



REDEVELOPMENT PLAN FOR THE CITY OF NELIGH, NEBRASKA

REDEVELOPMENT AREA #2

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I. INTRODUCTION

This Redevelopment Plan for the Redevelopment Area #2 of the City of Neligh, Nebraska (“Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blighted and substandard conditions within the redevelopment area established in the City of Neligh, Nebraska (the “City”).

The Redevelopment Plan has been established in conformity with the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154 (Reissue 2007), as amended (the “Act”) and the Comprehensive Development Plan of the City. The Redevelopment Plan, as amended from time to time, shall indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, as required by the Act. The addenda attached to this Redevelopment Plan, as well as future amendments to this Redevelopment Plan, shall identify specific redevelopment projects that will use Tax Increment Financing pursuant to Section 18-2147 of the Act.

II. STATUTORY REQUIREMENTS

The Act defines a “redevelopment plan” as “a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.” Neb. Rev. Stat. §18-2103(13).

The Act further sets forth the required contents of a redevelopment plan: “A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to: (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. Any redevelopment plan may include a proposal for the designation of an enhanced employment area.” Neb. Rev. Stat. §18-2111.

The Act also states that a redevelopment plan may contain a provision authorizing Tax Increment Financing. Neb. Rev. Stat. §18-2147.

III. REDEVELOPMENT AREA

The real property included in the redevelopment area and the boundaries of the redevelopment area subject to this Redevelopment Plan are generally as follows:

POINT OF BEGINNING IS THE INTERSECTION OF THE CENTERLINES OF US HIGHWAY 275 AND "T" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "T" STREET TO THE INTERSECTION OF THE EXTENDED NORTHERN BOUNDARY LINE OF LOTS 1-12 EX HWY BLK 78 NELIGH CITY; THENCE EASTERLY ALONG SAID NORTH BOUNDARY LINE TO INTERSECTION WITH THE CENTERLINE OF NEBRASKA HIGHWAY 14; THENCE, CONTINUING EASTERLY ALONG THE SOUTHERN BOUNDARY LINE OF DAXONS SUB LOT 10 NELIGH CITY TO THE SOUTHEAST CORNER OF SAID LOT; THENCE, NORTHERLY ALONG THE EAST PROPERTY LOT OF SAID LOT TO THE NORTHEAST CORNER OF SAID; THENCE, NORTHERLY ALONG THE EAST PROPERTY LINE OF A LOT DESCRIBED AS 17-25-6 DAXONS SUB LOT 9 N2SE4 1.34 AC NELIGH TWSP TO THE NORTHEAST CORNER; THENCE, WESTERLY ALONG THE NORTH BOUNDARY OF SAID LOT AND EXTENDING TO THE CENTERLINE OF NEBRASKA HIGHWAY 14; THENCE, SOUTHWESTERLY TO THE NORTHEAST CORNER OF A LOT DESCRIBED AS DAXONS SUB OF 17-25-6 EX W 79' & EX TR IN COR LOT 11 S 270' OF E 251' LOT 12 NELIGH CITY; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID LOT TO THE INTERSECTION WITH THE CENTERLINE OF "T" STREET; THENCE, NORTHERLY ALONG THE CENTERLINE OF "T" STREET TO THE EXTENDED NORTHERN BOUNDARY LINE OF MCCOYS SUB OF DAXONS SUB LOT 1 4-24; THENCE WESTERLY ALONG SAID NORTHERN BOUNDARY AND FOLLOWING SAID NORTHERN BOUNDARY TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WESTERN BOUNDARY UNTIL IT INTERSECTS WITH THE NORTHEAST CORNER OF A PARCEL DESCRIBED AS 17-25-6 .78 AC TR NW4SW4 NELIGH TWSP; THENCE NORTHWESTERLY ALONG THE NORTHERN BOUNDARY OF SAID PARCEL TO THE NORTHWEST CORNER; THENCE SOUTHWESTERLY TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF "V" STREET; THENCE, NORTHWESTERLY ALONG SAID NORTHERN RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED AS 17-25-6 TR N2NW4SW4 .78 AC NELIGH TWSP; THENCE NORTHWESTERLY ALONG THE NORTHERN BOUNDARY TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A PARCEL DESCRIBED AS 17-25-6 IR TRS S CO RD SW4NW4 & NW4SW4 EX 1.11 AC HWY 9.2 AC NELIGH TWSP; THENCE, NORTHWESTERLY ALONG SAID NORTH BOUNDARY LINE TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED AS 18-25-6 TR E2E2 8.05 AC NELIGH TWSP; THENCE FOLLOWING THE IRREGULAR NORTHERN BOUNDARY LINE TO NORTH EAST CORNER OF A PARCEL DESCRIBED AS 18-25-6 TR SE4NE4 3.13 AC NELIGH TWSP; THENCE, NORTHWESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL TO THE NORTHWEST CORNER; THENCE CONTINUING ALONG THE SAME BEARING FOR AN ADDITIONAL 500 FEET; THENCE, SOUTHWESTERLY AT A 90 DEGREE ANGLE FROM PREVIOUS BEARING AND EXTENDING TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF US HIGHWAY 275; THENCE, SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST CORNER OF A PARCEL DESCRIBED AS 17-25-6 TR SW4SW4 S HWY 1.89 AC NELIGH TWSP; THENCE, FOLLOWING THE SOUTH BOUNDARY OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID PARCEL TO THE INTERSECTION WITH SOUTHWEST CORNER OF A PARCEL DESCRIBED AS LOT 1-5; LOTS 7-12 BLK 120 NELIGH CITY; THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL TO THE INTERSECTION WITH THE CENTERLINE OF WEST 10TH STREET; THENCE, EASTERLY ALONG SAID CENTERLINE OF WEST 10TH STREET TO THE INTERSECTION WITH THE CENTERLINE OF "V" STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF "V" STREET TO THE INTERSECTION

WITH THE CENTERLINE OF US HIGHWAY 275; THENCE, EASTERLY ALONG THE CENTERLINE OF US HIGHWAY 275 TO THE POINT OF BEGINNING.

The area described above shall be hereinafter referred to as “Redevelopment Area #2”.

Redevelopment Area #2 was declared blighted and substandard by the City Council by Resolution No. _____, dated _____, and based upon, inter alia, a Blight and Substandard Condition Study created by Marvin Planning Consultants, dated June 2015. A map of Redevelopment Area #2 is attached hereto as Exhibit “A” and incorporated by this reference.

IV. LAND USE PLAN

The Redevelopment Plan generally adopts and incorporates the Land Use Plan as set forth in the “Growth and Land Use” chapter of the Comprehensive Development Plan of the City as it relates to the redevelopment area. A map showing the existing uses of the real property in the City, including Redevelopment Area #2, is attached hereto as Exhibit “B” and incorporated by this reference. A map showing the future uses of the real property in the City, including Redevelopment Area #2, is attached hereto as Exhibit “C” and incorporated by this reference.

V. PROJECT SPECIFIC REQUIREMENTS

For each redevelopment project that will occur in the redevelopment area is identified, this Redevelopment Plan shall be amended to include, at a minimum, the following information for each redevelopment project, as required by the Act: (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 if relevant; (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.

The definition of a Redevelopment Project in Section 18-2103(12) of the Act includes “any work or undertaking in one of more community redevelopment areas: ...to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings or other improvements in accordance with the redevelopment plan.” The Re-development Authority of the City of Neligh “CRA” intends to develop and carry out a program of rehabilitation in accordance with the Redevelopment Plan, as described in Neb. Rev. Stat. § 18-2103(12)(f). The CRA’s overall program of rehabilitation and redevelopment will be implemented in a manner to allow the CRA to maximize its effectiveness in community redevelopment matters. The CRA’s overall program of rehabilitation and redevelopment will allow the CRA to more effectively promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the Community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient

expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight. This overall program of rehabilitation involves several aspects also described in section 18-2103(12) of the Act, including without limitation, acquisition of blighted and substandard property, clearing and demolition of buildings and other improvements in order to facilitate the redevelopment of the redevelopment area, constructing or assisting with the funding for the construction of streets, utilities, public spaces, or other public improvements, and lending or granting of CRA funds to assist in the repair, rehabilitation, or redevelopment of the redevelopment area.

The CRA's overall program of rehabilitation and redevelopment constitutes a redevelopment project under Section 18-2103(12) of the Act, and is considered an integral part of the Redevelopment Plan. The program, as described herein, is an eligible use of tax increment financing, and is incorporated into each redevelopment project identified as part of this Redevelopment Plan. The funding of the CRA's overall program of rehabilitation and redevelopment, and the replenishing of the CRA's funds for said program are and shall be an eligible public expenditure of any redevelopment project authorized and implemented as part of this Redevelopment Plan. This allows the CRA to continually and most effectively work to eliminate blight and substandard conditions throughout the Redevelopment Area that affect each specific project.

VI. TAX INCREMENT FINANCING

The City contemplates the use of Tax Increment Financing ("TIF") for redevelopment projects identified in this Redevelopment Plan, as amended from time to time. TIF is authorized under section 18-2147 of the Act, which states that any ad valorem tax levied upon real property in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body ("Base Tax Amount"); and
- b. That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to as the "Incremental Tax Amount") shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

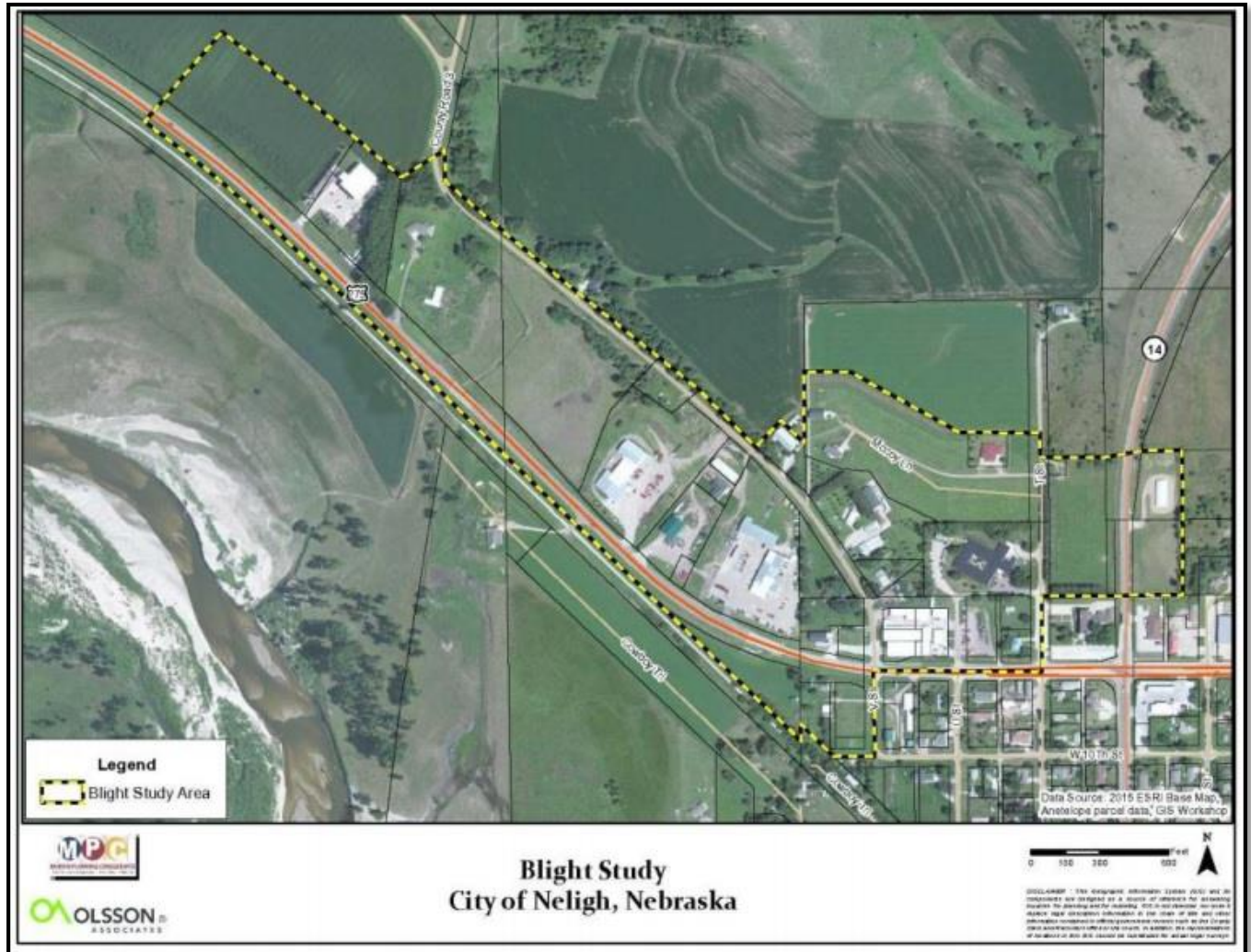
For any redevelopment project in Redevelopment Area #2 that will utilize TIF, this Redevelopment Plan shall be amended to identify the TIF project and shall provide sufficient information to support a determination that: (i) the redevelopment project

as designed would not be economically feasible without the use of TIF; (ii) the redevelopment project as designed would not occur in Redevelopment Area #2 without the use of TIF; and (iii) the costs and benefits of the redevelopment project are in the long-term best interest of the City.

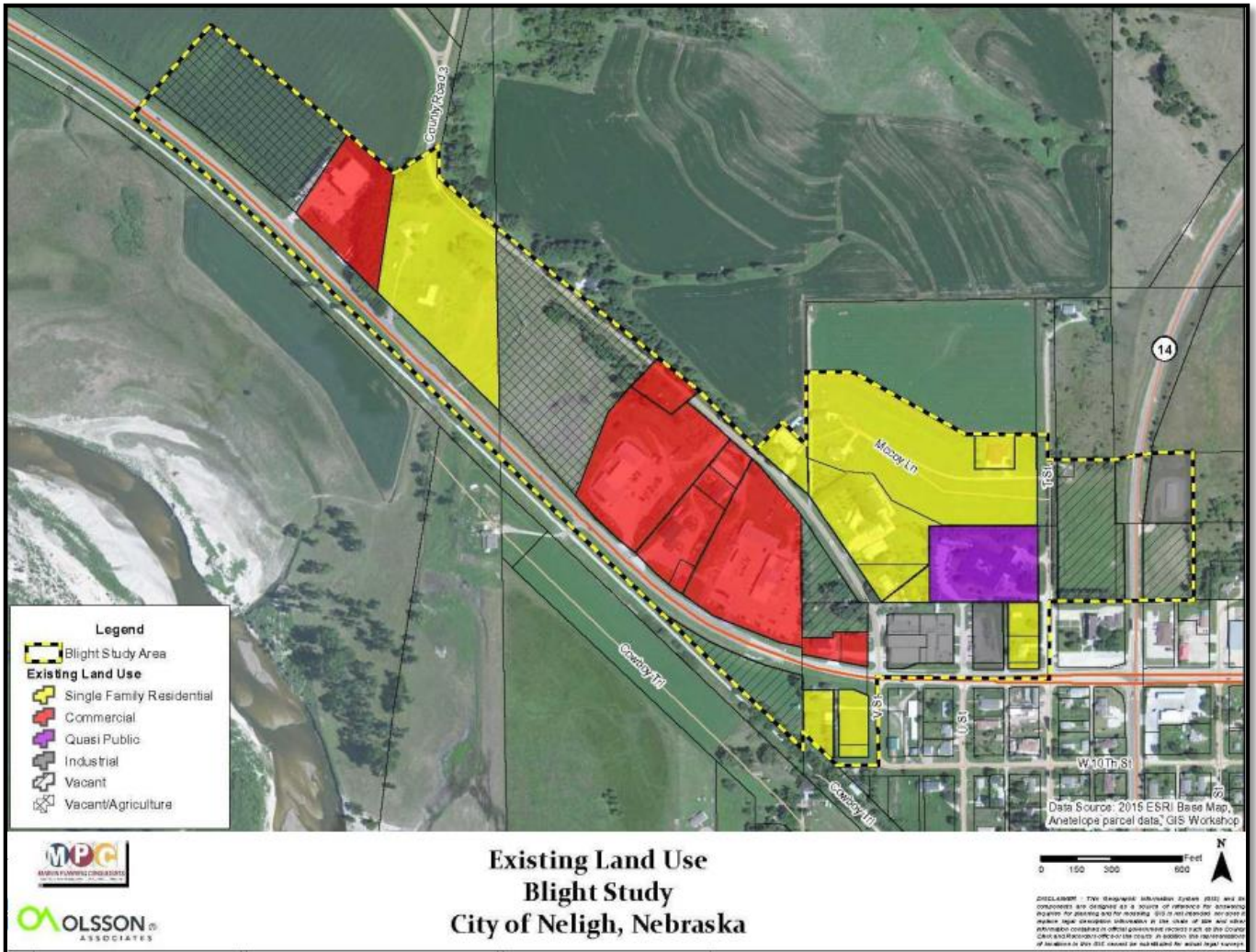
VII. CONCLUSION

Redevelopment Area #2 is in need of redevelopment to remove blight and substandard conditions. This Redevelopment Plan, as amended from time to time, shall guide and assist the Re-development Authority of the City of Neligh and the City in its efforts to foster and facilitate redevelopment activities pursuant to the Nebraska Community Development Law.

ATTACHMENT A – MAP OF REDEVELOPMENT AREA #2



ATTACHMENT B – EXISTING LAND USE MAP



ATTACHMENT C – FUTURE LAND USE MAP

