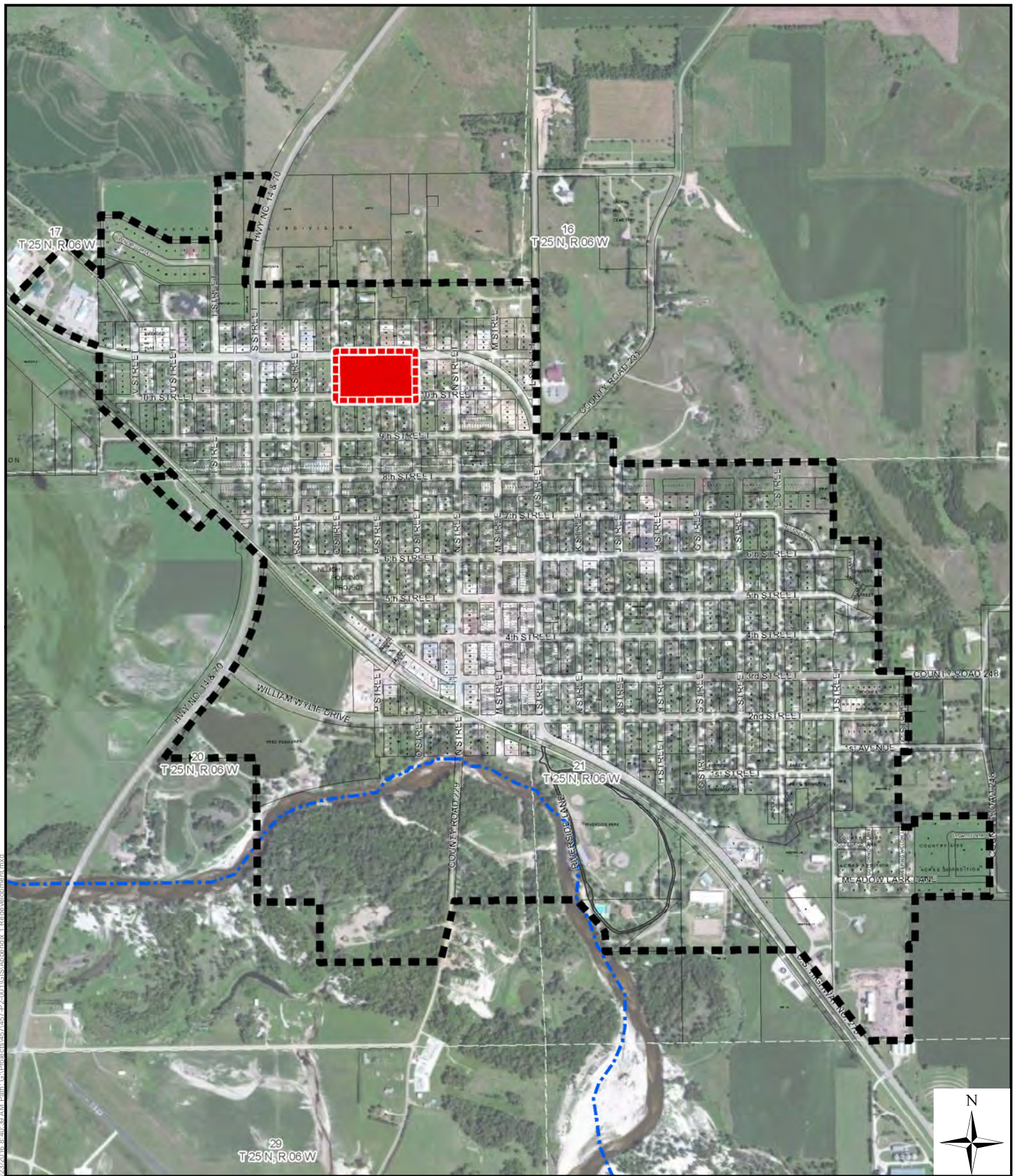
The community cannot achieve these improvements without the aids made available through the Community Development Law. Existing conditions, including structural conditions, debris, and vacancy are deterrents and discourage development. Many structures continue to age and deteriorate; if not redeveloped or rehabilitated, these structures can create safety concerns for the area. Some of the infrastructure is undersized, deteriorating, or nonexistent. All of these conditions

contribute to the decrease in marketability for development and redevelopment of Redevelopment Area #3. The City does not have the financial means to acquire, clear, and redevelop properties without substantial tax increases or resources built from TIF. As previously explained, Neligh's median household income is lower than the County and the States; therefore, increasing taxes to assist with redevelopment efforts could be detrimental to residents. A solution can only be found through the means made available through the Nebraska Community Redevelopment Law.

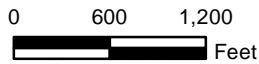
In summary, if substandard and blighting conditions were remedied within a reasonable time, deterioration of the area would significantly decline. This can be accomplished by joint efforts of the private sector, the City of Neligh, the Community Redevelopment Authority, and aids provided under the Community Redevelopment Law. Working together to remedy and repair substandard and blighted conditions has been determined to be essential, warranted, and vital to the redevelopment of Redevelopment Area #3.

2.3.8 Summary/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 Redevelopment Area #3 to be blighted and substandard.



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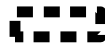


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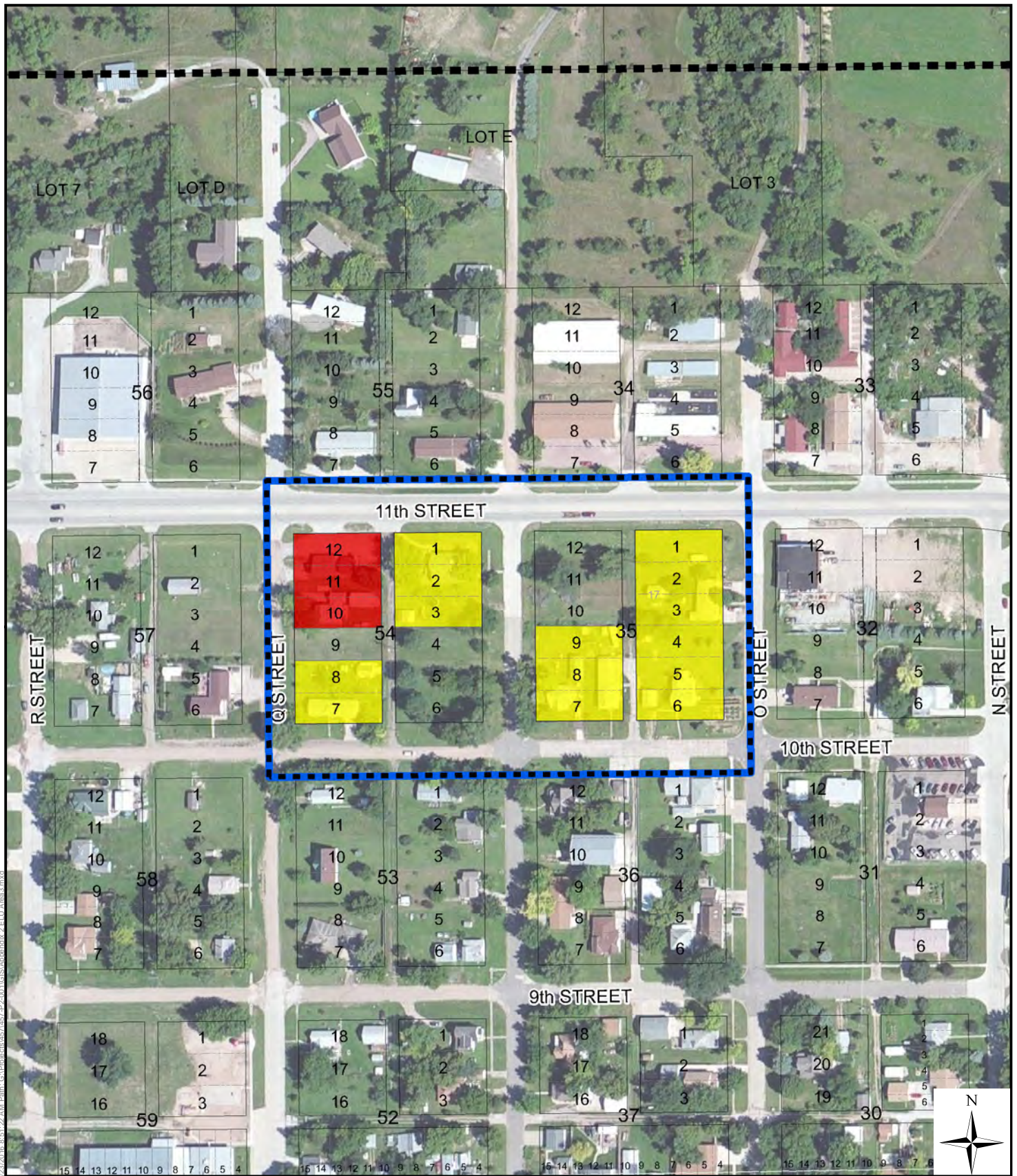


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Legend

-  Redevelopment Area #3
-  Corporate Boundary

Appendix 1
Redevelopment
Area #3
Location Map
Neligh, Nebraska




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Legend

 Redevelopment Area #3

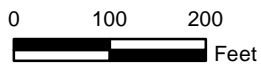
 Corporate Boundary

Existing Land Use

 Single-Family Residential

 Commercial

 Vacant



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Appendix 2
Existing Land Use Map
Redevelopment
Area #3
 Neligh, Nebraska







APPENDIX 3
Redevelopment Area #3