Blight & Substandard Determination Study
Redevelopment Area #1
Crete, Nebraska

Prepared for:

The City of Crete, Nebraska.

CRETE

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

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DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

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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 the designated **Crete Redevelopment Area #1** in Crete, Nebraska. The results of this **Study** will assist the City in declaring the **Crete Redevelopment Area #1** as both **blighted and substandard**.

Location

The general boundary description for **Redevelopment Area #1** is as follows: Beginning at the intersection of the north line of 14th Street and the west line of Norman Avenue, thence south along said west line to its intersection with the south line of 10th Street, thence east along said south line to its intersection with the east line of Linden Avenue, thence north along said east line to its intersection with the south line of 12th Street, thence east along said south line to its intersection with the east line of Grove Avenue, thence north along said east line to its intersection with the south line of 15th Street, thence east along said south line to its intersection with the east line of Forest Avenue, thence north along said east line to its intersection with the north line of 16th Street, thence west along said north line to its intersection with the east line of Grove Avenue, thence north along said east line to its intersection with the south line of 18th Street, thence east along said south line to its intersection with the east line of Forest Avenue, thence north along said east line to its intersection with the south 19th Street, thence east along said south line to its intersection with the east line of Boswell Avenue, thence north along said east line to its intersection with the south line of Lot 2 of the Benne's Addition Hilltop View 1st Addition, thence east along said south line of Lot 2 to its intersection with the east line of said Lot 2, thence north along said east line to its intersection with the south line of 20th Street, thence crossing 20th street to the north line of said 20th Street, thence west along said north line to its intersection with the east line of Lot 1 of the Benne's Addition Hilltop View 1st Addition, thence north to the south line of the Wanek's Subdivision, thence east along said south line and continuing east along the south line of the Nestle Purina facility, which is also a northern Corporate Limit Line, thence continuing east along said Corporate Limit Line and its extension across Iris Avenue to the east line of said street, thence north along said east line to its intersection with the south line of 29th Street, thence east along said south line to its intersection with the east line of County Road 2400, thence north along said east line to its intersection with the north line of Highway 33/103, also known as the north Corporate Limit Line, thence southwesterly along said Corporate Limit Line to its intersection with an east Corporate Limit Line, also known as the intersection with the centerline of Boswell Avenue, thence continuing southwesterly along the centerline of the Burlington Northern Santa Fe Railroad Corridor to its intersection with the extended west line of Ivy Avenue, thence south

along extended line to its intersection with the north line of 14th Street, thence west along said north line to its intersection with the east line of Linden Avenue, thence north along said east line to its intersection with the centerline of the Burlington Northern Santa Fe Railroad Corridor, thence southwesterly to its intersection with the extended west line of Main Avenue, thence south along said extended line and continuing south along the west line of Main Avenue to its intersection with the north line of 14th Street, thence west along said north line to its intersection with the west line of Norman Avenue, also known as the point of beginning.

The referenced **Redevelopment Area #1,** in the City of Crete, Nebraska, includes the following identified Additions, Blocks and/or Lots:

Original Town Addition:

All of the following Blocks: 1, 16, 17, 78, 80, 92, 93, 98, 99, 110 – 112, 116, 117, 121, 127 - 133, 138 – 144, and 159.

Benne's Addition Hill top View 1st Addition:

All of the following Lots: 1 and 2.

Wanek's Subdivision:

All of the following Lots: 1 and 2.

Crete Industrial Park Subdivision:

All of the following Lots: 1-4, Part of Lot 5 and Lots 9 and 10.
The remainder of Lot 11.

Crete Industrial Park 2nd Addition:

Replat of Lot 1 (Wal-Mart).

Irregular Tracts of Land:

All of the Nestle Purina facility – Parcel ID #'s 760082804 & 760117144.

All of the properties east of Betten Drive including:

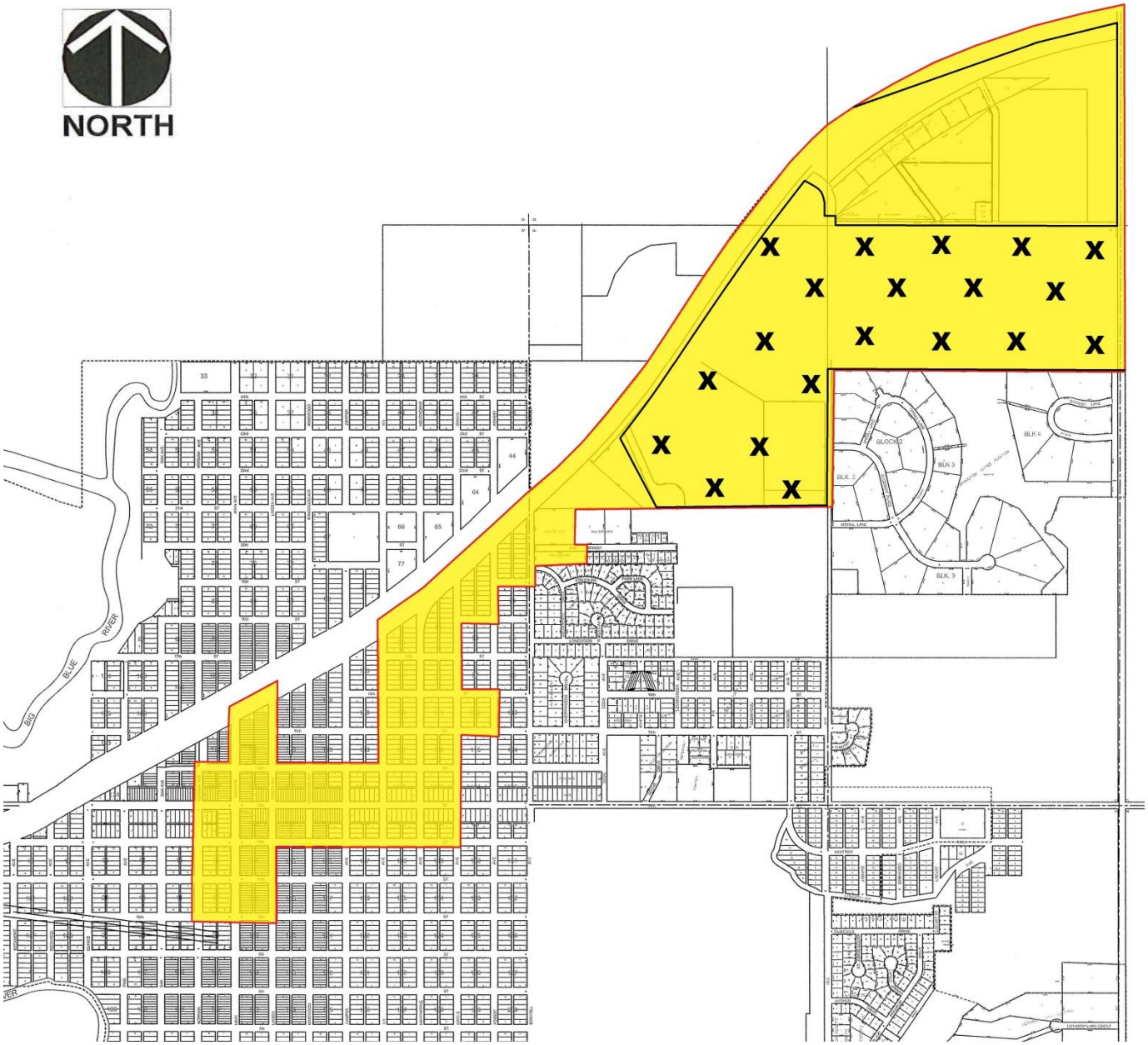
- Crete Area Medical Center – 760049645.
- Crete Area Medical Clinic – 760130477.
- Sid Dillon Auto Dealership – 760049637 & 760131368

The vacant tract of land south of East 29th Street – 760049874.

Illustration 1, Context Map, identifies the location of **Redevelopment Area #1** in relation to the City of Crete. The primary streets and roads within the **Redevelopment Area** include Highway 33/103, Hawthorne Avenue, 13th Street and Main Avenue.

CONTEXT MAP

REDEVELOPMENT AREA #1
CRETE, NEBRASKA



LEGEND

- Redevelopment Area #1
- X X Redevelopment Area #1 (Outside Corporate Limits)
- City of Crete Corporate Limits

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ILLUSTRATION 1

This **blight and substandard evaluation** included a detailed **exterior structural survey of 229 structures**, a parcel-by-parcel field inventory, conversations with City of Crete 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. The advanced age and associated condition of structures;

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

4. Insanitary or unsafe conditions due to the age, small diameter of water mains;

5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as “fair”;

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, Redevelopment Area #1 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the **Four Substandard Factors,** set forth in the **Nebraska Community Development Law, all four Factors** represent a "strong presence," within **Redevelopment Area #1.** The **Substandard Factors** are reasonably distributed throughout the **Redevelopment Area.**

TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #1
CRETE, 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., 2013.

Strong Presence of Factor -

The results of the field survey identified 85 structures, or 37.1 percent of the 229 total structures in **Redevelopment Area #1** as being ***Deteriorating or Dilapidated.*** This **Factor** is a **strong presence** throughout the **Area.**

Based on the results of a parcel-by-parcel field survey analysis, approximately 187, or 81.6 percent of the 229 total buildings are ***40+ years of age*** (built prior to 1973). Additionally, based on records available at the Saline County Assessor's Office, the estimated average age of commercial structures in the **Redevelopment Area** is approximately 77.7 years and the average age of residential structures is 85.3 years. The **Factor** of ***Age or Obsolescence*** is a **strong presence** throughout the **Area.**

The conditions which result in ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are **strongly present** and distributed throughout the **Redevelopment Area**. Portions of municipal water distribution mains primarily serving residential areas are undersized by current engineering standards and are 80+ years of age, thus prone to repeated maintenance and or replacement.

The parcel-by-parcel field analysis determined that the **Substandard Factor *Existence of Conditions Which Endanger Life or Property*** by fire and other causes is a **strong presence** throughout **Redevelopment Area #1**. The primary contributing elements include a significant number of deteriorating and dilapidated buildings and the existence of wood frame and masonry buildings containing combustible elements and fixtures. Additionally, residential areas within the **Redevelopment Area** have water mains that were constructed of obsolete materials, are 80+ years of age and are undersized by current engineering standards.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the field survey, include:

1. Aging structures;

2. Dilapidated/deteriorated structures;

3. "Fair" to "Poor" overall site conditions;

4. Frame buildings and wood structural components in masonry buildings as potential fire hazards;

5. Average age of residential and commercial structures being in excess of 40+ years of age; and

6. Portions of **Redevelopment Area** #1 having water mains that are under-sized by current engineering standards and are 80+ years of age.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law, nine** represent a "strong presence" in the **Redevelopment Area** and **one** represents a "reasonable presence." The **Factor** "tax or special assessment exceeding the fair value of land," was of little or "no presence" and "defective or unusual condition of title," was not reviewed. All **Blight Factors** are reasonably distributed throughout **Redevelopment Area #1**.

TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #1
CRETE, 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	○
NR = Not Reviewed	**NR**

Source: Hanna:Keelan Associates, P.C., 2013.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are **present to a strong extent** in **Redevelopment Area #1**. A total of 85 structures, or 37.1 percent of the 229 total structures were documented as deteriorating, or are in a dilapidated condition.

Faulty Lot Layout is a **strong presence** throughout **Redevelopment Area #1**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, whereby irregular tracts of land were too large, encouraging piecemeal development through subsequent lot splits for individual development sites, and platted parcels just 22' in width in the Downtown and 44' wide in residential areas and along the Hawthorne commercial corridor that are undersized by current development standards.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include poorly designed and implemented storm water surface drainage systems and the advanced age of underground water, sewer and storm sewer mains adjacent residential properties in the central portion of the **Area**.

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area.** Of the total 249 parcels examined, 49.4 percent, or 123 parcels have "fair" to "poor" overall site conditions.

The ***Diversity of Ownership*** is a **strong presence** throughout **Redevelopment Area #1**. Research of public records from the Saline County Assessor's office indicates that 241 individuals or corporations own property in the **Area**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #1**. Lot sizes throughout the **Area** are not supportive of today's residential, commercial or industrial development requirements. Several irregular tracts of land in the eastern portion of the Area were oversized and incrementally subdivided to support individual uses.

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes is a **strong presence** throughout **Redevelopment Area #1**. Conditions associated with this **Factor** include the existence of wood frame buildings and masonry buildings containing combustible elements and fixtures. Additionally, residential areas within the **Redevelopment Area** have water mains that were constructed of obsolete materials, are 80+ years of age and are undersized by current engineering standards.

In regards to ***Other Environmental and Blighting Factors,*** economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout **Redevelopment Area #1**. The **Area** contains residential, commercial and industrial buildings in substandard condition, with outmoded infrastructure. Several buildings are too small, or poorly designed in order to be adapted for new uses.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the field survey analysis, the estimated average age of residential buildings is approximately 77.7 years. Average age of commercial buildings is estimated to be 85.3 years.

Reasonable Presence of Factor -

Defective or Inadequate Street Layout is present to a **reasonable extent** in **Redevelopment Area #1,** due to a significant percentage of streets that are deteriorated. The assessment of street conditions revealed that approximately 45 parcels, or 7.6 percent of the total 249 parcels front on asphalt surfaced streets in need of resurfacing. Additionally, several off-street parking areas or driveways are gravel surfaced and deteriorating.

Conclusion

It is the conclusion of the Consultant retained by the City of Crete 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 **Redevelopment Area #1** as **"substandard" and "blighted."**

The conclusions presented in this **Study,** are those of the Consultant, engaged by the City of Crete to examine whether conditions of **blight and substandard** exist. The Crete 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 Crete to be eligible for redevelopment under the **Nebraska Community Development Law,** 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 **Redevelopment Area #1** 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 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;

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 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;

    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 City Council of Crete (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 **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

The purpose of this **Study** is to determine whether all or part of the **Crete Redevelopment Area #1** in Crete, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law,** Section 18-2103.

Location

The general boundary description for **Redevelopment Area #1** is as follows: Beginning at the intersection of the north line of 14th Street and the west line of Norman Avenue, thence south along said west line to its intersection with the south line of 10th Street, thence east along said south line to its intersection with the east line of Linden Avenue, thence north along said east line to its intersection with the south line of 12th Street, thence east along said south line to its intersection with the east line of Grove Avenue, thence north along said east line to its intersection with the south line of 15th Street, thence east along said south line to its intersection with the east line of Forest Avenue, thence north along said east line to its intersection with the north line of 16th Street, thence west along said north line to its intersection with the east line of Grove Avenue, thence north along said east line to its intersection with the south line of 18th Street, thence east along said south line to its intersection with the east line of Forest Avenue, thence north along said east line to its intersection with the south 19th Street, thence east along said south line to its intersection with the east line of Boswell Avenue, thence north along said east line to its intersection with the south line of Lot 2 of the Benne's Addition Hilltop View 1st Addition, thence east along said south line of Lot 2 to its intersection with the east line of said Lot 2, thence north along said east line to its intersection with the south line of 20th Street, thence crossing 20th street to the north line of said 20th Street, thence west along said north line to its intersection with the east line of Lot 1 of the Benne's Addition Hilltop View 1st Addition, thence north to the south line of the Wanek's Subdivision, thence east along said south line and continuing east along the south line along the south line of the Nestle Purina facility, which is also a northern Corporate Limit Line, thence continuing east along said Corporate Limit Line and its extension across Iris Avenue to the east line of said street, thence north along said east line to its intersection with the south line of 29th Street, thence east along said east line to its intersection with the east line of County Road 2400, thence north along said east line to its intersection with the north line of Highway 33/103, also known as the north Corporate Limit Line, thence southwesterly along said Corporate Limit Line to its intersection with an east Corporate Limit Line, also known as the intersection with the centerline of Boswell Avenue, thence continuing southwesterly along the centerline of the Burlington Northern Santa Fe Railroad Corridor to its intersection with the extended west line of Ivy Avenue, thence south along extended line to its intersection with the north line of 14th Street, thence west along said north line to its intersection with the east line of Linden Avenue, thence north along said east line to its intersection with the centerline of the Burlington Northern Santa Fe Railroad Corridor, thence

southwesterly to its intersection with the extended west line of Main Avenue, thence south along said extended line and continuing south along the west line of Main Avenue to its intersection with the north line of 14th Street, thence west along said north line to its intersection with the west line of Norman Avenue, also known as the point of beginning.

The referenced **Redevelopment Area #1,** in the City of Crete, Nebraska, includes the following identified Additions, Blocks and/or Lots:

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All of the properties east of Betten Drive including:

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- Crete Area Medical Clinic – 760130477.
- Sid Dillon Auto Dealership – 760049637 & 760131368

The vacant tract of land south of East 29th Street – 760049874.

Illustration 1, Context Map, identifies the location of **Redevelopment Area #1** in relation to the City of Crete. The primary streets and roads within the **Redevelopment Area** include Highway 33/103, Hawthorne Avenue, 13th Street and Main Avenue.

The **Redevelopment Area** is comprised of all modern land use types, including residential, commercial, industrial, public/quasi-public and vacant land. These land uses are identified in **Illustration 2**. The **Area** contains an estimated 393 acres, of which approximately 74 percent of the **Redevelopment Area** has been developed.

The major roadways within **Redevelopment Area #1** are the Highway 33/103 Corridor, 13th Street, Hawthorne and Main Avenues.

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

TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #1
CRETE, NEBRASKA

Land Use	Acres	Percent
Public/Quasi-Public	26.9	6.8%
Park/Recreational	1.8	0.5%
Single Family	18.3	4.7%
Mobile Home	0.7	0.2%
Multiple Family	4.3	1.1%
Commercial	46.3	11.8%
Industrial	82.4	20.9%
Streets (Municipal/Priv.)	101.3	25.7%
Railroad Corridor	7.9	2.0%
Vacant	103.3	26.3%
Total Acreage	**393.2**	**100.0%**

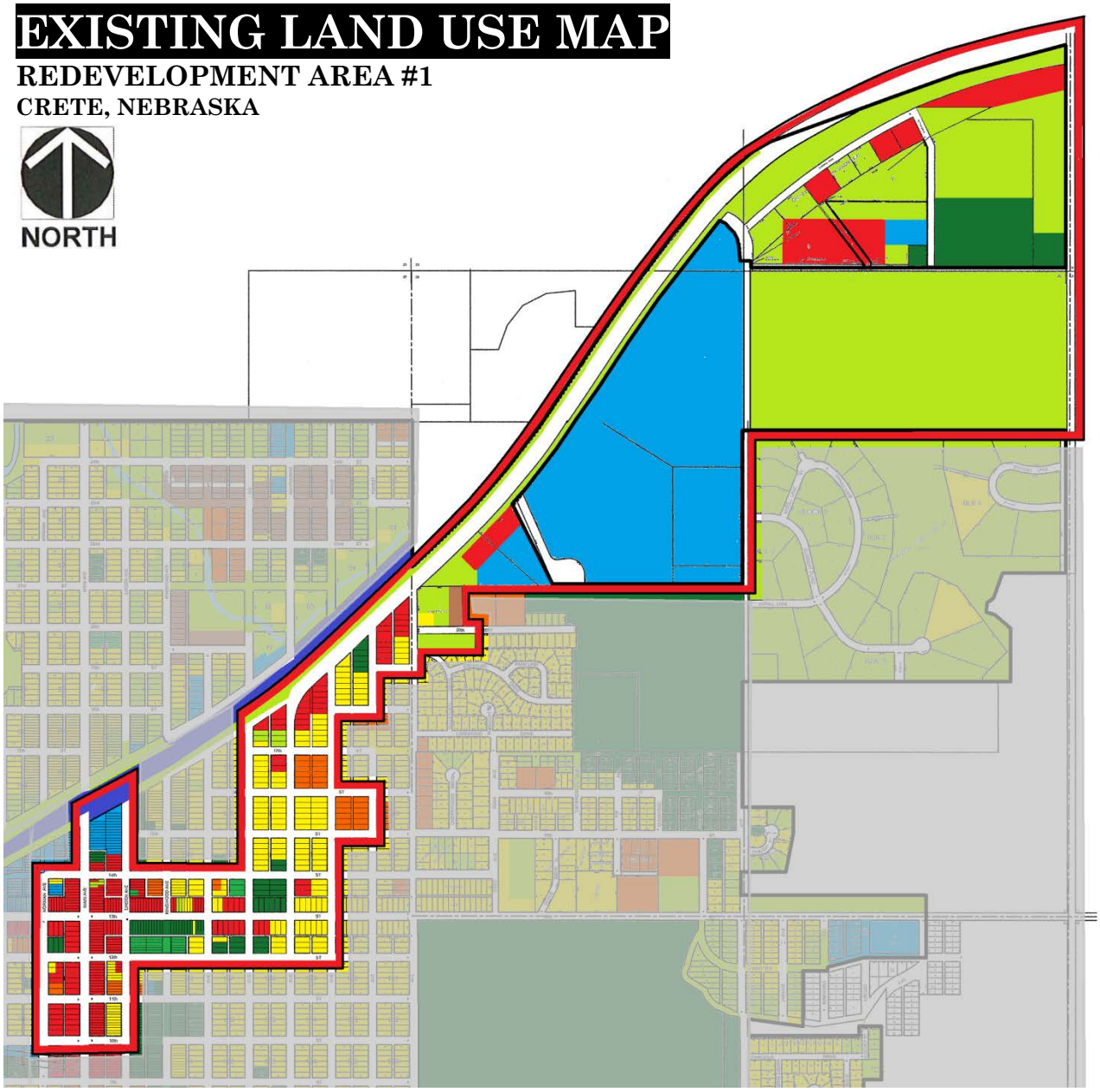
Source: Hanna:Keelan Associates, P.C., 2013 .

Illustration 3 identifies the existing **Zoning Classifications** within **Redevelopment Area #1**, which includes lands that are both within and adjacent, but beyond the current Corporate Limits of the City of Crete. Zoning activities throughout the **Redevelopment Area** are controlled by the City of Crete. All parcels within **Redevelopment Area #1** are either located within the current Corporate Limits of the City of Crete, Nebraska, or within the Two-Mile Planning Jurisdiction of the City.

EXISTING LAND USE MAP

REDEVELOPMENT AREA #1

CRETE, NEBRASKA



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA BOUNDARY

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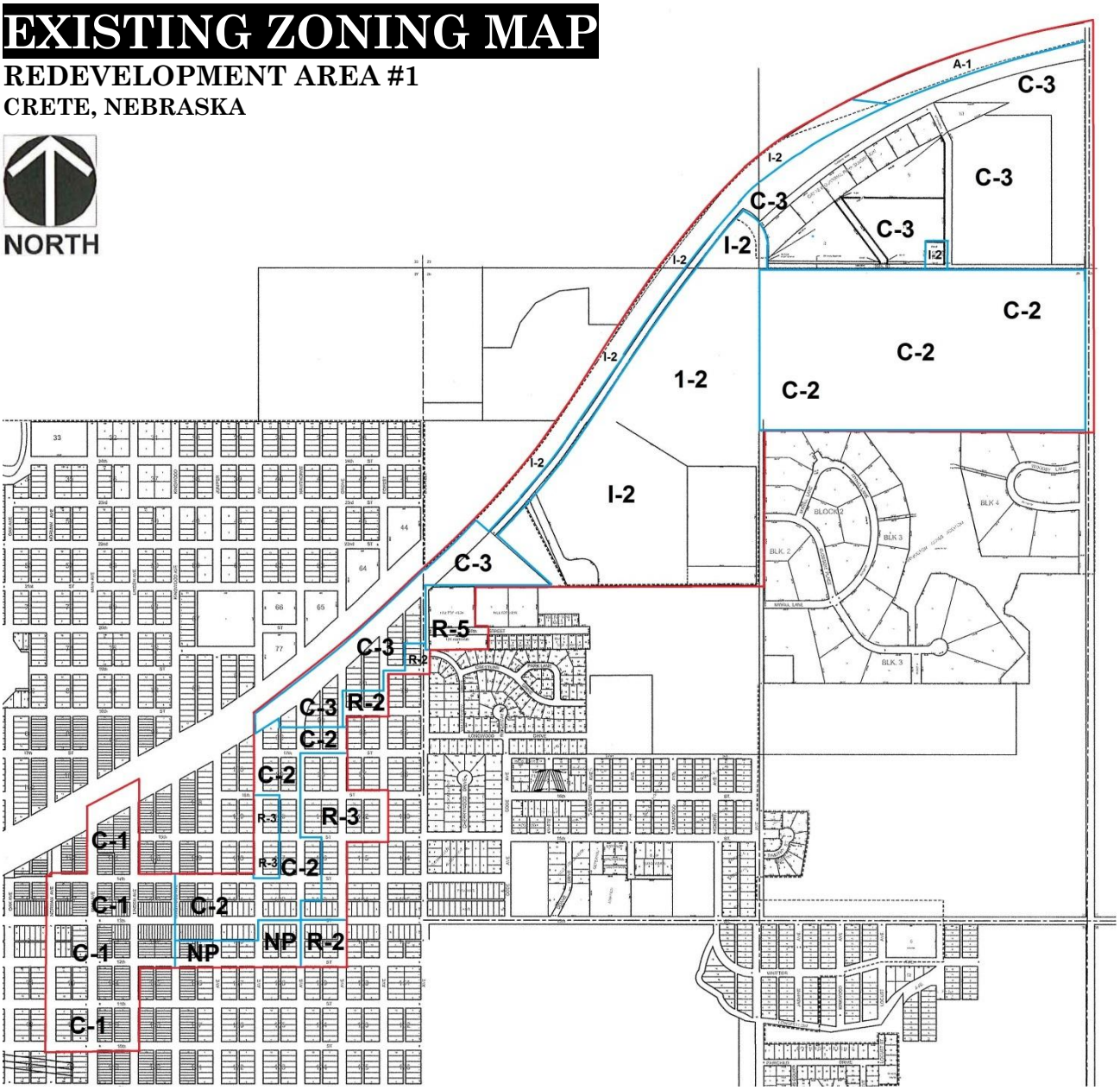
ILLUSTRATION 2

EXISTING ZONING MAP

REDEVELOPMENT AREA #1
CRETE, NEBRASKA



LEGEND

A-1	Agricultural
R-2	Two-Family Residential
R-3	Multiple-Family Residential
R-5	Mixed Residential
N-P	Neighborhood Professional
C-1	Central Commercial
C-2	General Commercial
C-3	Highway Commercial
I-2	Heavy Industrial
	Zoning District Boundary
	Redevelopment Area Boundary

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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 Survey Process

The rating of building conditions 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 condition survey was conducted in September, 2013. A total of **229 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #1**. The "Structural Condition Survey Form" utilized in this process is provided in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in September, 2013. A total of **249 separate legal parcels and sub-parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The Condition Survey Form is included in the **Appendix**, as well as the results of the Survey.

Research on 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) <u>Dilapidation/Deterioration of Structures</u>

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 **229 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 examined included the following three types, **one Primary** and **two Secondary**.

<u>Structural Systems (Primary Components)</u>. 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, railroad 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 occupants, 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 ***Exterior Rating 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. Field Survey Conclusions.

The conditions of the total **229 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- One-Hundred-One (101) structures were classified as structurally **sound;**

- Forty-Three (43) structures were classified as **deteriorating** with **minor** defects.

- Sixty-Four (64) structures were classified as **deteriorating** with **major** defects; and

- Twenty-One (21) structures were classified as **dilapidated.**

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #1**. Of the 229 total structures, 85 structures (37.1 percent) were either deteriorating with major defects, or dilapidated to a substandard condition.

Conclusion.

The results of the structural condition survey indicate deteriorating 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
CRETE, NEBRASKA

Exterior Structural Rating

Activity	Sound	Deteriorating (Minor)	Deteriorating (Major)	Dilapidated	Number of Structures	Deteriorating and/ or Dilapidated
Residential	41	20	34	14	109	48
Commercial	40	19	24	4	87	28
Industrial	2	2	2	2	8	4
Other	18	2	4	1	25	5
Totals	**101**	**43**	**64**	**21**	**229**	**85**
Percent	44.1%	18.8%	27.9%	9.2%	100.0%	37.1%

Source: Hanna:Keelan Associates, P.C., 2013.

(2) Age of Obsolescence.

As per the results of the field survey and by confirmation from Saline County Assessor's Office property records, an estimated 187 (81.6 percent) of the total 229 structures in the Area are 40+ years of age, or built prior to 1973. Additionally, the estimated average age of residential structures in **Redevelopment Area #1** is 77.7 years of age, while the estimated average age of commercial buildings is 85.3 years.

Conclusion.

The age and obsolescence of the structures is a strong presence throughout Redevelopment Area #1.

(3) <u>Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.</u>

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in **Redevelopment Area #1**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 37.1 percent of the total 229 structures in **Redevelopment Area #1** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose safety and sanitary problems. Wood frame buildings and masonry buildings with wooden structural elements or combustible materials were found to be deteriorating or dilapidated and in need of structural repair and fire protection, or should be demolished.

The majority of the structures throughout **Redevelopment Area #1** were identified to be in "sound" condition; however, 37.1 percent of the structures were found to be either in "Deteriorating – Major" or "Dilapidated" condition. Site features, such as parking lots, privately owned driveways, yard and landscaping conditions were deteriorating. **Approximately 49.4 percent of the total 249 parcels were identified as having "fair" or "poor" overall site conditions**.

The City of Crete Public Works Staff estimates that the majority of municipal water mains serving residential areas are 4" in diameter and undersized. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** are of adequate size and in good condition; however, several portions of the **Redevelopment Area** contain water and sewer mains approaching 80+ years of age. Privately owned water and sewer "service lines" connect to municipal mains beyond the individual properties. These privately owned utility service lines are undersized and in substandard condition by current engineering standards utilized by the City of Crete. As the underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent.

<u>Conclusion</u>

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #1 is a strong presence to constitute a Substandard Factor.

4) **<u>The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.</u>**

1. **Building Elements that are Combustible.**

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #1**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **Approximately 85 buildings, or 37.1 percent of the total 229 buildings have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the majority of municipal water mains serving residential areas are 4" in diameter and undersized. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** are of adequate size and in good condition; however, several portions of the **Redevelopment Area** contain water and sewer mains approaching 80+ years of age. Privately owned water and sewer "service lines" connect to municipal mains beyond the individual properties. These privately owned utility service lines are undersized and in substandard condition by current engineering standards utilized by the City of Crete. As the underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent.

Specific data relating to **Redevelopment Area #1** are discussed in the following paragraphs.

Approximately 187 (81.6 percent) of the total 229 structures in the **Redevelopment Area** were built prior to 1973, thus 40+ years of age. The average age of the residential structures is estimated to be 77.7 years. The estimated average age of commercial buildings is 85.3 years. Wood frame and masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area,** are in need of structural repair or fire protection.

The overall site conditions of approximately 50 percent of the properties throughout **Redevelopment Area #1** were determined to be in "fair" to "poor" condition. The field survey identified 101 parcels, or 40.6 percent of the total 249 parcels, as being in "fair" condition and an additional 22 parcels, or 8.8 percent, in "poor" condition. **Overall, a total of 49.4 percent of the parcels are in "fair" or "poor" condition**. Generally, conditions combining for 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 all **229 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**.

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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 occupants, 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.

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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:

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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. **Field Survey Conclusions.**

The conditions of the total **229 buildings** within **Redevelopment Area #1** were determined based on the finding of the exterior survey. These surveys indicated the following:

- One-Hundred-One (101) structures were classified as structurally **sound;**

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- Sixty-Four (64) structures were classified as **deteriorating** with **major** defects; and

- Twenty-One (21) structures were classified as **dilapidated.**

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #1**. Of the 229 total structures, 85 structures (37.1 percent) were either deteriorating or dilapidated to a substandard condition.

Conclusion.

The results of the structural condition survey indicate deteriorating structures are a strong presence throughout the Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.

TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #1
CRETE, NEBRASKA

Exterior Structural Rating

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Percent	44.1%	18.8%	27.9%	9.2%	100.0%	37.1%

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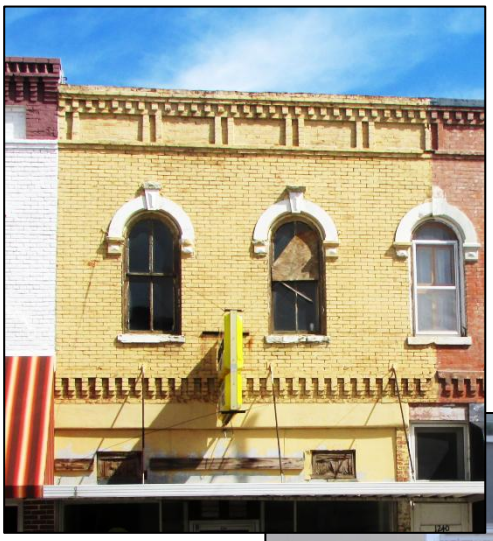

(2) Existence of Defective or Inadequate Street Layout.

The street pattern within **Redevelopment Area #1** consists of a standard rectilinear grid system. The Highway 33/103 Corridor travels through the **Area** including along portions of Hawthorne Avenue and 13th Street**.** Major problem conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets.

Street conditions throughout the **Redevelopment Area,** overall, were found to be in "good" condition. Several of the residential streets that are asphalt surfaced were observed to be in deteriorating or dilapidated condition. Approximately 43 parcels were found to be fronting on streets in "fair" condition. An additional two parcels were observed to front on streets in poor condition.

Several privately owned concrete and gravel surfaced parking areas and driveways are severely impacted by "alligator cracking" and settling, or gravel surfaced surfaces in "fair" to "poor" condition.

2. Streets with inadequate speed control devices.

Vehicles traveling throughout **Redevelopment Area #1,** along the Highway 33/103 Corridor, were observed to be moving at speeds in excess of posted limits. Additionally, side streets, such as 14th Street between Hawthorne and Main Avenues are utilized by many vehicles to avoid stop lights along 13th Street at intersections with Hawthorne, Linden and Main Avenues. Additional traffic control devices are needed 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 reasonable presence and constitutes a Blight Factor.

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

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within **Redevelopment Area #1**. The problem conditions include:

1. Inadequate Lot Size and Adequacy Issues.

Platted lots, such as those located along the east side of Main Avenue are 22' in width, while the commercial lots along the west side of Main Avenue are platted as 44' width lots. Narrow commercial buildings constructed in the late 1800s were ideally suited for these lot sizes. The evolution of Downtown Crete suggests that modern commercial businesses need bigger lots and larger buildings. Many examples exist in Downtown Crete, where businesses have expanded into adjacent storefronts or have constructed much wider new buildings requiring multiple 22' or 44' lots to accommodate new commercial buildings.

Small, 22' width lots are also located along the west side of Linden Avenue, between Juniper and Linden Avenues, from 12th to 14th Streets, where single family dwellings have been developed. These dwellings typically acquired multiple small lots to accommodate needed land area. In several instances, dwellings on corner lots front on the side street, splitting the lot into two or even three separate lots, hence ignoring the legal plat lots.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout Redevelopment Area #1.

(4) Insanitary and Unsafe Conditions.

The results of the area-wide field survey, along with information retained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **Redevelopment Area #1**.

1. Age of Structures.

The analysis of all 229 structures in the **Redevelopment Area** identified 81.6 percent, or 187 structures as being 40+ years of age or built prior to 1973. Additionally, the estimated average age of residential buildings is 77.7 years. The average age of commercial buildings is approximately 85.3 years. The advanced age of residential structures results in the potential for deteriorating buildings and other structures with deferred maintenance.

2. Deteriorating Buildings.

The deteriorating or dilapidated conditions documented in this **Study** were prevalent in an estimated 37.1 percent of the existing structures. Structures in this condition can result in hazards which endanger adjacent properties.

3. Lack of Adequate Utilities.

The City of Crete Public Works Staff estimates that the majority of municipal water mains serving residential areas are 4" in diameter and undersized. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** are of adequate size and in good condition; however, several portions of the **Redevelopment Area** contain water and sewer mains approaching 80+ years of age. Privately owned water and sewer "service lines" connect to municipal mains beyond the individual properties. These privately owned utility service lines are undersized and in substandard condition by current engineering standards utilized by the City of Crete. As the underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent.

Conclusion.

Insanitary and unsafe conditions are a strong presence throughout the Redevelopment Area.

(5) <u>Deterioration of Site or Other Improvements.</u>

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #1**, 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. The primary problems in the **Redevelopment Area** are building and associated property conditions, street and sidewalk conditions and private parking areas.

A total of 101 parcels, or 40.6 percent of the total 249 parcels within **Redevelopment Area #1** received an overall site condition rating of "fair", while an additional 22 parcels (8.8 percent) received a "poor" rating. Combined, these parcels amount to an estimated 49.4 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

1. A total of 43, or 17.3 percent of the parcels have no sidewalks. An additional 19 parcels have sidewalks in "fair" to "poor" condition. These parcels are located outside of Downtown Crete, but potentially force pedestrians to walk along the side of the streets, putting their health, safety and well-being at risk.

2. A total of 43 parcels, 17.3 percent of the total 249 parcels, front on streets that were identified to be in "fair" condition. An additional two parcels front on streets in "poor" condition. Thus, a total of 45 (18.1 percent) of the streets adjacent parcels in the **Redevelopment Area** are in need of repair/resurfacing.

3. Approximately 64, or 27.9 percent of the total 229 structures were identified as deteriorating with major defects. An additional 21, or 9.2 percent of the structures were observed to be dilapidated. Collectively, these structures account for 37.1 percent of the buildings throughout **Redevelopment Area #1** needing rehabilitation, or potentially, if cost prohibitive to be restored, should be targeted for demolition and replacement with a new structure. In general, the parcels that these structures are situated on, also, lack upkeep and maintenance and exhibit minimal landscaping or other improvements.

4. A total of 20 parking areas, or 8 percent of the total 229 developed parcels, were observed to be gravel or dirt surfaced and in fair to poor condition.

<u>Conclusion.</u>

Deterioration of site improvements is a strong presence in the Crete Redevelopment Area #1.

(6) <u>Diversity of Ownership.</u>

The total number of unduplicated owners within **Redevelopment Area #1** is estimated to be **241 individuals, partnerships or corporations.** Publicly owned lands and local street public rights-of-way are located throughout the **Redevelopment 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.

<u>Conclusion.</u>

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.

A thorough 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 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 **19** of the parcels were classified as delinquent by the Saline County Treasurer's 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 total estimated appraised valuation within the **Redevelopment Area** is **$41,839,517.**

3. Tax Exempt.

There are **23 properties** within the **Redevelopment Area,** identified by the Saline County Assessor and Treasurer's Offices, as having full exemption from property taxes.

Conclusion.

Taxes or special assessments delinquency were of 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 written, 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 as may exist 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) <u>Improper Subdivision or Obsolete Platting.</u>

An analysis of the subdivision conditions in **Redevelopment Area #1** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area.** Individual parcels throughout the **Redevelopment Area** have a wide range of sizes and shapes. Irregular tracts of land exist in the portion of **Redevelopment Area #1,** located to the east of Boswell Avenue. With the exception of the Crete Industrial Park Subdivision, lands throughout the eastern portion of the **Area** were developed upon irregular tracts of land that were incrementally split off from larger lots. The subsequent lot splits were accomplished by metes and bounds descriptions to legally establish ownership, without officially platting and subdividing the lands to guide development of the larger area. In many instances the underlying parcel boundaries no longer support current or future uses.

Although several irregular tracts have developed, many include large areas of vacant land that could potentially be further split off to support future development. These irregular tracts are also large enough in area to be exempt from the Subdivision Regulation requirements of the City of Crete. These irregular tracts of land do not conform to current municipal subdivision standards, or specifically to those of the City of Crete. In order for the redevelopment of these parcels areas to occur, large areas should be replatted to support current and future development needs.

The individual lot sizes throughout the western portion of the Redevelopment Area were nearly all included in the Original Town Plat of the City of Crete. Narrow lot sizes of 22' width parcels were intended to support commercial development, while 44' width lots were to support residential development. As Downtown Crete has evolved, current development standards advocate much larger lots to support modern commercial and residential development. The fact that many of the older businesses and residential dwellings acquired multiple lots to accommodate needs the needs of large buildings indicates that these platted lots are functionally and economically obsolete.

In order for redevelopment of these functionally obsolete properties to occur, the assemblage of multiple parcels would be necessary. This process inhibits the acquisition of property and makes redevelopment efforts difficult to occur solely within the private sector.

<u>Conclusion.</u>

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #1.

10) <u>The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.</u>

1. Building Elements that are Combustible.

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #1**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **Approximately 85 buildings, or 37.1 percent of the total 229 buildings have been determined to be deteriorating or dilapidated.**

2. Lack of Adequate Utilities.

The City of Crete Public Works Staff estimates that the majority of municipal water mains serving residential areas are 4" in diameter and undersized. Current standards recommend no smaller than 6" mains in residential areas and no smaller than 8" mains in commercial and industrial areas. Sewer mains in the **Area** are of adequate size and in good condition; however, several portions of the **Redevelopment Area** contain water and sewer mains approaching 80+ years of age. Privately owned water and sewer "service lines" connect to municipal mains beyond the individual properties. These privately owned utility service lines are undersized and in substandard condition by current engineering standards utilized by the City of Crete. As the underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent.

Specific data relating to **Redevelopment Area #1** are discussed in the following paragraphs.

Approximately 187 (81.6 percent) of the total 229 structures in the **Redevelopment Area** were built prior to 1973, thus 40+ years of age. The average age of the residential structures is estimated to be 77.7 years. The estimated average age of commercial buildings is 85.3 years. Wood frame and masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area,** are in need of structural repair or fire protection.

The overall site conditions of approximately 50 percent of the properties throughout **Redevelopment Area #1** were determined to be in "fair" to "poor" condition. The field survey identified 101 parcels, or 40.6 percent of the total 249 parcels, as being in "fair" condition and an additional 22 parcels, or 8.8 percent, in "poor" condition. **Overall, a total of 49.4 percent of the parcels are in "fair" or "poor" condition**. Generally, conditions combining for 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.

The **Nebraska Community Development Law** includes in its statement of purpose 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.

Public improvements in **Redevelopment Area #1** have generally been concentrated on maintenance and resurfacing municipal owned street systems. As recently as 2005, new 12" water mains were replaced within Main Avenue (10th to 13th Streets), along 13th Street (Norman to Hawthorne Avenues) and within Hawthorne Avenue (13th Street to the Burlington Northern Santa Fe Railroad Corridor). Water mains that were constructed of obsolete materials and undersized at 4" diameter remain in residential areas in the central portion of the **Redevelopment Area.** These residential water mains are 80+ years of age and in need of replacement.

Lastly, functional and economic obsolescence is apparent in several commercial and residential structures within the **Redevelopment Area.** Originally built in the late 1800s to early 1900s, these commercial and residential buildings are approaching 120+ years of age. These older buildings are much smaller by current commercial and residential development standards, as they were constructed on narrow lots measuring 22' or 44' in width. Due to the lack of adequate maintenance and upkeep, several of these structures are also deteriorating or have become dilapidated. The size, age and condition of these structures are often incapable of being renovated for use by current businesses or residences and thus are functionally and economically obsolete.

Although infrastructure improvements have occurred throughout portions of the **Redevelopment Area,** additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public assistance programs can remedy. These include removal of substantially dilapidated structures and socially undesirable land uses, the improvement of water and sewer systems that are outdated and undersized, and the need for addressing storm water drainage that periodically backs up on low-lying properties in the central and southern portions of **Redevelopment Area #1.**

Conclusion.

Other Environmental, Blighted Factors are a strong presence throughout Redevelopment Area #1, containing a significant amount of functionally and economically obsolete commercial properties and a variety of undevelopable narrow width lots.

(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 the residential structures in **Redevelopment Area #1** is 77.7 years. The average age of commercial structures is approximately 85.3 years. Approximately 80 percent, or 87 of the total 229 structures throughout the **Redevelopment Area** are at least 40+ years of age.

Conclusion.

The criteria of average age of residential 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 blighted, 10** are at least a reasonable 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. Unsanitary 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 conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #1**, the conclusion is that the average age of the 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 6** and **8**. 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 Crete 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. Railroad 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

CRETE REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	2	0.9%	0	2	0	N/A	0
5-10 Years	13	5.7%	8	1	0	N/A	4
10-20 Years	9	3.9%	0	4	0	N/A	5
20-40 Years	18	7.9%	7	8	2	N/A	1
40-100 Years	115	50.2%	61	40	4	N/A	10
100+ Years	72	31.4%	33	32	2	N/A	5
TOTAL	**229**	**100.0%**	**109**	**87**	**8**	**N/A**	**25**
FINAL STRUCTURAL RATING							
Sound	101	44.1%	41	40	2	N/A	18
Deteriorating-Minor	43	18.8%	20	19	2	N/A	2
Deteriorating-Major	64	27.9%	34	24	2	N/A	4
Dilapidated	21	9.2%	14	4	2	N/A	1
TOTAL	**229**	**100.0%**	**109**	**87**	**8**	**N/A**	**25**
STREET CONDITION							
None	0	0.0%	0	0	0	0	0
Excellent	21	8.4%	5	10	1	1	4
Good	183	73.5%	73	74	6	13	17
Fair	43	17.3%	30	4	1	2	6
Poor	2	0.8%	1	0	0	0	1
TOTAL	**249**	**100.0%**	**109**	**88**	**8**	**16**	**28**
SIDEWALK CONDITION							
None	43	17.3%	19	4	7	8	5
Excellent	13	5.2%	4	4	0	1	4
Good	174	69.9%	68	79	1	7	19
Fair	18	7.2%	17	1	0	0	0
Poor	1	0.4%	1	0	0	0	0
TOTAL	**249**	**100.0%**	**109**	**88**	**8**	**16**	**28**
DEBRIS							
None	239	96.0%	102	87	7	16	27
Major	6	2.4%	3	1	1	0	1
Minor	4	1.6%	4	0	0	0	0
TOTAL	**249**	**100.0%**	**109**	**88**	**8**	**16**	**28**
OVERALL SITE CONDITION							
Excellent	21	8.4%	5	4	0	0	12
Good	105	42.2%	43	43	2	7	10
Fair	101	40.6%	47	39	3	8	4
Poor	22	8.8%	14	2	3	1	2
TOTAL	**249**	**100.0%**	**109**	**88**	**8**	**16**	**28**
PARKING SPACES							
Ranges	0-300	0.0%	0-2	0-500	0-350	N/A	1-200
None	112	45.0%	23	60	1	16	12
Hard Surfaced	117	47.0%	74	28	3	0	12
Unimproved	20	8.0%	12	0	4	0	4
TOTAL	**249**	**100.0%**	**109**	**88**	**8**	**0**	**28**

CRETE REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	3	1.3%	0	2	0	N/A	1
Sound	155	67.7%	67	63	4	N/A	21
Minor	69	30.1%	42	21	3	N/A	3
Substandard	2	0.9%	0	1	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**229**	100.0%	**109**	**87**	**8**	**N/A**	**25**
WINDOWS							
None	8	3.5%	0	3	3	N/A	2
Sound	157	68.6%	71	64	2	N/A	20
Minor	24	10.5%	0	18	3	N/A	3
Substandard	2	0.9%	0	2	0	N/A	0
Critical	38	16.6%	38	0	0	N/A	0
TOTAL	**229**	100.0%	**109**	**87**	**8**	**N/A**	**25**
STREET TYPE							
None	59	25.4%	59	0	0	0	0
Concrete	144	62.1%	48	78	5	0	13
Asphalt	26	11.2%	1	8	3	0	14
Gravel	1	0.4%	0	1	0	0	0
Dirt	1	0.4%	1	0	0	0	0
Brick	1	0.4%	0	0	0	0	1
TOTAL	**232**	100.0%	**109**	**87**	**8**	**0**	**28**
PORCHES…							
None	2	0.9%	0	0	0	N/A	2
Sound	109	47.6%	38	51	4	N/A	16
Minor	97	42.4%	54	36	1	N/A	6
Substandard	21	9.2%	17	0	3	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**229**	100.0%	**109**	**87**	**8**	**N/A**	**25**
PAINT							
None	17	7.4%	2	11	3	N/A	1
Sound	112	48.9%	49	43	2	N/A	18
Minor	60	26.2%	37	20	1	N/A	2
Substandard	40	17.5%	21	13	2	N/A	4
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	**229**	100.0%	**109**	**87**	**8**	**N/A**	**25**
DRIVEWAY							
None	1	0.4%	0	0	1	N/A	0
Sound	106	46.3%	38	51	1	N/A	16
Minor	84	36.7%	45	33	2	N/A	4
Substandard	36	15.7%	26	3	3	N/A	4
Critical	2	0.9%	0	0	1	N/A	1
TOTAL	**229**	100.0%	**109**	**87**	**8**	**N/A**	**25**

CRETE REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	77	34%	32	26	2	N/A	17
Minor	143	62%	72	61	3	N/A	7
Substandard	9	4%	5	0	3	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	102	45%	45	37	2	N/A	18
Minor	125	55%	64	50	5	N/A	6
Substandard	2	1%	0	0	1	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
FOUNDATION							
None	9	4%	9	0	0	N/A	0
Sound	145	63%	61	62	3	N/A	19
Minor	66	29%	33	24	4	N/A	5
Substandard	8	3%	6	1	1	N/A	0
Critical	1	0%	0	0	0	N/A	1
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
FOUNDATION TYPE							
Concrete	211	92%	94	85	8	N/A	24
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	9	4%	7	2	0	N/A	0
Other/None	9	4%	8	0	0	N/A	1
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	109	48%	55	34	2	N/A	18
Minor	83	36%	29	46	4	N/A	4
Substandard	35	15%	24	7	2	N/A	2
Critical	2	1%	1	0	0	N/A	1
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
ROOF TYPE							
Asphalt Shingles	120	52%	97	11	1	N/A	11
Rolled Asphalt	81	35%	4	68	2	N/A	7
Cedar	2	1%	2	0	0	N/A	0
Combination	8	3%	6	2	0	N/A	0
Other	18	8%	0	6	5	N/A	7
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**

CRETE REDEVELOPMENT AREA							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	157	69%	74	59	7	N/A	17
Sound	20	9%	8	6	1	N/A	5
Minor	43	19%	21	20	0	N/A	2
Substandard	8	3%	5	2	0	N/A	1
Critical	1	0%	1	0	0	N/A	0
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
GUTTER, DOWNSPOUTS							
None	26	11%	17	3	3	N/A	3
Sound	141	62%	64	55	2	N/A	20
Minor	59	26%	27	29	2	N/A	1
Substandard	3	1%	1	0	1	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
WALL SURFACE							
None	1	0%	0	0	0	N/A	1
Sound	148	65%	72	54	2	N/A	20
Minor	61	27%	27	29	3	N/A	2
Substandard	19	8%	10	4	3	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
WALL SURFACE TYPE							
Frame	1	0%	0	0	1	N/A	0
Masonry	18	8%	10	4	2	N/A	2
Siding	61	27%	27	28	4	N/A	2
Combination	1	0%	0	0	0	N/A	1
Stucco	148	65%	72	55	1	N/A	20
Other	0	0%	0	0	0	N/A	0
TOTAL	**229**	**100%**	**109**	**87**	**8**	**N/A**	**25**
PARKING SURFACE							
None	112	48%	23	60	1	16	12
Concrete	102	44%	72	19	2	N/A	9
Asphalt	15	6%	2	9	1	N/A	3
Gravel	19	8%	12	0	4	N/A	3
Dirt	1	0%	0	0	0	N/A	1
Brick	0	0%	0	0	0	N/A	0
TOTAL	**233**	**100%**	**109**	**88**	**8**	**16**	**28**
PARKING SPACES							
None	112	100%	23	60	1	16	12
1 to 2	0	0%	0	0	0	N/A	0
3 to 5	0	0%	0	0	0	N/A	0
6 to 10	0	0%	0	0	0	N/A	0
11 to 20	0	0%	0	0	0	N/A	0
21 or More	0	0%	0	0	0	N/A	0
TOTAL	**112**	**100%**	**23**	**60**	**1**	**16**	**12**