

Crete City Council Regular Meeting
Tuesday, August 18, 2020 6:00 PM
Crete Library/Community Center
1515 Forest Ave.
Crete, NE 68333

1. Open Meeting

- In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the Council Chambers.
- Items listed on the agenda may be considered in any order.
- Please stand for the Pledge of Allegiance.

2. Roll Call

- Attendance of members will be recorded to determine the presence of a quorum for official actions.

3. Consent Agenda

- All items listed on the consent agenda will be approved by one motion and vote. No separate discussion of these items will occur unless the Mayor, a Councilmember, or a citizen so requests. If such a request is made, the item will be moved out of the consent agenda and considered separately.

A. Approve Meeting Minutes

1. City Council meeting minutes of July 21, 2020
2. City Council meeting minutes of August 4, 2020.
3. Parks and Recreation Committee meeting minutes of August 4, 2020.
4. Legislative and Economic Development Committee meeting minutes of August 4, 2020.
5. Public Works Committee meeting minutes of July 21, 2020.

B. Accept the City Treasurer's Report

C. Approve the Payment of Claims Against the City

4. Items of Business

- Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

A. Adjourn for Community Development Agency (CDA) Meeting (6:05pm)

The City Council will adjourn while the CDA considers an amendment to a redevelopment agreement and reconvene after the CDA takes action.

1. Public Hearing on amending the Redevelopment Plan to include the Belohlavy Estates Redevelopment Project.
2. Consider amending the Redevelopment Plan to include the Belohlavy Estates Redevelopment Project.
3. Adjourn and re-convene as City Council.

- B. Public Hearing on amending the Redevelopment Plan to include the Belohlavy Estates Redevelopment Project.
- C. Consider amending the Redevelopment Plan to include the Belohlavy Estates Redevelopment Project.
- D. Public Hearing regarding amending allowable uses of commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use.
- E. Consider directing City Attorney to amend zoning regulations amending allowable uses of commercial properties located within both a C-1 District and the Parking Overlay District, disallowing future upper story residential use.
- F. Consider establishing a new rate for public parking in the downtown parking lot.
- G. Publication of notices regarding automatic renewal of Non-C liquor licenses and filing date of August 14, 2020 for submission of written protests.
- H. Consider Resolution 2020-16 regarding proposal for LARM renewal 2020-21
- I. Consider Saline Medical Plaza LLC Request for \$100,000 of LB840 funding.
- J. Consider authorizing matching funds for Crete DTR project application of up to \$110,000 of LB840 funds.
- K. Consider scheduling a work session for council review of the proposed FY 2020-21 budget.
- L. Consider placing stop signs on 15th and Forest, northbound and southbound for a 4-way intersection.
- M. Consider Resolution 2020-01 removal of parking on Forest from 13th to 15th.
- N. Consider early closing of all city departments except P.D. for employee recognition event on August 27, 2020.
- O. Consider beginning condemnation proceedings to exercise the City's power of eminent domain to acquire 1146 Linden Avenue.
- P. Discuss possible lawsuit against the City.

5. Petitions - Communications - Citizen Concerns

- Citizen testimony may be limited to 3 minutes per person.
- Please do not repeat testimony that has already be heard.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

6. Officers' Reports

- Reports may be given by Officers, Departments, Committees, or Councilmembers concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

7. Adjournment

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at www.crete.ne.gov.

**CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
MINUTES OF JULY 21, 2020**

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting

Mayor Dave Bauer called the meeting to order at 6:00pm.

2. Roll Call

Kyle Frans: Absent
Brian Carnes: Present
Ryan Hinz: Present
Jack Oelschlager: Present
Travis Sears: Present
Dale Strehle: Present

Present: 5, Absent: 1.

3. Consent Agenda

Approve the Consent Agenda items. Carried with a motion by Dale Strehle and a second by Travis Sears. Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 5, No: 0

3.A. Approve Meeting Minutes

- 3.A.1. Legislative/Development Committee Meeting Minutes of July 7, 2020
- 3.A.2. Parks and Recreation Committee Meeting Minutes of July 7, 2020
- 3.A.3. Public Safety Committee Meeting Minutes of July 7, 2020
- 3.A.4. City Council Meeting Minutes of July 7, 2020

3.B. Accept the City Treasurer's Report

3.C. Approve the Payment of Claims Against the City

4. Items of Business

4.A. Consider authorizing SENDD to apply for EDA, CDBG-DTR, and other federal grant opportunities on behalf of the City.

Authorize SENDD to apply for grant opportunities on behalf of the City. Carried with a motion by Ryan Hinz and a second by Jack Oelschlager.

Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.B. Consider approving Saline County Aging Services' annual funding request. Approve Saline County Aging Services annual funding request. Carried with a motion by Dale Strehle and a second by Jack Oelschlager.
Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 5, No: 0

4.C. Consider executing an amended Memorandum of Understanding with the Blue River Arts Council for Isis Theater renovations. Table amending the Blue River Arts Council MOU for Isis Theater Renovations and schedule a Special City Council meeting for July 28, 2020 at 5:00pm to discuss the matter . Carried with a motion by Dale Strehle and a second by Jack Oelschlager.
Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 5, No: 0

4.D. Consider executing a contract with Tack Architects for \$37,500 for engineering and construction oversight services for Isis Theater renovations. Table executing a contract with Tack Architects for engineering services for Isis Theater renovations and scheduled a Special City Council meeting for July 28, 2020 at 5:00pm to discuss the matter. Carried with a motion by Dale Strehle and a second by Travis Sears.
Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 5, No: 0

4.E. Consider executing a contract with Kingery Construction for an estimated \$552,000 for construction and renovation of the Isis Theater. Table executing a contract with Kingery Const. for Isis Theater Renovations and scheduled a Special City Council meeting for July 28, 2020 at 5:00pm to discuss the matter. Carried with a motion by Dale Strehle and a second by Ryan Hinz.
Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 5, No: 0

4.F. Public Hearing regarding the City's LB840 Program. Open Public Hearing regarding Crete's LB840 Program. Carried with a motion by Travis Sears and a second by Brian Carnes.
Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 5, No: 0

Close Public Hearing. Carried with a motion by Travis Sears and a second by Brian Carnes.

Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 5, No: 0

The Public Hearing was opened at 6:14pm. The Public Hearing was closed at 6:17pm. No public comments were received.

4.G. Consider entering into an agreement with Lincoln/Lancaster County EMS Oversight Authority, Inc. for emergency medical control and oversight services. Approve entering into an agreement with Lincoln/Lancaster County EMS Oversight Authority for emergency medical oversight services. Carried with a motion by Jack Oelschlager and a second by Ryan Hinz.

Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.H. Consider authorizing the disposal of pumper/tanker #98.

Authorize the disposal of pumper/tanker #98. Carried with a motion by Jack Oelschlager and a second by Travis Sears.

Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.I. Consider enacting Ordinance 2110: An ordinance relating to sidewalk cafes. Table Ordinance 2110 regarding sidewalk cafes for further information. Carried with a motion by Ryan Hinz and a second by Dale Strehle.

Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.J. Consider amending the timekeeping policy section of the City's Personnel Rules and Regulations.

Amend the timekeeping policy section of the City's Personnel Rules and Regulations. Carried with a motion by Brian Carnes and a second by Ryan Hinz.

Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 5, No: 0

4.K. Consider ratifying amendments to the Continuity of Operations Plan for COVID-19.

Ratify amendments to the Continuity of Operations Plan for COVID-19. Carried with a motion by Brian Carnes and a second by Dale Strehle.

Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 5, No: 0

5. Petitions - Communications - Citizen Concerns

6. Officers' Reports

Joy Stevenson reported that the Library's Phase 3 plan for reopening would begin August 3. Tom Ourada reported that the Tuxedo Bridge letting would occur soon and construction may begin this fall. Mayor Bauer reported that he had received a call from local media regarding the closing of City Hall.

7. Adjournment

Motion to adjourn. Carried with a motion by Dale Strehle and a second by Jack Oelschlager. Brian Carnes: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 5, No: 0

The meeting was adjourned at 6:30pm.

Mayor

(SEAL)

City Clerk

I, Judi Meyer, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk

(S E A L)

CITY COUNCIL
CLAIMS PAID

Vendor	Description	Amount
911 CUSTOM	EQUIPMENT	\$48.97
ALL COPY PRODUCTS INC	COPIERS	\$25.84
ALL ROADS BARRICADES INC	BARRICADES	\$181.68
BAKER & TAYLOR	BOOKS	\$423.37
BEATRICE CONCRETE CO.	CONCRETE	\$6,242.95
BLACK HILLS ENERGY	NATURAL GAS	\$51.89
CAPITAL BUSINESS SYSTEMS	COPIERS	\$961.51
CATHER & SONS CONST	ASPHALT	\$521.30
CDW GOVERNMENT INC.	COMPUTERS	\$689.34
CENTER POINT LARGE PRINT	BOOKS	\$244.47
CITY HALL FUND	RENT	\$375.00
CITY OF BEATRICE	E911	\$67,500.00
CITY REVENUE FUND	SALES TAX	\$102.15
CITY TAX FUND	BOND RESERVE	\$21,000.00
CORNHUSKER CLEANING	SUPPLIES	\$42.91
C.A.M.C.	SERVICES	\$1,626.46
CRETE ACE HARDWARE	SUPPLIES	\$1,428.09
CUSTOM COOLING & HEATING	REPAIRS	\$3,910.00
DEMCO	EQUIPMENT	\$141.89
EAKES OFFICE SOLUTIONS	SUPPLIES	\$98.50
EGAN SUPPLY CO.	SUPPLIES	\$1,121.06
EMERGENCY MEDICAL PROD	SUPPLIES	\$484.79
ENVIRO-TECH PEST SERVICES	SERVICES	\$195.00
EXECUTIVE ANSWERING	SERVICES	\$24.38
FIRST NATIONAL BANK	SUPPLIES	\$1,661.20
GALE	BOOKS	\$318.06
GREGG ELECTRIC CO	FIBER OPTICS	\$320.00
JAY'S OIL CO.	REPAIRS	\$62.90
JONES AUTOMOTIVE	REPAIRS	\$182.50
KIDWELL	NETWORK SERVICES	\$4,978.00
LEAGUE OF NEBR. MUNIS	WEBINARS	\$420.00
LINCOLN JOURNAL STAR	MEETING NOTICE	\$14.13
MCI VERIZON	TOLL FREE LINE	\$48.00
MENARDS - LINCOLN SOUTH	SUPPLIES	\$91.96
MIDWEST PETROLEUM EQUIP	REPAIRS	\$171.89
MIDWEST ALARM SERVICES	REPAIRS	\$208.50
NAPA AUTO PARTS	PARTS	\$96.18
NE DEPT OF REVENUE	KENO TAX	\$1,935.00
NEBRASKA.GOV	SERVICES	\$100.00
NORRIS PPD	UTILITIES	\$10.09
O'REILLY AUTO PARTS	PARTS	\$42.96
ORSCHELN FARM AND HOME	SUPPLIES	\$151.96

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CITY COUNCIL
CLAIMS PAID

PENWORTHY COMPANY	SUPPLIES	\$247.53
QUADIENT FINANCE USA INC	POSTAGE	\$347.50
QUADIENT LEASING USA INC	POSTAGE MACHINE	\$171.16
QUICK MED CLAIMS	RESCUE BILLING	\$3,098.63
QUILL CORP.	SUPPLIES	\$89.23
RENKER, LAURA	REIMBURSEMENT	\$50.00
RICHARD PIEPER	REIMBURSEMENT	\$45.50
SACK LUMBER CO	SUPPLIES	\$93.92
SALINE COUNTY CLERK	FILING	\$22.00
SANDRY FIRE SUPPLY LLC	SUPPLIES	\$257.05
SAPP BROS PETROLEUM	FUEL	\$246.26
SE NEBRASKA DEVELOPMENT	MEMBERSHIP	\$6,591.00
SEWARD COUNTY NEWS	PUBLISHING	\$191.16
SID DILLON FORD	REPAIRS	\$105.44
SIEDHOFF BODY SHOP	TOWING	\$85.00
SKALA'S O.K. TIRE STORE INC.	REPAIRS	\$46.60
SPECTRUM	TV & INTERNET	\$227.03
STATE FIRE MARSHAL	REGISTRATION	\$100.00
SYNCHRONY BANK/AMAZON	BOOKS	\$1,572.25
TRI STATE OIL RECLAIMERS	USED OIL	\$75.00
U.S. BANK	SUPPLIES	\$581.95
UNION BANK & TRUST CO	HSA FEES	\$45.76
UNITE PRIVATE NETWORKS LL	INTERNET	\$374.00
UNIV OF NEBRASKA-OMAHA	REGISTRATION	\$75.00
VERIZON WIRELESS	PHONES	\$767.80
VYHNALEK INSURANCE	FD DISABILITY	\$4,710.00
WASTE CONNECTIONS OF NE	SERVICES	\$1,040.11
WASTE CONNECTIONS OF NE	CONTRACT	\$37,599.04
WINDSTREAM	PHONES	\$2,583.06
TAX FUNDS	SUBTOTAL	\$179,693.86
AQUA PLUMBING	REPAIRS	\$15.00
AQUA-CHEM INC	CHEMICALS	\$4,625.74
BEATRICE CONCRETE CO.	CONCRETE	\$162.50
BLACK HILLS ENERGY	NATURAL GAS	\$175.43
BORDER STATES INDUSTRIES	SUPPLIES	\$180.71
CAPITAL BUSINESS SYSTEMS	COPIERS	\$329.13
CDW GOVERNMENT INC.	COMPUTERS	\$714.16
CITY HALL FUND	RENT	\$1,225.00
CITY TAX FUND	SURPLUS & FRANCHISE	\$39,167.00
CONSUMER DEPOSITS	DEPOSITS	\$110.00
CORE & MAIN LP	SUPPLIES	\$4,008.83
CRETE ACE HARDWARE	SUPPLIES	\$271.69
CRETE FOODMART	SUPPLIES	\$11.14

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CITY COUNCIL
CLAIMS PAID

CRETE LUMBER & FARM	SUPPLIES	\$34.68
DEPT. OF ENERGY W.A.P.A.	PURCHASED POWER	\$29,906.10
EAKES OFFICE SOLUTIONS	SUPPLIES	\$1,003.10
EGAN SUPPLY CO.	SUPPLIES	\$40.54
EXECUTIVE ANSWERING	SERVICES	\$73.12
FARMERS COOPERATIVE	TIRES	\$2,326.52
GREGG ELECTRIC CO	FIBER OPTICS	\$1,945.00
HUSKER ELECTRIC SUPPLY	SUPPLIES	\$90.30
KIDWELL	NETWORK SERVICES	\$1,572.00
LINCOLN WINWATER WORKS	SUPPLIES	\$1,881.41
MAX I. WALKER UNIFORM	UNIFORMS	\$183.40
MCI VERIZON	TOLL FREE LINE	\$15.35
MIDWEST PETROLEUM EQUIP	REPAIRS	\$103.11
MIDWEST LABORATORIES INC	LABS	\$2,641.00
MUNICIPAL SUPPLY INC	SUPPLIES	\$2,743.70
NAPA AUTO PARTS	PARTS	\$92.36
NE PUBLIC HEALTH DEPT	LABS	\$1,279.00
NE DEPT OF REVENUE	SALES TAX	\$36,782.09
NE DEPT OF ROADS	PERMIT	\$1,000.00
NEBRASKA POWER REVIEW	DUES	\$1,653.26
NORRIS PPD	UTILITIES	\$8,922.82
NWEA	REGISTRATION	\$40.00
OLSSON	ENGINEERING	\$1,716.78
ONE CALL CONCEPTS INC	DIGGERS HOTLINE	\$57.25
QUADIENT INC	POSTAGE	\$202.50
QUADIENT LEASING USA INC	POSTAGGE MACHINE	\$140.03
SACK LUMBER CO	SUPPLIES	\$24.73
SAPP BROS PETROLEUM	FUEL	\$11,459.92
SID DILLON FORD	REPAIRS	\$20.64
SOLOMON CORPORATION	TRANSFORMERS	\$5,543.16
SPECTRUM	TV & INTERNET	\$39.94
U.S. BANK	SUPPLIES	\$77.78
UNION BANK & TRUST CO	HSA FEES	\$34.24
UNITE PRIVATE NETWORKS	INTERNET	\$726.00
UPS	POSTAGE	\$35.68
VERIZON WIRELESS	PHONES	\$316.90
VERMEER HIGH PLAINS	EQUIPMENT	\$1,002.48
WACKEL'S MACHINE SHOP	REPAIRS	\$85.00
WASTE CONNECTIONS OF NE	SERVICES	\$57.89
WILBER PLUMBING, HEATING	REPAIRS	\$5,358.07
WINDSTREAM	PHONES	\$381.64
UTILITY FUNDS	SUBTOTAL	\$172,605.82
ALL FUNDS	TOTAL	\$352,299.68

JULY 21, 2020

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**CITY OF CRETE, NEBRASKA
CITY COUNCIL REGULAR MEETING
MINUTES OF AUGUST 4, 2020**

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting

Mayor Dave Bauer called the meeting to order at 6:05pm.

2. Roll Call

Brian Carnes: Present

Kyle Frans: Present

Ryan Hinz: Present

Jack Oelschlager: Present

Travis Sears: Present

Dale Strehle: Present

Present: 6. Absent: 0.

3. Consent Agenda

Approve the Consent Agenda items. Carried with a motion by Dale Strehle and a second by Travis Sears.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 6, No: 0

3.A. Approve Meeting Minutes

3.A.1. Public Works Committee meeting minutes of July 7, 2020.

3.A.2. Legislative and Economic Development Committee meeting minutes of July 21, 2020.

3.A.3. Personnel Committee meeting minutes of July 21, 2020.

3.A.4. Public Safety Committee meeting minutes of July 21, 2020.

3.A.5. Public Works Committee meeting minutes of July 28, 2020.

3.B. Accept the City Treasurer's Report

3.C. Approve the Payment of Claims Against the City

4. Items of Business

4.A. Public Hearing on amending the Redevelopment Plan to include the Belohlavy Estates Redevelopment Project.

Table the public hearing to the next City Council meeting. Carried with a motion by Dale Strehle and a second by Travis Sears.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 6, No: 0

City Administrator Tom Ourada reported that the developer needs to supply additional information.

4.B. Consider amending the Redevelopment Plan to include the Belohlavy Estates Redevelopment Project.

Table consideration of the amendment to the Redevelopment Plan to the next City Council meeting. Carried with a motion by Dale Strehle and a second by Travis Sears.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 6, No: 0

4.C. Consider granting LB840 funds to Elles on Main for building acquisition assistance.

Approve Elles on Main request for LB840 funding for building acquisition assistance. Carried with a motion by Ryan Hinz and a second by Jack Oelschlager.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 6, No: 0

4.D. Consider granting LB840 funds to Nick Dice Promotions for the Cornhusker State Games event.

Approve Nick Dice Promotions request for LB840 funds for costs associated with the Cornhusker State Games event. Carried with a motion by Ryan Hinz and a second by Kyle Frans.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 6, No: 0

City Administrator Tom Ourada reported that future requests of this nature will be referred to the Saline County Tourism grant.

4.E. Consider enacting Ordinance 2110: An ordinance relating to sidewalk cafes. Introduce Ordinance 2110 relating to sidewalk cafes and waive the statutory requirement of reading on three different days. Carried with a motion by Ryan Hinz and a second by Dale Strehle.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 6, No: 0

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO SIDEWALK CAFÉS; TO AMEND SECTIONS OF CHAPTER 8 OF THE CRETE CITY CODE TO ALLOW LIMITED OCCUPATION OF THE PUBLIC RIGHT-OF-WAY; AND TO ENACT A NEW SECTION TO CHAPTER 8, ARTICLE 2 TO REGULATE SIDEWALK CAFÉS.

The motion to suspend the rules was adopted by three-fourths of the council present and the statutory rule was declared suspended for consideration of said ordinance.

Said ordinance was then read by title and thereafter Councilmember Hinz moved for final passage of the ordinance, which motion was seconded by Councilmember Strehle. Mayor Dave Bauer then stated the question, "Shall Ordinance No. 2110 be passed and adopted?"

Adopt Ordinance 2110 amending City Codes related to sidewalk cafes. Carried with a motion by Ryan Hinz and a second by Dale Strehle.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 6, No: 0

The passage and adoption of said ordinance having been concurred in by a majority of all members of the City Council, Mayor Bauer declared the ordinance duly passed and adopted as an ordinance of the City of Crete, Nebraska.

4.F. Consider approving the Airport Authority's property tax levy request for annual bond payments for capital improvements in the amount of \$25,000. Approve the Airport Authority property tax levy request for annual bond payments totaling \$25,000. Carried with a motion by Dale Strehle and a second by Travis Sears.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye
Aye: 6, No: 0

Finance Director Jerry Wilcox reported that this is the same amount as was requested last year.

4.G. Consider executing an Amended Memorandum of Understanding with the Blue River Arts Council and contracts with Tack Architects and Kingery Construction for Isis Theater renovations.

Approve 30-day discontinuation notice for BRAC MOU and creation of new agreements. Carried with a motion by Dale Strehle and a second by Travis Sears.

Brian Carnes: Aye, Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye, Travis Sears: Aye, Dale Strehle: Aye

Aye: 6, No: 0

5. Petitions - Communications - Citizen Concerns

6. Officers' Reports

Library Director Joy Stevenson reported that the library is now fully open as of Monday August 3. Finance Director Jerry Wilcox reported on the finances of the LB840 fund comparing the most recent six months to the prior six month period. City Administrator Tom Ourada reported on sound barriers and fences being installed at the library and the status of new software purchases. Council Member Jack Oelschlager requested an update on the bumpouts downtown. Mayor Bauer responded that he and City staff needed to meet on this and the project would be restarted soon.

7. Adjournment

The meeting was adjourned at 6:55pm.

Mayor

(SEAL)

City Clerk

I, Judi Meyer, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the

meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

City Clerk

(S E A L)

CITY COUNCIL

CLAIMS PAID

AIRPORT AUTHORITY	PAID TO WRONG ACCOUNT	\$483.16
BEATRICE CONCRETE CO.	CONCRETE	\$638.35
BLACK HILLS ENERGY	NATURAL GAS	\$21.42
BORDER STATES INDUSTRIES	SUPPLIES	\$180.71
CITY PAYROLL FUND	WAGES & BENEFITS	\$76,329.80
CRETE ACE HARDWARE	SUPPLIES	\$97.94
CRETE FOODMART	SUPPLIES	\$26.04
EAKES OFFICE SOLUTIONS	SUPPLIES	\$824.36
GILMORE & ASSOCIATES INC	ENGINEERING	\$1,900.00
JEO CONSULTING GROUP INC.	ENGINEERING	\$8,000.00
MAX I. WALKER UNIFORM	UNIFORMS	\$58.25
MID-STATE ENGINEERING	SOIL TESTS	\$2,049.00
M.E.A.N.	PURCHASED POWER	\$700,226.71
MUTUAL OF OMAHA	LIFE INSURANCE	\$54.47
NAPA AUTO PARTS	VEHICLE REPAIRS	\$593.27
NeHHS LABS	TESTING	\$17.00
OLSSON	ENGINEERING	\$3,120.21
SACK LUMBER CO	SUPPLIES	\$39.99
SOLOMON CORPORATION	TRANSFORMER REPAIRS	\$44,141.36
TELLEZ, NANCY	REIMBURSEMENT	\$42.60
U.S. BANK	SUPPLIES	\$160.54
UPS	SHIPPING	\$12.36
WASTE CONNECTIONS	SERVICES	\$37,599.04
ZELLE	HR CONSULTING	\$1,528.14
UTILITY FUNDS	SUBTOTAL	\$878,144.72
AFLAC	EMPLOYEE ELECTIVE BENEFITS	\$4.15
ALL COPY PRODUCTS INC	COPIER EXPENSE	\$447.52
AMERITAS	EMPLOYEE ELECTIVE BENEFITS	\$50.38
BAKER & TAYLOR	BOOKS	\$420.23
BARKING DOG INTERPRETIVE	SIGNS	\$989.62
BEATRICE CONCRETE CO.	CONCRETE	\$2,489.50
BLACK HILLS ENERGY	NATURAL GAS	\$450.71
C & C CONSULTANTS	SOUND STUDY	\$2,100.00
CDW GOVERNMENT INC.	COMPUTERS	\$25.16
CITY PAYROLL FUND	WAGES & BENEFITS	\$106,250.81
CITY REVENUE FUND	TRASH BILLING	\$1,082.88
CLINE WILLIAMS LLP	TAX INCREMENT FINANCING	\$569.50
CRETE ACE HARDWARE	SUPPLIES	\$230.42
CRETE FOODMART	SUPPLIES	\$64.09
EAKES OFFICE SOLUTIONS	SUPPLIES	\$49.03
ENVISIONWARE INC	SOFTWARE	\$345.00
FIRST WIRELESS	RADIOS	\$3,172.00
HEARTLAND NATURAL GAS	NATURAL GAS	\$5.81
LINCOLN JOURNAL STAR	NOTICES	\$59.09
MANHATTAN LIFE ASSURANCE	EMPLOYEE ELECTIVE BENEFITS	\$7.21
MEYER, JUDI	REIMBURSEMENT	\$106.46
MUTUAL OF OMAHA	LIFE INSURANCE	\$223.61

AUGUST 4, 2020

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CITY COUNCIL

CLAIMS PAID

NAPA AUTO PARTS	VEHICLE REPAIRS	\$37.98
NE DEPT OF TRANSPORTATION	STREET IMPROVEMENTS	\$10,361.07
NICK DICE PROMOTIONS	ED FUNDING	\$410.13
PITNEY BOWES	POSTAGE	\$335.48
PRESTO-X	SERVICES	\$60.00
SCHINDLER ELEVATOR CORP	SERVICES	\$166.11
SEWARD COUNTY INDEPENDENT	NOTICES	\$222.69
SKALA'S O.K. TIRE STORE INC.	REPAIRS	\$20.00
SPEECE LEWIS ENGINEERS	ENGINEERING	\$1,100.00
STEVENSON, JOY	REIMBURSEMENT	\$73.84
STORK, BRIAN	REIMBURSEMENT	\$81.69
SYNCHRONY BANK/AMAZON	BOOKS	\$2,156.99
TELLEZ, NANCY	REIMBURSEMENT	\$99.42
U.S. BANK	SUPPLIES	\$237.32
VERIZON WIRELESS	CELL PHONE	\$18.02
WILBER PLUMBING, HEATING & AIR	REPAIRS	\$1,221.20
WINDSTREAM	PHONE LINES	\$1,151.48
ZELLE	HR CONSULTING	\$2,221.86
TAX FUNDS	SUBTOTAL	\$139,118.46
ALL FUNDS	TOTAL	\$878,144.72

**CITY OF CRETE, NEBRASKA
CITY COUNCIL PARKS & RECREATION COMMITTEE
MEETING MINUTES OF AUGUST 4, 2020**

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

Committee Chair Kyle Frans called the meeting to order at 5:38pm.

2. Roll Call

Kyle Frans: Present

Jack Oelschlager: Present

Dale Strehle: Present

Present: 3. Absent: 0.

3. Items of Business

3.A. Discuss options for the utility office drive-through expansion, the old library parking area, and the alley adjacent to City Park.

Recommend City Council direct the City Administrator and City Attorney to create a proposed policy regarding non-compliant structures. Carried with a motion by Jack Oelschlager and a second by Dale Strehle.

Kyle Frans: Aye, Jack Oelschlager: Aye, Dale Strehle: Aye
Aye: 3, No: 0

3.B. Discuss and provide a recommendation to the City Council on terminating the existing 1976 lease and entering into a new lease with the Saline County Agricultural Society for certain areas of Tuxedo Park.

Recommend City Council direct the City Administrator and City Attorney to negotiate a new lease agreement with the Saline County Agricultural Society. Carried with a motion by Jack Oelschlager and a second by Dale Strehle.

Kyle Frans: Aye, Jack Oelschlager: Aye, Dale Strehle: Aye
Aye: 3, No: 0

4. Officers' Reports

5. Adjournment

The meeting was adjourned at 5:56pm.

Recorded by City Clerk Judi Meyer

CITY OF CRETE, NEBRASKA
CITY COUNCIL LEGISLATIVE DEVELOP COMMITTEE
MEETING MINUTES OF AUGUST 4, 2020

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

Committee Chair Ryan Hinz called the meeting to order at 5:56pm.

2. Roll Call

Kyle Frans: Present

Ryan Hinz: Present

Jack Oelschlager: Present

Present: 3. Absent: 0.

3. Items of Business

3.A. Discuss and provide a recommendation to the City Council on granting LB840 funds to Elles on Main to assist with purchasing their building.

Recommend City Council approve the Elles on Main request for LB840 funds to assist with purchasing their building. Carried with a motion by Jack Oelschlager and a second by Kyle Frans.

Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye

Aye: 3, No: 0

3.B. Discuss and provide a recommendation to the City Council on granting LB840 funds to Nick Dice Promotions for the Cornhusker State Games event.

Recommend City Council approve the Nick Dice Promotions request for LB840 funds for costs associated with the Cornhusker Sate Games event. Carried with a motion by Kyle Frans and a second by Jack Oelschlager.

Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye

Aye: 3, No: 0

City Administrator Tom Ourada reported that future requests of this nature will be directed to the Saline County Tourism grant program.

3.C. Discuss and provide a recommendation to the City Council on enacting Ordinance 2110: An ordinance relating to sidewalk cafes. Recommend City Council enact Ordinance 2110 relating to sidewalk cafes. Carried with a motion by Kyle Frans and a second by Jack Oelschlager. Kyle Frans: Aye, Ryan Hinz: Aye, Jack Oelschlager: Aye
Aye: 3, No: 0

4. Officers' Reports

5. Adjournment

The meeting was adjourned at 6:05pm.

Recorded by City Clerk Judi Meyer



Public Works Committee Meeting
July 21, 2020
4:30 p.m.
Crete Public Library Community Room

Roll Call:

Committee Members Present:

Dale Strehle
Brian Carnes
Travis Sears

Others Present:

Tom Ourada, City Administrator
Jack Oelschlager, Council Person
Kyle Frans, Council Person
Jerry Wilcox, Finance Dir.
Mike Kalkwarf, IT Director
Steve Hensel, Chief of Police

Judi Meyer, City Clerk
Ryan Hinz, Council Person
Kyle Manley, City Attorney
Dave Bauer, Mayor
Telisha Carnes, Administrative Asst.

Special Order of Business

A. Memorandum Understanding with BRAC:

Shalene Smith proposed a second phase of the Isis Theater Renovations be approved. The approval is needed to apply for the "Our Town" grant. Upon request for approval, this also includes a proposal for the City of Crete to finance a total \$180,000. This does not including the initial price of the building itself. After much deliberation, Travis made a motion to table this discussion to July 28th at 5:00. Brian seconded the motion. All in favor: Brian, yes; Travis, yes; Dale, yes. Motion passed.

Officer's Report

Adjournment

Meeting Adjourned at 4:38 p.m.

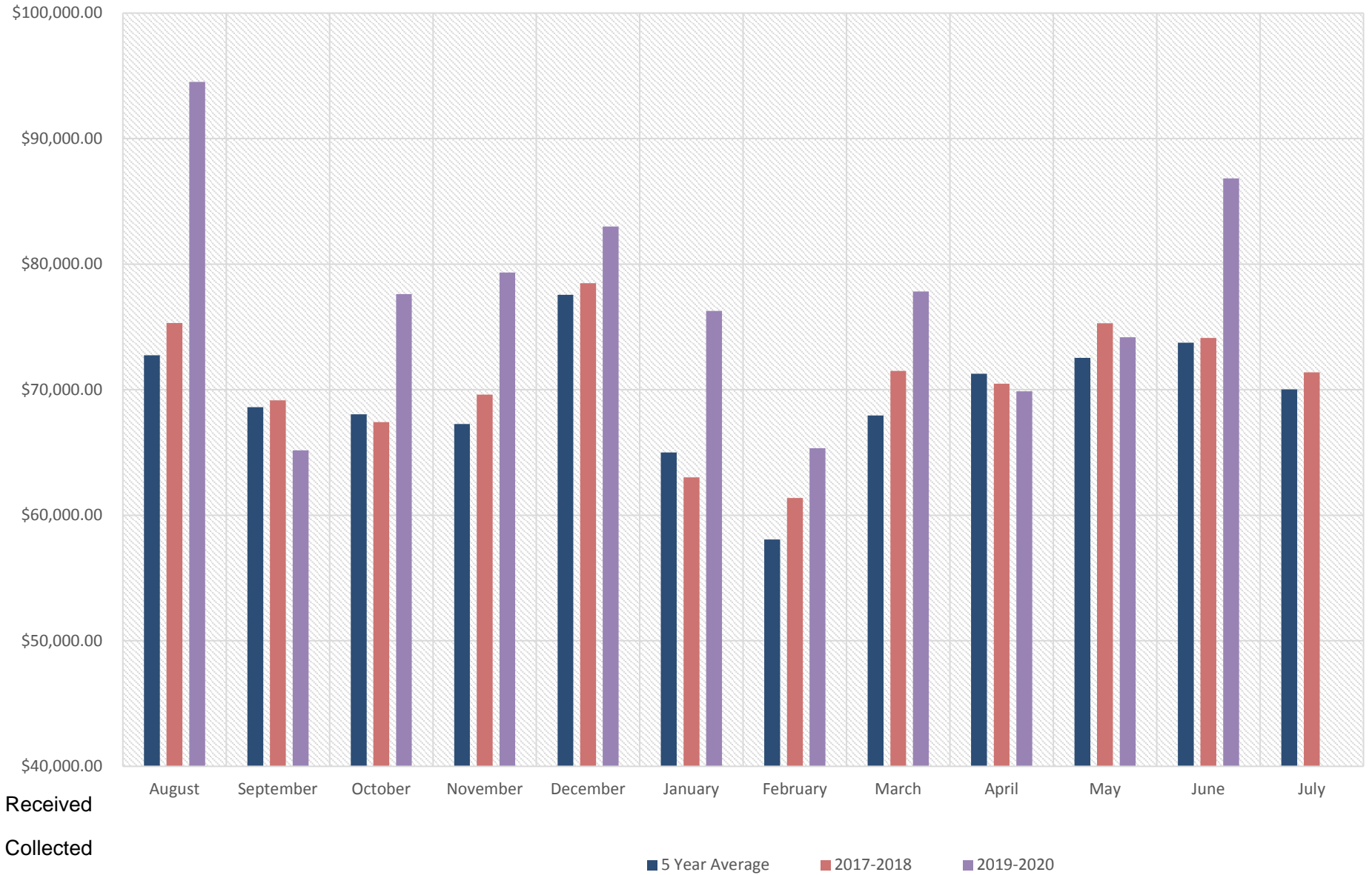
Dale Strehle, Chairman

8/17/2020

City of Crete Sales Tax Receipts

Month Collected by Retail	Net 2019-2020 Gen. Fund	Net Change yr. to yr.	Net 5 Year Average	Gross Change yr. to yr.	Gross Change 5 yr. Average	Refunds	Net LB840	Net LB 357 Bond Fund	Net Public Safety	Net Reserve	Next Year Refunds
August	\$94,516.07	29.60%	\$72,745.18	29.60%	29.70%	\$0.00	\$46,785.45	\$21,000.00	\$10,500.00	\$15,758.04	
September	\$65,177.04	-6.74%	\$68,600.92	-0.30%	1.53%	\$9,276.56	\$32,262.63	\$21,000.00	\$10,500.00	\$1,088.52	
October	\$77,610.55	11.99%	\$68,044.84	12.03%	13.95%	\$55.78	\$38,417.22	\$21,000.00	\$10,500.00	\$7,305.27	
November	\$79,343.12	14.34%	\$67,276.35	10.59%	17.29%	\$404.14	\$39,274.84	\$21,000.00	\$10,500.00	\$8,171.56	
December	\$82,995.99	8.08%	\$77,558.81	7.15%	6.76%	\$0.00	\$41,083.02	\$21,000.00	\$10,500.00	\$9,998.00	
January	\$76,283.29	19.32%	\$65,008.57	20.81%	18.77%	\$1,976.65	\$37,760.23	\$21,000.00	\$10,500.00	\$6,641.64	
February	\$65,346.07	4.13%	\$58,064.32	3.87%	7.33%	\$0.00	\$32,346.30	\$21,000.00	\$10,500.00	\$1,173.03	
March	\$77,818.19	7.38%	\$67,946.89	7.37%	11.39%	\$0.00	\$38,520.00	\$21,000.00	\$10,500.00	\$7,409.10	
April	\$69,872.00	-15.85%	\$71,265.85	-15.90%	-2.32%	\$0.00	\$34,586.64	\$21,000.00	\$10,500.00	\$3,436.00	
May	\$74,185.39	-7.38%	\$72,527.70	-7.37%	1.88%	\$10.46	\$36,721.77	\$21,000.00	\$10,500.00	\$5,592.70	
June	\$86,823.48	13.14%	\$73,741.83	13.81%	18.42%	\$1,065.80	\$42,977.62	\$21,000.00	\$10,500.00	\$11,911.74	
July			\$70,033.23			\$15,877.97					
Totals	\$849,971.18	7.09%	\$832,814.49	7.42%	11.34%	\$28,667.36	\$420,735.73	\$231,000.00	\$115,500.00	\$78,485.59	\$0.00
	\$884,000.00	Budgeted Transfer to General Fund									
Net Receipts	Monthly Transfer to General Fund										
	\$77,270.11	Average Net Receipts									
	\$73,666.67	Required									

City of Crete Net 1% Sales Tax Receipts



Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
5 911 CUSTOM									
41885	1	RECRUITMENT	Invoice	05/28/2020	08/18/2020	664.45		664.45	201-5120
Total 5 911 CUSTOM:						664.45	.00	664.45	
130 ALLIED ELECTRONICS INC									
9012983763	1	UPS UNINTERRUPTABLE POWER SU	Invoice	07/21/2020	08/18/2020	510.28		510.28	003-7091
Total 130 ALLIED ELECTRONICS INC:						510.28	.00	510.28	
305 ASI SIGNAGE INNOVATIONS									
OMAH21667	1	ASI CUSTOM SAFETY SHIELDS	Invoice	07/22/2020	08/18/2020	167.00		167.00	701-5541
Total 305 ASI SIGNAGE INNOVATIONS:						167.00	.00	167.00	
370 BAKER & TAYLOR									
2035374694	1	BOOKS/MAGAZINES	Invoice	07/21/2020	08/18/2020	35.99		35.99	701-5691
2035378501	1	BOOKS/MAGAZINES	Invoice	07/23/2020	08/18/2020	164.78		164.78	701-5691
2035383333	1	BOOKS/MAGAZINES	Invoice	07/27/2020	08/18/2020	54.46		54.46	701-5691
2035396132	1	BOOKS/MAGAZINES	Invoice	08/03/2020	08/18/2020	91.04		91.04	701-5691
2035398672	1	BOOKS/MAGAZINES	Invoice	08/03/2020	08/18/2020	63.77		63.77	701-5691
Total 370 BAKER & TAYLOR:						410.04	.00	410.04	
440 BEATRICE CONCRETE CO.									
1B 26782	1	FILL SAND	Invoice	07/22/2020	08/18/2020	74.51		74.51	002-2581
1B 26783	1	GRAVEL	Invoice	07/22/2020	08/18/2020	385.83		385.83	401-5980
1B 26784	1	GRAVEL	Invoice	07/22/2020	08/18/2020	368.28		368.28	401-5980
1B 26786	1	GRAVEL	Invoice	07/22/2020	08/18/2020	353.43		353.43	401-5980
1B 26789	1	GRAVEL	Invoice	07/22/2020	08/18/2020	380.43		380.43	401-5980
1B 26791	1	GRAVEL	Invoice	07/22/2020	08/18/2020	355.32		355.32	401-5980
1B 26977	1	ROCK	Invoice	08/03/2020	08/18/2020	45.04		45.04	002-2581
1B 27035	1	ROCK	Invoice	08/05/2020	08/18/2020	403.34		403.34	401-5980
1B 27112	1	ROCK	Invoice	08/07/2020	08/18/2020	51.47		51.47	002-2581
C1 595790	1	CONCRETE	Invoice	07/22/2020	08/18/2020	97.50		97.50	401-5980
Total 440 BEATRICE CONCRETE CO.:						2,515.15	.00	2,515.15	
480 BIBLIONIX LLC									
6426	1	RENEWAL 8-3-20 TO 8-2-21	Invoice	07/20/2020	08/18/2020	4,000.00		4,000.00	701-5750
Total 480 BIBLIONIX LLC:						4,000.00	.00	4,000.00	
495 BLACK HILLS ENERGY									
02511	1	UTILITY-210 E 14TH ST	Invoice	07/27/2020	08/18/2020	25.40		25.40	301-7530
Total 495 BLACK HILLS ENERGY:						25.40	.00	25.40	
545 BOK FINANCIAL									
SERIES2011	1	INTEREST DUE 9-15-20	Invoice	08/03/2020	08/18/2020	4,308.75		4,308.75	801-5754
SERIES2011	2	PRINCIPAL DUE 9-15-20	Invoice	08/03/2020	08/18/2020	130,000.00		130,000.00	801-5754
SERIES2012	1	INTEREST DUE 9-15-20	Invoice	08/03/2020	08/18/2020	396.00		396.00	801-5754
SERIES2012	2	PRINCIPAL DUE 9-15-20	Invoice	08/03/2020	08/18/2020	18,000.00		18,000.00	801-5754
Total 545 BOK FINANCIAL:						152,704.75	.00	152,704.75	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
605 BRODART CO									
560120	1	OFFICE SUPPLIES	Invoice	07/17/2020	08/18/2020	220.11		220.11	701-9900
Total 605 BRODART CO:						220.11	.00	220.11	
750 CDW GOVERNMENT INC.									
1C2J8KV	1	COMPUTER EQUIPMENT	Invoice	08/10/2020	08/18/2020	3,578.61		3,578.61	702-5692
ZNT3409	1	COMPUTER EQUIPMENT	Invoice	07/28/2020	08/18/2020	362.69		362.69	001-9915
ZNT3409	2	COMPUTER EQUIPMENT	Invoice	07/28/2020	08/18/2020	362.69		362.69	002-9915
ZNT3409	3	COMPUTER EQUIPMENT	Invoice	07/28/2020	08/18/2020	362.68		362.68	003-9915
Total 750 CDW GOVERNMENT INC.:						4,666.67	.00	4,666.67	
805 CHURCH, SUSAN									
FEB-MAY 20	1	DOLLAR TREE 21227283 PROGRAM	Invoice	08/12/2020	08/18/2020	15.00		15.00	701-6210
FEB-MAY 20	2	DOLLAR TREE 26501087, PROGRAM	Invoice	08/12/2020	08/18/2020	8.00		8.00	701-6210
FEB-MAY 20	3	AT HOME 709675 PROGRAM EXPEN	Invoice	08/12/2020	08/18/2020	13.00		13.00	701-6210
FEB-MAY 20	4	HOBBY LOBBY 092205291042, PROG	Invoice	08/12/2020	08/18/2020	3.99		3.99	701-6210
FEB-MAY 20	5	HOBBY LOBBY 131505301042, PROG	Invoice	08/12/2020	08/18/2020	38.58		38.58	701-6210
JAN-AUG 20	1	MILEAGE	Invoice	08/12/2020	08/18/2020	15.52		15.52	701-9760
Total 805 CHURCH, SUSAN:						94.09	.00	94.09	
860 CITY REVENUE FUND									
JULY 2020	1	FUEL	Invoice	08/04/2020	08/18/2020	640.41		640.41	201-5800
JULY 2020	2	FUEL	Invoice	08/04/2020	08/18/2020	81.35		81.35	203-5800
JULY 2020	3	FUEL	Invoice	08/04/2020	08/18/2020	902.10		902.10	401-5800
JULY 2020	4	FUEL	Invoice	08/04/2020	08/18/2020	79.87		79.87	301-5800
JULY 2020	5	FUEL	Invoice	08/04/2020	08/18/2020	160.09		160.09	601-5800
JULY 2020	6	FUEL	Invoice	08/04/2020	08/18/2020	238.58		238.58	521-5800
Total 860 CITY REVENUE FUND:						2,102.40	.00	2,102.40	
895 CLINE WILLIAMS LLP									
308751	1	MARRIOT-FAIRFIELD INN PROJECT	Invoice	08/06/2020	08/18/2020	185.50		185.50	802-5386
308751	2	ORSCHELN REDEV. PROJECT	Invoice	08/06/2020	08/18/2020	185.50		185.50	802-5386
308884	1	DANA POINT REDEV PROJECT	Invoice	08/07/2020	08/18/2020	4,461.99		4,461.99	802-5386
309077	1	LABOR & EMPLOYEE COUNSELING	Invoice	08/11/2020	08/18/2020	137.50		137.50	101-5384
Total 895 CLINE WILLIAMS LLP:						4,970.49	.00	4,970.49	
1060 CRETE ACE HARDWARE									
A574759	1	OFFICE SUPPLIES	Invoice	06/16/2020	08/18/2020	2.35		2.35	701-9900
A577971	1	JANITORIAL SUPPLIES	Invoice	07/22/2020	08/18/2020	15.26		15.26	701-5541
A579083	1	DRILL BIT	Invoice	08/04/2020	08/18/2020	11.59		11.59	002-7080
A579165	1	LIFTSTATION REPAIR	Invoice	08/05/2020	08/18/2020	11.94		11.94	003-7220
A579174	1	TRANSFORMER MAINT	Invoice	08/05/2020	08/18/2020	25.71		25.71	001-8060
A579268	1	EMERG GENERATOR HARDWARE	Invoice	08/06/2020	08/18/2020	36.73		36.73	001-8060
A579385	1	CONDUIT PVC	Invoice	08/07/2020	08/18/2020	20.29		20.29	001-8000
A579772	1	MAINT OF LIFT STATION	Invoice	08/12/2020	08/18/2020	17.26		17.26	003-7201
B579483	1	OFFICE SUPPLIES	Invoice	06/17/2020	08/18/2020	8.26		8.26	701-9900
B583141	1	CITY HALL GENERATOR	Invoice	07/23/2020	08/18/2020	46.47		46.47	501-5330
B583676	1	PAINT & SUPPLIES	Invoice	07/28/2020	08/18/2020	91.81		91.81	522-5330
B583677	1	BLDG & GRND MAINT	Invoice	07/28/2020	08/18/2020	5.68		5.68	301-5330
B583804	1	CITY HALL REPAIR	Invoice	07/29/2020	08/18/2020	17.06		17.06	501-5330
B584667	1	CONDUIT AND ADAPTER	Invoice	08/07/2020	08/18/2020	91.28		91.28	001-8000
B585194	1	GEN MAINT & REPAIR	Invoice	08/12/2020	08/18/2020	22.49		22.49	201-5329

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 1060 CRETE ACE HARDWARE:						424.18	.00	424.18	
1110 CRETE LUMBER & FARM SUPPLY CO									
655748	1	BROAN ATTIC VENT	Invoice	07/23/2020	08/18/2020	510.00		510.00	522-5330
Total 1110 CRETE LUMBER & FARM SUPPLY CO:						510.00	.00	510.00	
1140 CRETE VETERINARY CLINIC									
39305	1	BOARD - CAT	Invoice	07/06/2020	08/18/2020	100.78		100.78	203-5345
39374	1	BOARD/DISPOSAL - CAT	Invoice	07/11/2020	08/18/2020	117.50		117.50	203-5345
39375	1	BOARD - CAT	Invoice	07/11/2020	08/18/2020	75.00		75.00	203-5345
39578	1	BOARD - CAT	Invoice	07/22/2020	08/18/2020	100.00		100.00	203-5345
Total 1140 CRETE VETERINARY CLINIC:						393.28	.00	393.28	
1160 CULLIGAN WATER SERVICE									
JULY 2020	1	WATER COOLER RENTAL	Invoice	07/31/2020	08/18/2020	77.75		77.75	701-5330
JULY 2020 S	1	SOLAR SALT	Invoice	07/31/2020	08/18/2020	44.00		44.00	701-5330
Total 1160 CULLIGAN WATER SERVICE:						121.75	.00	121.75	
1250 DEPT. OF ENERGY W.A.P.A.									
BFPB000890	1	PURCHASED POWER WAPA	Invoice	08/11/2020	08/18/2020	29,343.85		29,343.85	001-7240
Total 1250 DEPT. OF ENERGY W.A.P.A.:						29,343.85	.00	29,343.85	
1450 DUTTON LAINSON COMPANY									
823713-1	1	SINGLE PHASE 240v ITRON METERS	Invoice	07/22/2020	08/18/2020	2,820.80		2,820.80	001-2570
Total 1450 DUTTON LAINSON COMPANY:						2,820.80	.00	2,820.80	
1475 EAKES OFFICE SOLUTIONS									
7985473-3	1	HAND SANITIZER	Invoice	06/18/2020	08/18/2020	83.52		83.52	201-5329
7991882-0	1	DISINFECTING WIPES	Invoice	07/16/2020	08/18/2020	168.96		168.96	201-5329
8053482-0	1	SLEEVES FOR PD CASES	Invoice	06/24/2020	08/18/2020	107.96		107.96	201-9900
8059397-0	1	TOWELS FOR DISPENSERS	Invoice	07/02/2020	08/18/2020	101.58		101.58	201-5329
8071376-1	1	OFFICE SUPPLIES	Invoice	07/30/2020	08/18/2020	12.60		12.60	001-9900
8079458-0	1	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	17.07		17.07	701-9900
8081017-0	1	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	8.84		8.84	101-9900
8081017-0	2	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	23.56		23.56	001-9900
8081017-0	3	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	5.89		5.89	002-9900
8081017-0	4	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	5.89		5.89	003-9900
8081017-0	5	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	5.89		5.89	401-9900
8081017-0	6	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	5.89		5.89	521-6020
8081017-0	7	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	2.95		2.95	522-6020
8081025-0	1	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	19.71		19.71	101-9900
8081025-0	2	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	19.71		19.71	001-9900
8081025-0	3	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	19.71		19.71	002-9900
8081025-0	4	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	19.70		19.70	003-9900
8081025-0	5	OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	19.70		19.70	401-9900
8081025-1	1	OFFICE SUPPLIES	Invoice	08/07/2020	08/18/2020	6.45		6.45	101-9900
8081025-1	2	OFFICE SUPPLIES	Invoice	08/07/2020	08/18/2020	6.45		6.45	001-9900
8081025-1	3	OFFICE SUPPLIES	Invoice	08/07/2020	08/18/2020	6.45		6.45	002-9900
8081025-1	4	OFFICE SUPPLIES	Invoice	08/07/2020	08/18/2020	6.45		6.45	003-9900
8081025-1	5	OFFICE SUPPLIES	Invoice	08/07/2020	08/18/2020	6.44		6.44	401-9900
8081151-0	1	TAX EXEMPT OFFICE SUPPLIES	Invoice	08/06/2020	08/18/2020	58.56		58.56	101-9900

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 1475 EAKES OFFICE SOLUTIONS:						739.93	.00	739.93	
1510 ELECTRIC PUMP									
0888409-IN	1	SBR MAINTENANCE	Invoice	07/31/2020	08/18/2020	76.65		76.65	003-7201
Total 1510 ELECTRIC PUMP:						76.65	.00	76.65	
1570 EMERGENCY MEDICAL PRODUCTS									
2187400	1	MEDICAL SUPPLIES	Invoice	07/30/2020	08/18/2020	1,114.86		1,114.86	302-5341
2187401	1	MEDICAL SUPPLIES	Invoice	07/30/2020	08/18/2020	30.48		30.48	302-5341
2190219	1	MEDICAL SUPPLIES	Invoice	08/10/2020	08/18/2020	119.30		119.30	302-5341
RGA041220	1	RETURN SUPPLIES	Invoice	03/10/2020	08/18/2020	465.45-		465.45-	302-5341
Total 1570 EMERGENCY MEDICAL PRODUCTS:						799.19	.00	799.19	
1645 ENVISIONWARE INC									
INV-US-4915	1	SOFTWARE RENEWAL	Invoice	08/04/2020	08/18/2020	775.00		775.00	701-6050
Total 1645 ENVISIONWARE INC:						775.00	.00	775.00	
1670 EXECUTIVE ANSWERING SERVICE									
JULY 2020	1	ANSWERING SERVICE	Invoice	07/28/2020	08/18/2020	14.30		14.30	203-9980
JULY 2020	2	ANSWERING SERVICE	Invoice	07/28/2020	08/18/2020	17.87		17.87	401-9980
JULY 2020	3	ANSWERING SERVICE	Invoice	07/28/2020	08/18/2020	.72		.72	601-9980
JULY 2020	4	ANSWERING SERVICE	Invoice	07/28/2020	08/18/2020	.72		.72	511-9980
JULY 2020	5	ANSWERING SERVICE	Invoice	07/28/2020	08/18/2020	2.15		2.15	521-9980
JULY 2020	6	ANSWERING SERVICE	Invoice	07/28/2020	08/18/2020	71.50		71.50	001-9980
JULY 2020	7	ANSWERING SERVICE	Invoice	07/28/2020	08/18/2020	17.87		17.87	002-9980
JULY 2020	8	ANSWERING SERVICE	Invoice	07/28/2020	08/18/2020	17.87		17.87	003-9980
Total 1670 EXECUTIVE ANSWERING SERVICE:						143.00	.00	143.00	
1695 FARMERS COOPERATIVE									
380928	1	TIRES-TRUCK 322	Invoice	07/30/2020	08/18/2020	408.88		408.88	001-8460
Total 1695 FARMERS COOPERATIVE:						408.88	.00	408.88	
1770 FIRST NATIONAL BANK OF OMAHA									
JULY 2020 S	1	GARY CC, GALLS 16104038	Invoice	07/02/2020	08/18/2020	44.98		44.98	531-6477
JULY 2020 S	1	STEVE CC, MR K GUNS 0005888	Invoice	08/05/2020	08/18/2020	240.00		240.00	531-6477
JULY 2020 S	2	STEVE CC, WALMART 06131	Invoice	08/05/2020	08/18/2020	85.56		85.56	201-5329
Total 1770 FIRST NATIONAL BANK OF OMAHA:						370.54	.00	370.54	
1845 FRANSYL EQUIPMENT CO INC									
17136	1	REPAIR CRACK UNIT #36 BOOM	Invoice	07/28/2020	08/18/2020	1,882.57		1,882.57	001-8460
17137	1	SPACER IN UNIT #322 BUCKET	Invoice	07/28/2020	08/18/2020	588.50		588.50	001-8460
Total 1845 FRANSYL EQUIPMENT CO INC:						2,471.07	.00	2,471.07	
1890 GALE									
70945215	1	BOOKS/MAGAZINES	Invoice	07/13/2020	08/18/2020	50.84		50.84	701-5691
70979281	1	BOOKS/MAGAZINES	Invoice	07/20/2020	08/18/2020	25.41		25.41	701-5691
71069200	1	BOOKS/MAGAZINES	Invoice	08/06/2020	08/18/2020	236.07		236.07	701-5691

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 1890 GALE:						312.32	.00	312.32	
2175 HEARTLAND NATURAL GAS									
78059	1	UTILITY-210 E 14TH	Invoice	07/27/2020	08/18/2020	5.52		5.52	301-7530
Total 2175 HEARTLAND NATURAL GAS:						5.52	.00	5.52	
2285 HUSKER ELECTRIC SUPPLY CO									
479844-00	1	6 THHN STR CU BLACK 500' SPOOL	Invoice	07/16/2020	08/18/2020	252.63		252.63	001-2400
480149-00	1	6 THHN STR CU BLACK 500' SPOOL	Invoice	07/24/2020	08/18/2020	263.38		263.38	001-2400
480149-00	2	SQUARE D HOME120 20A IP BREAK	Invoice	07/24/2020	08/18/2020	53.75		53.75	001-2400
480149-00	3	BWF 603-CGV THRD ALUM CONDUIT	Invoice	07/24/2020	08/18/2020	33.86		33.86	001-2400
480149-01	1	SQUARE D HOME120 20A IP BREAK	Invoice	07/27/2020	08/18/2020	53.75		53.75	001-2400
480178-00	1	15W 2000LUMEN DOUBLE ENDED W	Invoice	07/24/2020	08/18/2020	375.00		375.00	522-5330
Total 2285 HUSKER ELECTRIC SUPPLY CO:						1,032.37	.00	1,032.37	
2405 JAY'S OIL CO.									
2458	1	TIRE REPAIR	Invoice	07/13/2020	08/18/2020	25.00		25.00	401-5810
3516	1	TIRE REPAIR	Invoice	07/16/2020	08/18/2020	25.00		25.00	002-8460
3533	1	LFT TIRE REPAIR	Invoice	07/20/2020	08/18/2020	25.00		25.00	002-8460
Total 2405 JAY'S OIL CO.:						75.00	.00	75.00	
2580 KIDWELL									
160153	1	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	33.75		33.75	101-6050
160153	2	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	82.50		82.50	201-6050
160153	3	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	26.25		26.25	401-6050
160153	4	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	7.50		7.50	601-6050
160153	5	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	33.75		33.75	301-6050
160153	6	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	82.50		82.50	701-6050
160153	7	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	18.75		18.75	721-6050
160153	8	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	52.50		52.50	001-9910
160153	9	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	18.75		18.75	002-9910
160153	10	KIDQ13306 SERV AGMT	Invoice	08/05/2020	08/18/2020	18.75		18.75	003-9910
Total 2580 KIDWELL:						375.00	.00	375.00	
2810 LINCOLN WINWATER WORKS									
070862 01	1	MAINT OF WATER MAINS	Invoice	07/27/2020	08/18/2020	501.37		501.37	002-8021
070865 01	1	RETURNED ITEMS	Invoice	07/28/2020	08/18/2020	455.81-		455.81-	002-8021
071022 01	1	VALVE BOX EXTENSION/RISER	Invoice	08/06/2020	08/18/2020	103.37		103.37	002-2581
Total 2810 LINCOLN WINWATER WORKS:						148.93	.00	148.93	
2910 LYNN PEAVEY COMPANY									
371992	1	DUI BLOOD SAMPLE KITS	Invoice	08/06/2020	08/18/2020	107.00		107.00	201-5660
Total 2910 LYNN PEAVEY COMPANY:						107.00	.00	107.00	
2930 MACQUEEN EQUIPMENT LLC									
P06204	1	26"100LBS BROOM	Invoice	07/31/2020	08/18/2020	529.56		529.56	401-5968
P06204	2	LUBRICATING HOSE	Invoice	07/31/2020	08/18/2020	57.55		57.55	401-5968
P06204	3	6" OVAL KIT	Invoice	07/31/2020	08/18/2020	78.83		78.83	401-5968

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 2930 MACQUEEN EQUIPMENT LLC:						665.94	.00	665.94	
3020 MATHESON TRI-GAS INC									
51666483	1	OXYGEN	Invoice	07/31/2020	08/18/2020	164.61		164.61	302-5265
Total 3020 MATHESON TRI-GAS INC:						164.61	.00	164.61	
3035 MAX I. WALKER UNIFORM & APPAREL									
1091473	1	UNIFORMS	Invoice	07/29/2020	08/18/2020	61.25		61.25	003-9640
1092690	1	UNIFORMS	Invoice	08/05/2020	08/18/2020	58.25		58.25	003-9640
1093912	1	UNIFORMS	Invoice	08/12/2020	08/18/2020	66.90		66.90	003-9640
Total 3035 MAX I. WALKER UNIFORM & APPAREL:						186.40	.00	186.40	
3165 MIDLAND SCIENTIFIC INC									
6123229	1	1.5UM FILTER PAPER 934-AH 4.7CM	Invoice	07/21/2020	08/18/2020	499.68		499.68	003-7282
Total 3165 MIDLAND SCIENTIFIC INC:						499.68	.00	499.68	
3195 MIDWEST LABORATORIES INC									
1000573	1	LAB SUPPLIES	Invoice	08/04/2020	08/18/2020	85.00		85.00	001-9670
1000574	1	LABS	Invoice	08/04/2020	08/18/2020	2,078.00		2,078.00	003-7282
Total 3195 MIDWEST LABORATORIES INC:						2,163.00	.00	2,163.00	
3345 NAPA AUTO PARTS									
016938	1	SWEEPER FILTER	Invoice	07/01/2020	08/18/2020	68.99		68.99	401-5968
018653	1	BOBCAT 175 PARTS	Invoice	07/27/2020	08/18/2020	73.16		73.16	002-8460
019177	1	VEHICLE REPAIR	Invoice	08/04/2020	08/18/2020	395.45		395.45	401-5968
019185	1	SPINDLE NUT WRENCH	Invoice	08/04/2020	08/18/2020	25.25		25.25	001-7080
Total 3345 NAPA AUTO PARTS:						562.85	.00	562.85	
3685 NORRIS PUBLIC POWER DISTRICT									
080320 STM	1	UTILITIES	Invoice	08/03/2020	08/18/2020	8,940.17		8,940.17	003-7530
JULY 2020	1	UTILITY	Invoice	08/03/2020	08/18/2020	10.09		10.09	521-7530
Total 3685 NORRIS PUBLIC POWER DISTRICT:						8,950.26	.00	8,950.26	
3745 OCLC INC									
1000002404	1	STATE GRANT EXPENSE	Invoice	12/31/2019	08/18/2020	171.77		171.77	702-5700
1000015838	1	STATE GRANT EXPENSE	Invoice	02/01/2020	08/18/2020	171.77		171.77	702-5700
1000022168	1	STATE GRANT EXPENSE	Invoice	03/01/2020	08/18/2020	171.77		171.77	702-5700
1000035846	1	STATE GRANT EXPENSE	Invoice	05/01/2020	08/18/2020	171.77		171.77	702-5700
1000042438	1	STATE GRANT EXPENSE	Invoice	06/01/2020	08/18/2020	171.77		171.77	702-5700
1000061737	1	STATE GRANT EXPENSE	Invoice	08/01/2020	08/18/2020	171.77		171.77	702-5700
Total 3745 OCLC INC:						1,030.62	.00	1,030.62	
3815 ONE SOURCE BACKGROUND									
6922-202007	1	BACKGROUND CHECK	Invoice	07/31/2020	08/18/2020	29.00		29.00	001-8500
Total 3815 ONE SOURCE BACKGROUND:						29.00	.00	29.00	
3905 PAPER TIGER SHREDDING									
132023	1	PAPER SHREDDING	Invoice	08/15/2020	08/18/2020	30.00		30.00	201-5329

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 3905 PAPER TIGER SHREDDING:						30.00	.00	30.00	
3985 PINNACLE BANK									
1026BOX	1	BOX RENEWAL	Invoice	07/31/2020	08/18/2020	15.00		15.00	101-8500
Total 3985 PINNACLE BANK:						15.00	.00	15.00	
3995 PITNEY BOWES									
1016132898	1	STORAGE TABLE & CASTERS	Invoice	07/30/2020	08/18/2020	439.88		439.88	001-2600
1016132898	2	STORAGE TABLE & CASTERS	Invoice	07/30/2020	08/18/2020	439.88		439.88	002-2600
1016132898	3	STORAGE TABLE & CASTERS	Invoice	07/30/2020	08/18/2020	439.88		439.88	003-2600
Total 3995 PITNEY BOWES:						1,319.64	.00	1,319.64	
4125 QUICK MED CLAIMS									
INV6535 (AC	1	OUTSIDE SERVICES (ACH)	Invoice	07/31/2020	08/18/2020	1,834.57		1,834.57	302-5340
Total 4125 QUICK MED CLAIMS:						1,834.57	.00	1,834.57	
4280 RESCO									
791733-00	1	CONNECTOR, SPLIT BOLT, CU/AL, 4	Invoice	07/14/2020	08/18/2020	64.50		64.50	001-1500
791733-00	2	ELBOW ARRESTOR 10KV	Invoice	07/14/2020	08/18/2020	735.30		735.30	001-1500
791733-00	3	SCREW LAG 1/2 X 4 PPF	Invoice	07/14/2020	08/18/2020	76.59		76.59	001-1500
791733-00	4	CONNECTOR WR 2-6ACSR	Invoice	07/14/2020	08/18/2020	43.00		43.00	001-1500
791733-00	5	PEDESTAL SEC FIBRGLASS	Invoice	07/14/2020	08/18/2020	927.08		927.08	001-1500
791733-00	6	SCREW LAG 1/4 X 2 W/RUB WASHE	Invoice	07/14/2020	08/18/2020	107.50		107.50	001-8040
791733-00	7	CONNECTOR COVER "D" DIE	Invoice	07/14/2020	08/18/2020	53.75		53.75	001-8023
791735-00	1	LUG, GROUNDING, TRANSFORMER	Invoice	07/09/2020	08/18/2020	349.38		349.38	001-1500
791855-00	1	CONNECTOR, 6 TERM SEC PED #10-	Invoice	07/17/2020	08/18/2020	225.75		225.75	001-1500
Total 4280 RESCO:						2,582.85	.00	2,582.85	
4385 SACK LUMBER CO									
2006-179875	1	LUMBER	Invoice	06/24/2020	08/18/2020	36.00		36.00	401-5980
Total 4385 SACK LUMBER CO:						36.00	.00	36.00	
4505 SAPP BROS PETROLEUM									
JULY 2020 S	1	FUEL - ACCT #742498	Invoice	07/31/2020	08/18/2020	245.19		245.19	301-5800
Total 4505 SAPP BROS PETROLEUM:						245.19	.00	245.19	
4590 SEWARD COUNTY INDEPENDENT									
125201	1	LEGAL-MINUTES 7-21-20	Invoice	07/29/2020	08/18/2020	93.88		93.88	101-5390
125574	1	ADS-JULY NEWS	Invoice	07/31/2020	08/18/2020	100.00		100.00	702-5692
125711	1	HEARING-ZONING CHANGE	Invoice	08/05/2020	08/18/2020	9.41		9.41	101-5480
Total 4590 SEWARD COUNTY INDEPENDENT:						203.29	.00	203.29	
4635 SID DILLON FORD									
334488FR	1	OIL/FILTER	Invoice	08/04/2020	08/18/2020	19.94		19.94	401-5801
334488FR	2	VEHICLE REPAIR	Invoice	08/04/2020	08/18/2020	5.99		5.99	401-5968
334568FR	1	OIL/FILTER	Invoice	08/05/2020	08/18/2020	41.86		41.86	401-5801
334568FR	2	VEHICLE REPAIR	Invoice	08/05/2020	08/18/2020	9.78		9.78	401-5968
8FCB633777	1	TIRES	Invoice	08/03/2020	08/18/2020	515.20		515.20	401-5810

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 4635 SID DILLON FORD:						592.77	.00	592.77	
4640 SIEDHOFF BODY SHOP									
4561	1	#2020-2953 TOWING	Invoice	08/03/2020	08/18/2020	85.00		85.00	201-5812
Total 4640 SIEDHOFF BODY SHOP:						85.00	.00	85.00	
4730 SPECTRUM									
1471008012	1	UTLITY-239 E 13TH ST	Invoice	08/01/2020	08/18/2020	17.87		17.87	501-7530
1865080120	1	INTERNET-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	64.69		64.69	101-7530
1865080120	2	INTERNET-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	46.88		46.88	201-6050
1865080120	3	TV-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	1.12		1.12	101-7530
1865080120	4	INTERNET-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	16.10		16.10	301-7530
1865080120	5	INTERNET-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	35.38		35.38	701-7530
1865080120	6	TV-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	3.76		3.76	701-7530
1865080120	7	TV-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	1.71		1.71	301-7530
1865080120	8	TV-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	4.99		4.99	201-6050
1865080120	9	TV-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	7.71		7.71	502-7530
1865080120	10	TV-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	2.70		2.70	001-9910
1865080120	11	TV-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	1.14		1.14	002-9910
1865080120	12	INTERNET-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	25.37		25.37	001-9910
1865080120	13	INTERNET-243 E 13TH ST	Invoice	08/01/2020	08/18/2020	10.73		10.73	002-9910
2398408012	1	UTILITY-1410 MAIN AVE	Invoice	08/01/2020	08/18/2020	8.94		8.94	502-7530
3060908012	1	INTERNET-1945 FOREST	Invoice	08/01/2020	08/18/2020	8.94		8.94	201-5220
Total 4730 SPECTRUM:						258.03	.00	258.03	
5210 UNITE PRIVATE NETWORKS LLC									
SI-20-010409	1	INTERNET	Invoice	08/01/2020	08/18/2020	88.00		88.00	101-7530
SI-20-010409	2	INTERNET	Invoice	08/01/2020	08/18/2020	99.00		99.00	201-5220
SI-20-010409	3	INTERNET	Invoice	08/01/2020	08/18/2020	88.00		88.00	301-7530
SI-20-010409	4	INTERNET	Invoice	08/01/2020	08/18/2020	99.00		99.00	701-7530
SI-20-010409	5	INTERNET	Invoice	08/01/2020	08/18/2020	550.00		550.00	001-9910
SI-20-010409	6	INTERNET	Invoice	08/01/2020	08/18/2020	88.00		88.00	002-9910
SI-20-010409	7	INTERNET	Invoice	08/01/2020	08/18/2020	88.00		88.00	003-9910
Total 5210 UNITE PRIVATE NETWORKS LLC:						1,100.00	.00	1,100.00	
5240 UPS									
R56414300	1	POSTAGE	Invoice	07/25/2020	08/18/2020	14.50		14.50	003-9650
R56414310	1	POSTAGE	Invoice	08/01/2020	08/18/2020	24.85		24.85	003-9650
Total 5240 UPS:						39.35	.00	39.35	
5295 VERIZON WIRELESS									
9859688115	1	CELL PHONE	Invoice	07/28/2020	08/18/2020	49.43		49.43	101-5452
9859688115	2	CELL PHONE	Invoice	07/28/2020	08/18/2020	43.94		43.94	101-6201
9859688115	3	CELL PHONE	Invoice	07/28/2020	08/18/2020	68.10		68.10	201-5220
9859688115	4	CELL PHONE	Invoice	07/28/2020	08/18/2020	215.31		215.31	001-9660
9859688115	5	CELL PHONE	Invoice	07/28/2020	08/18/2020	75.43		75.43	002-9660
9859688115	6	CELL PHONE	Invoice	07/28/2020	08/18/2020	31.49		31.49	003-9660
9859688115	7	CELL PHONE	Invoice	07/28/2020	08/18/2020	75.43		75.43	401-8500
9859688115	8	CELL PHONE	Invoice	07/28/2020	08/18/2020	243.54		243.54	301-7530
9859688115	9	CELL PHONE	Invoice	07/28/2020	08/18/2020	75.43		75.43	721-8500
9859853937	1	WIRELESS MODEMS	Invoice	08/01/2020	08/18/2020	257.09		257.09	202-5220

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 5295 VERIZON WIRELESS:						1,135.19	.00	1,135.19	
5360 WASTE CONNECTIONS OF NEBRASKA									
1707515	1	1945 FOREST AVE	Invoice	08/01/2020	08/18/2020	57.89		57.89	201-5329
1707515	2	243 E 13TH ST	Invoice	08/01/2020	08/18/2020	163.55		163.55	501-7530
1707515	3	1420 MAIN AVE	Invoice	08/01/2020	08/18/2020	20.69		20.69	502-7530
1707515	4	320 W 9TH ST	Invoice	08/01/2020	08/18/2020	28.95		28.95	001-8000
1707515	5	320 W 9TH ST	Invoice	08/01/2020	08/18/2020	28.94		28.94	002-8000
1707515	6	100 S MAIN AVE	Invoice	08/01/2020	08/18/2020	457.42		457.42	003-7530
1707515	7	212 E 15TH ST	Invoice	08/01/2020	08/18/2020	75.74		75.74	401-5330
1707924	1	GARBAGE COLLECTION	Invoice	08/01/2020	08/18/2020	55.56		55.56	701-5330
1708211	1	GARBAGE COLLECTION	Invoice	08/01/2020	08/18/2020	229.82		229.82	521-7530
Total 5360 WASTE CONNECTIONS OF NEBRASKA:						1,118.56	.00	1,118.56	
5465 WINDSTREAM									
AUG 2020 (C	1	PHONE-COMM CTR	Invoice	08/05/2020	08/18/2020	58.83		58.83	502-7530
AUG 2020 (E	1	PHONE-EMERGENCY MNGT	Invoice	08/05/2020	08/18/2020	74.78		74.78	101-5490
AUG 2020 (F	1	PHONE-FIRE STATION	Invoice	08/05/2020	08/18/2020	61.98		61.98	301-7530
AUG 2020 (N	1	PHONE-NMPP	Invoice	08/05/2020	08/18/2020	68.52		68.52	001-9660
AUG 2020 (P	1	PHONE-POLICE	Invoice	08/05/2020	08/18/2020	649.65		649.65	201-5220
Total 5465 WINDSTREAM:						913.76	.00	913.76	
5577 TRI STATE OIL RECLAIMERS INC									
227868	1	USED OIL PICKED UP	Invoice	08/07/2020	08/18/2020	75.00		75.00	511-5340
Total 5577 TRI STATE OIL RECLAIMERS INC:						75.00	.00	75.00	
5579 VESERIS									
NK518793	1	MASTERLINE KONTROL 4-4	Invoice	07/22/2020	08/18/2020	1,925.00		1,925.00	401-5590
Total 5579 VESERIS:						1,925.00	.00	1,925.00	
5581 WESCO RECEIVABLES CORP									
51575101	1	34.5 KV FUSES (10,000 transformer)	Invoice	07/23/2020	08/18/2020	17,947.13		17,947.13	001-8060
Total 5581 WESCO RECEIVABLES CORP:						17,947.13	.00	17,947.13	
5591 QUADIENT FINANCE USA INC									
JULY2020	1	POSTAGE	Invoice	07/30/2020	08/18/2020	100.00		100.00	101-9650
JULY2020	2	POSTAGE	Invoice	07/30/2020	08/18/2020	25.00		25.00	401-9650
JULY2020	3	POSTAGE	Invoice	07/30/2020	08/18/2020	75.00		75.00	701-9650
JULY2020	4	POSTAGE	Invoice	07/30/2020	08/18/2020	75.00		75.00	721-9650
JULY2020	5	POSTAGE	Invoice	07/30/2020	08/18/2020	125.00		125.00	001-9650
JULY2020	6	POSTAGE	Invoice	07/30/2020	08/18/2020	50.00		50.00	002-9650
JULY2020	7	POSTAGE	Invoice	07/30/2020	08/18/2020	50.00		50.00	003-9650
Total 5591 QUADIENT FINANCE USA INC:						500.00	.00	500.00	
5596 ABOUT QUALITY FENCE LLC									
179768	1	FENCE	Invoice	07/28/2020	08/18/2020	2,280.00		2,280.00	532-6482
Total 5596 ABOUT QUALITY FENCE LLC:						2,280.00	.00	2,280.00	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
5598 BOUND TREE MEDICAL LLC									
83713699	1	MEDICAL SUPPLIES	Invoice	07/28/2020	08/18/2020	559.47		559.47	302-5341
Total 5598 BOUND TREE MEDICAL LLC:						559.47	.00	559.47	
5600 FOOD NETWORK MAGAZINE									
FNMAG	1	BOOKS/MAGAZINES	Invoice	07/31/2020	08/18/2020	44.97		44.97	701-5691
Total 5600 FOOD NETWORK MAGAZINE:						44.97	.00	44.97	
5601 NEBRASKA LIFE MAGAZINE									
NL1911-0689	1	BOOKS/MAGAZINES	Invoice	08/07/2020	08/18/2020	21.00		21.00	701-5691
Total 5601 NEBRASKA LIFE MAGAZINE:						21.00	.00	21.00	
5602 NSA/POAN LAW ENFORCEMENT CONFERENCE									
1464	1	MEETING/TRAINING	Invoice	08/06/2020	08/18/2020	100.00		100.00	201-9760
Total 5602 NSA/POAN LAW ENFORCEMENT CONFERENCE:						100.00	.00	100.00	
5603 THE SMITHSONIAN									
RENEW	1	BOOKS/MAGAZINES	Invoice	07/31/2020	08/18/2020	34.00		34.00	701-5691
Total 5603 THE SMITHSONIAN:						34.00	.00	34.00	
5604 FES									
INV011646	1	ANNUAL HOSTING	Invoice	08/01/2020	08/18/2020	450.00		450.00	101-6050
INV011646	2	ANNUAL HOSTING	Invoice	08/01/2020	08/18/2020	450.00		450.00	201-6050
INV011646	3	ANNUAL HOSTING	Invoice	08/01/2020	08/18/2020	450.00		450.00	301-6050
INV011646	4	ANNUAL HOSTING	Invoice	08/01/2020	08/18/2020	450.00		450.00	701-6050
INV011646	5	ANNUAL HOSTING	Invoice	08/01/2020	08/18/2020	450.00		450.00	721-6050
INV011646	6	ANNUAL HOSTING	Invoice	08/01/2020	08/18/2020	450.00		450.00	001-9925
INV011646	7	ANNUAL HOSTING	Invoice	08/01/2020	08/18/2020	450.00		450.00	002-9910
INV011646	8	ANNUAL HOSTING	Invoice	08/01/2020	08/18/2020	450.00		450.00	003-9910
Total 5604 FES:						3,600.00	.00	3,600.00	
5605 VERIZON WIRELESS-VSAT									
200184488-3	1	#2020-1569 SEARCH WARRANT REC	Invoice	08/03/2020	08/18/2020	90.00		90.00	201-5390
Total 5605 VERIZON WIRELESS-VSAT:						90.00	.00	90.00	
5606 XPRESS BILL PAY (ACH)									
50567	1	SOFTWARE	Invoice	08/01/2020	08/18/2020	36.20		36.20	001-9910
50567	2	SOFTWARE	Invoice	08/01/2020	08/18/2020	36.20		36.20	002-9910
50567	3	SOFTWARE	Invoice	08/01/2020	08/18/2020	36.21		36.21	003-9910
Total 5606 XPRESS BILL PAY (ACH):						108.61	.00	108.61	
Total :						267,551.83	.00	267,551.83	
Grand Totals:						267,551.83	.00	267,551.83	

GL Account Number	Debit	Credit	Net
001-1500	2,421.60	.00	2,421.60
001-2400	657.37	.00	657.37
001-2570	2,820.80	.00	2,820.80
001-2600	439.88	.00	439.88
001-7080	25.25	.00	25.25
001-7240	29,343.85	.00	29,343.85
001-8000	140.52	.00	140.52
001-8023	53.75	.00	53.75
001-8040	107.50	.00	107.50
001-8060	18,009.57	.00	18,009.57
001-8460	2,879.95	.00	2,879.95
001-8500	29.00	.00	29.00
001-9650	125.00	.00	125.00
001-9660	283.83	.00	283.83
001-9670	85.00	.00	85.00
001-9900	62.32	.00	62.32
001-9910	666.77	.00	666.77
001-9915	362.69	.00	362.69
001-9925	450.00	.00	450.00
001-9980	71.50	.00	71.50
002-2581	274.39	.00	274.39
002-2600	439.88	.00	439.88
002-7080	11.59	.00	11.59
002-8000	28.94	.00	28.94
002-8021	501.37	455.81-	45.56
002-8460	123.16	.00	123.16
002-9650	50.00	.00	50.00
002-9660	75.43	.00	75.43
002-9900	32.05	.00	32.05
002-9910	604.82	.00	604.82
002-9915	362.69	.00	362.69
002-9980	17.87	.00	17.87
003-2600	439.88	.00	439.88
003-7091	510.28	.00	510.28
003-7201	93.91	.00	93.91
003-7220	11.94	.00	11.94
003-7282	2,577.68	.00	2,577.68
003-7530	9,397.59	.00	9,397.59
003-9640	186.40	.00	186.40
003-9650	89.35	.00	89.35
003-9660	31.49	.00	31.49
003-9900	32.04	.00	32.04
003-9910	592.96	.00	592.96
003-9915	362.68	.00	362.68
003-9980	17.87	.00	17.87
101-5384	137.50	.00	137.50
101-5390	93.88	.00	93.88
101-5452	49.43	.00	49.43
101-5480	9.41	.00	9.41
101-5490	74.78	.00	74.78
101-6050	483.75	.00	483.75
101-6201	43.94	.00	43.94
101-7530	153.81	.00	153.81
101-8500	15.00	.00	15.00
101-9650	100.00	.00	100.00
101-9900	93.56	.00	93.56
201-5120	664.45	.00	664.45
201-5220	825.69	.00	825.69

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
201-5329	550.00	.00	550.00
201-5390	90.00	.00	90.00
201-5660	107.00	.00	107.00
201-5800	640.41	.00	640.41
201-5812	85.00	.00	85.00
201-6050	584.37	.00	584.37
201-9760	100.00	.00	100.00
201-9900	107.96	.00	107.96
202-5220	257.09	.00	257.09
203-5345	393.28	.00	393.28
203-5800	81.35	.00	81.35
203-9980	14.30	.00	14.30
301-5330	5.68	.00	5.68
301-5800	325.06	.00	325.06
301-6050	483.75	.00	483.75
301-7530	442.25	.00	442.25
302-5265	164.61	.00	164.61
302-5340	1,834.57	.00	1,834.57
302-5341	1,824.11	465.45-	1,358.66
401-5330	75.74	.00	75.74
401-5590	1,925.00	.00	1,925.00
401-5800	902.10	.00	902.10
401-5801	61.80	.00	61.80
401-5810	540.20	.00	540.20
401-5968	1,146.15	.00	1,146.15
401-5980	2,380.13	.00	2,380.13
401-6050	26.25	.00	26.25
401-8500	75.43	.00	75.43
401-9650	25.00	.00	25.00
401-9900	32.03	.00	32.03
401-9980	17.87	.00	17.87
501-5330	63.53	.00	63.53
501-7530	181.42	.00	181.42
502-7530	96.17	.00	96.17
511-5340	75.00	.00	75.00
511-9980	.72	.00	.72
521-5800	238.58	.00	238.58
521-6020	5.89	.00	5.89
521-7530	239.91	.00	239.91
521-9980	2.15	.00	2.15
522-5330	976.81	.00	976.81
522-6020	2.95	.00	2.95
531-6477	284.98	.00	284.98
532-6482	2,280.00	.00	2,280.00
601-5800	160.09	.00	160.09
601-6050	7.50	.00	7.50
601-9980	.72	.00	.72
701-5330	177.31	.00	177.31
701-5541	182.26	.00	182.26
701-5691	822.33	.00	822.33
701-5750	4,000.00	.00	4,000.00
701-6050	1,307.50	.00	1,307.50
701-6210	78.57	.00	78.57
701-7530	138.14	.00	138.14
701-9650	75.00	.00	75.00

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
701-9760	15.52	.00	15.52
701-9900	247.79	.00	247.79
702-5692	3,678.61	.00	3,678.61
702-5700	1,030.62	.00	1,030.62
721-6050	468.75	.00	468.75
721-8500	75.43	.00	75.43
721-9650	75.00	.00	75.00
801-5754	152,704.75	.00	152,704.75
802-5386	4,832.99	.00	4,832.99
Grand Totals:	268,473.09	921.26-	267,551.83

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
00/00	268,473.09	921.26-	267,551.83
Grand Totals:	268,473.09	921.26-	267,551.83

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE CITY OF CRETE, NEBRASKA
(BELOHLAVY ESTATES REDEVELOPMENT PROJECT)**

The City of Crete, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for a certain redevelopment area identified as Redevelopment Area #2 (the “Redevelopment Area”) in the City of Crete, as amended (the “Redevelopment Plan”). The Redevelopment Plan was prepared by Hanna:Keelan Associates, P.C. in October of 2015 and approved by the City Council of the City on April 4, 2017. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the “Act”), the City created the Community Development Agency of the City of Crete (“CDA”), which has administered the Redevelopment Plan for the City.

The purpose of this Plan Amendment is to identify a specific project within the Redevelopment Area that will cause the removal of blight and substandard conditions on the sites located in the City of Crete, Nebraska, and legally described on the attached and incorporated Exhibit “A” (the “Project Site”).

Description of the Project

The project under consideration will consist of the construction of a new housing development, consisting of 24 affordable housing townhome rental units, 5 single family homes, and associated improvements (the “Project”).

Project

The Project Site is in need of redevelopment. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will 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. The blighted condition of the Project Site and the Redevelopment Area has contributed to its inability to attract businesses and/or development. In order to support private development, the Project Site and the Redevelopment Area are in need of renovation and development.

The Project Site is currently vacant and in need of redevelopment. The Project Site requires significant up-front costs, including site preparation and grading, installation of utilities, and street construction, in order to be developed. Because

of these additional upfront costs to prepare the property, the Project is not feasible without the use of tax increment financing, which will be used to pay for eligible expenditures under the Act. The redevelopment of the Project Site is anticipated to eliminate the current blight and substandard conditions of the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan.

Dana Point Development Corporation (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project is intended to provide affordable housing for low-income households, with 24 low-income housing tax credit (“LIHTC”) duplex rental units, and 5 single family homes. Redeveloper will pay the costs of the private improvements, including the construction of the housing units. As part of the Project, the CDA shall capture available tax increment revenues generated by the redevelopment of the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Such public improvements may include, but are not limited to: site preparation and grading, installation of utilities, street and sidewalk improvements, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act.

Statutory Elements

As described above, the project envisions the capture of the incremental taxes created by the Project on the Project Site to pay for those eligible expenditures as set forth in the Act. Attached as Exhibit “B” and incorporated herein by this reference is a consideration of the statutory elements under the Nebraska Community Development Law.

Cost-Benefit Analysis

Pursuant to Section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit “C” and shall be approved as part of this Plan Amendment. The estimated costs of the Project, the estimated TIF proceeds, and the proposed method of financing the Project are set forth in the Cost-Benefit Analysis.

Comprehensive Plan

Several goals set forth in the City of Crete Comprehensive Plan will be furthered by this Project, including, but not limited to:

Housing & Neighborhood Redevelopment

Goal 1: Community Housing Initiative. The City of Crete should implement a Housing Initiative as a primary economic development activity. This Community Housing Initiative should include the development of up to 314 new housing units by 2024, including an estimated 184 owner housing units and 130 new rental units.

- **Action Step 1:** The City of Crete should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community's current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations.

Goal 2: New Housing Developments. New housing developments in the City of Crete should address the needs of both owner- and renter households, of all age and income sectors, of varied price points.

- **Action Step 1:** Identify up to 185 acres of land for new residential development to meet the estimated need for 314 additional housing units by 2024. The City should develop housing in both new and developed areas of the Community.
- **Action Step 2:** Build an estimated 32 units of owner housing for households of low- to moderate-income, 104 units for moderate income households and an estimated 48 owner units for families and individuals of moderate- to upper-income.
- **Action Step 3:** Build an estimated 70 rental housing units for persons and families of very-low to moderate-income and an estimated 58 rental units for households of moderate- to upper-income.

Goal 4: Financing Housing Development. The City of Crete and housing developers should consider both public and private funding courses to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The City and private builders should pursue funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development.
- **Action Step 2:** The City of Crete should utilize Tax Increment Financing to assist in the financing of new housing developments, specifically public facility and utility requirements.

In addition, the future land use map set forth in the City of Crete Comprehensive Plan identifies the future land use of the Project Site as single family residential.

Note: This section does not constitute a comprehensive analysis of the Project's conformance with the Comprehensive Plan of the City of Crete, but is meant to highlight and summarize the key points on this topic.

Additional Project Information

The Redeveloper has represented that: (i) without the use of TIF, this Project would not be feasible and the Redeveloper would not undertake the Project as designed on the Project Site; and (ii) Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the

Nebraska Advantage Act.

Approved by the Community Development Agency, City of Crete, on this
18th day of August, 2020.

_____, Chairman

EXHIBIT "A"
Legal Description of the Site

The improvements for this Project shall be constructed on the property legally described as follows:

Lot One (1), Belohlavy Estates, an addition to the City of Crete, located in part of the Southwest Quarter (1/4) of Section 33, Township 8 North, Range 4 East of the 6th P.M., Saline County, Nebraska.

EXHIBIT “B”
Statutory Elements

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish the Project. The Redeveloper owns or is under contract to purchase the Project Site.

B. Population Density

The proposed development at the Project Site is the construction of 24 duplex affordable housing units and 5 single family homes, which will inherently increase population density in the project area. However, the Project is consistent with the Redevelopment Plan, which promotes housing development to meet demand in the City.

C. Land Coverage

The Project will consist of construction of 24 duplex affordable housing units and 5 single family homes on the approximately 6 acre Project Site, which is currently vacant. The Project will meet the applicable land-coverage ratios and zoning requirements as required by the City of Crete.

D. Traffic Flow, Street Layouts, and Street Grades

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The Redeveloper will construct a cul-de-sac as part of the Project which should be sufficient for the intended use of the Project Site.

E. Parking

The construction of the Project will include enough parking stalls per housing unit to meet or exceed the parking requirements set forth in the applicable zoning district.

F. Zoning, Building Code, and Ordinances

The Project Site is located in the I-1 Light Industrial zoning district. The Redeveloper will be responsible for obtaining a change of zone to a zoning district in which the intended use is a permitted use. In addition, the Redeveloper will subdivide the Project Site into 17 separate lots prior to construction of improvements on the Project Site. Redeveloper will be responsible for all zoning, building code, or ordinance changes that are necessary for the Project.

**EXHIBIT “C”
Cost-Benefit Analysis**

**COMMUNITY DEVELOPMENT AGENCY
CITY OF CRETE, NEBRASKA
BELOHLAVY ESTATES REDEVELOPMENT PROJECT**

**COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Belohlavy Estates Redevelopment Project (the “Project”), as described on the attached Exhibit C-1, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

a.	Base Project Area Valuation:	\$170,000.00
b.	Projected Completed Project Assessed Valuation:	\$2,032,000.00
c.	Projected Tax Increment Base (b. minus a.):	\$1,862,000.00
d.	Estimated Annual Projected Tax Shift:	\$41,000.00

Note: The Projected Tax Shift is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The estimated tax levy for this analysis is 2.190328, which is the 2019 Saline County tax levy.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Redeveloper will make significant expenditures for acquisition, construction and installation of the Project and related and ancillary improvements. It is proposed that approximately \$441,000 of these expenditures will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The projected sources of the TIF indebtedness will be refined in the Redevelopment Agreement for this Project and are set forth in the TIF Sources chart on the attached Exhibit C-2. All expenditures financed by tax increment financing Indebtedness shall be eligible public expenditures. It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. The Project includes infrastructure improvements that will materially benefit other property in and around the City.

b. Local tax impacts (in addition to impacts of tax shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create a long term benefit and substantial increase

in property taxes to the City and other local taxing jurisdictions. The Project should also generate immediate tax growth for the City. It is anticipated that the tenants and owners of the housing units constructed will pay sales taxes on goods purchased in the City and will require and pay for City services. It is not anticipated that the Project will have a material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The construction of 24 housing units on the Project Site will expand affordable housing options and types for the workforce population in the City. This will help the City meet the goals identified in the 2014 Crete Community Housing Study, which identified an estimated housing target demand of up to 314 housing units by 2024.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses.

5. Impacts on the student populations of school districts within the City:

While the Project is anticipated to increase the student populations of school districts within the City, it is not anticipated that the Project will have a material adverse impact on the student populations of school districts within the City.

The school district will not receive the incremental taxes from the housing units built as part of the Project for as long as the incremental taxes are used to pay the TIF indebtedness. However, any state aid to education received by the school district should not be impacted by the use of tax increment financing. The state aid formula involves the assessed valuation of property in the school district and the use of tax increment financing does not count against the state aid that the school district receives.

Further, the increased value of the Project Site will ultimately benefit the school district. After the TIF indebtedness is paid, or at the end of the 15 year tax increment financing period, whichever is sooner, taxes on the increased valuation of the Project Site from the construction of the Project will be available to the school district. Lastly, since the Project would not occur but for the use of tax increment financing, there is no loss in prospective tax revenues to the school district.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The City of Crete Community Housing Study, completed in 2014, documents the demand for affordable housing for families of all income ranges in the City of Crete. The study identified the most critical housing issue in Crete to be the development of affordable housing for the local workforce population.

The demand for affordable housing is highlighted in the City of Crete Comprehensive Plan as well, which indicates that the City should encourage construction of safe, decent and affordable housing for all income ranges in order to address the shortage of such housing options in the City. At the time of adoption in 2014, the Comprehensive Plan set a goal of development of up to 314 new housing units by 2024, targeted toward both owner and renter household of all age and income sectors, at various price points. The proposed Project will help address the shortage of affordable housing in Crete, and will offer varied housing opportunities suitable to families of varying income ranges in the City of Crete.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

Approved by the Community Development Agency, City of Crete this 18th day of August, 2020.

_____, Chairman

_____, Secretary

EXHIBIT C-1

PROJECT INFORMATION

The Project consists of capturing the incremental tax revenue created on the site legally described as:

Lot One (1), Belohlavy Estates, an addition to the City of Crete, located in part of the Southwest Quarter (1/4) of Section 33, Township 8 North, Range 4 East of the 6th P.M., Saline County, Nebraska.

EXHIBIT C-2

PROJECTED TIF CALCULATIONS

PROJECTED TIF SOURCES

Summary:

TIF Indebtedness: \$441,000

TIF Sources Calculations:

Assumptions:

Base Value:	\$170,000	Tax Levy (2019):	2.190328
Completed Value:	\$2,032,000	TIF Period (yrs):	15 years
		Discount Rate:	4.5%

Base Value Tax:	\$3,700
Completed Value Tax:	\$44,500
Annual Tax Increment:	\$40,800
Present Value:	\$441,000

Crete, Nebraska

Blight & Substandard Determination Study
Redevelopment Area #2.



Prepared for:

The City of Crete, Nebraska.



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

October, 2015

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COMMUNITY PLANNING & RESEARCH**

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl **

Crete, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #2

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 #2** in Crete, Nebraska. The results of this **Study** will assist the City in declaring the **Crete Redevelopment Area #2** as both **blighted and substandard**.

Location

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17th Street, thence east along said extended line and continuing to the east along said north line of 17th Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13th Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12th Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15th Street to its intersection with the east line of Idaho

Crete, Nebraska

Blight & Substandard Determination Study
Redevelopment Area #2

Avenue, also known as the west Corporate Limit Line, thence north along said west Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

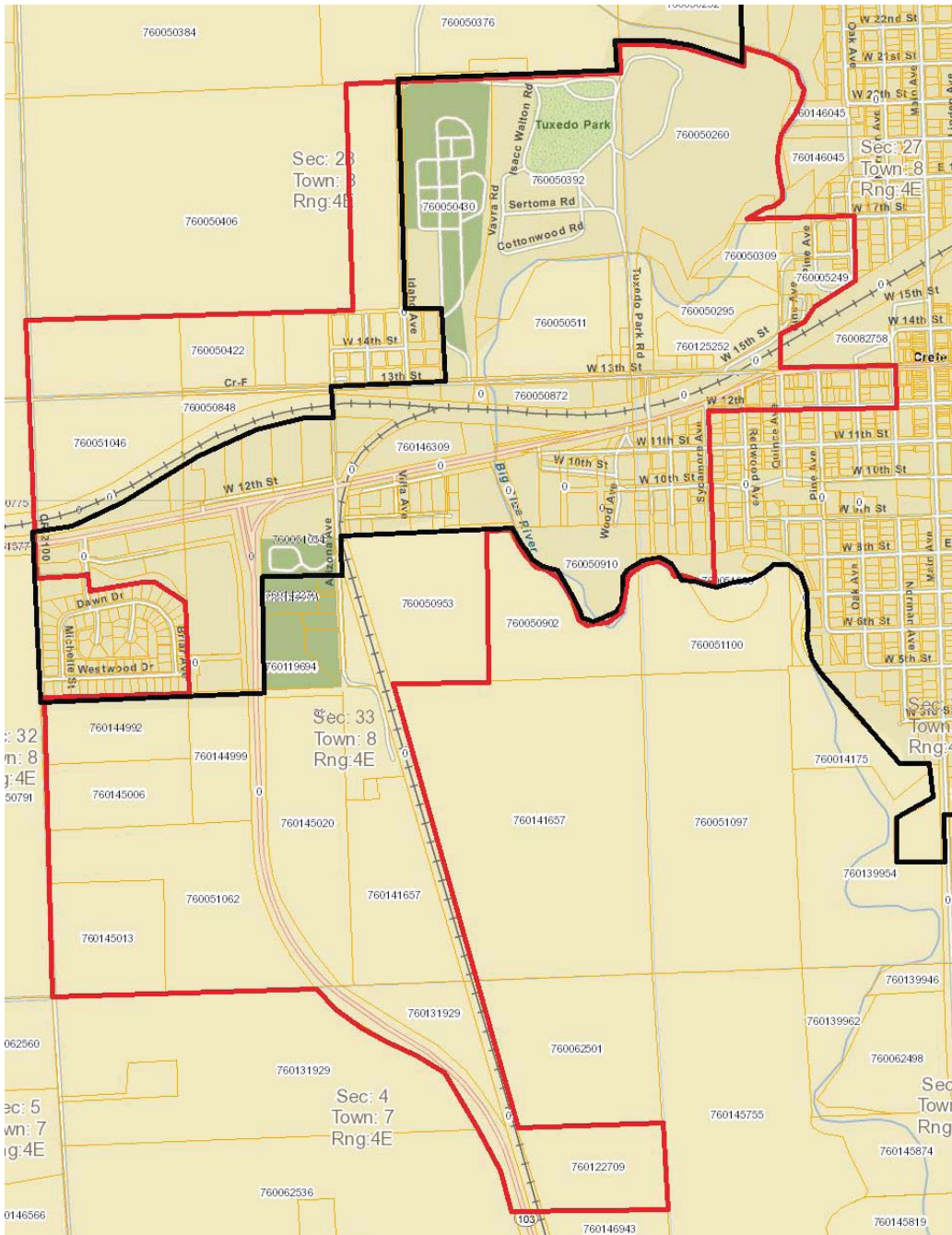
The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s:

760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

Illustration 1, Context Map, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13th Street.

CONTEXT MAP

REDEVELOPMENT AREA #2
CRETE, NEBRASKA



LEGEND

-  Redevelopment Area
-  Boundary
-  City of Crete
-  Corporate Limits

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*** Lincoln, Nebraska * 402.464.5383 ***

Crete, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #2

This **blight and substandard evaluation** included a detailed **exterior structural survey of 185 individual 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 #2** 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 #2** 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 #2**. The **Substandard Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #2
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., 2015.

Strong Presence of Factor -

The results of the field survey identified 92 structures, or 49.7 percent of the 185 total structures in **Redevelopment Area #2** 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 108, or 58.3 percent of the 185 total buildings are ***40+ years of age*** (built prior to 1975). 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 58.3 years and the average age of residential structures is 88 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 a **strong presence** and distributed throughout the **Redevelopment Area**. Portions of municipal water distribution mains are undersized by current engineering standards and are 40+ 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 #2**. 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 40+ years of age, with portions being 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 #2** having water mains that are under-sized by current engineering standards and are 40+ years of age.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law, 10** represent a “strong presence” in the **Redevelopment Area**. 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 #2**.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #2
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., 2015.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are a **strong presence** in **Redevelopment Area #2**. A total of 92 structures, or 49.7 percent of the 185 total structures were documented as deteriorating, or are in a dilapidated condition.

Defective or Inadequate Street Layout is a **strong presence** in **Redevelopment Area #2**, due to a significant percentage of streets and driveways that are deteriorated. The assessment of street conditions revealed that approximately 94 parcels, or 54.6 percent of the total 172 parcels front on streets in fair to poor condition. Additionally, 75 parcels, or 43.6 percent of the total 172 parcels front on gravel surfaced streets.

Faulty Lot Layout is a **strong presence** throughout **Redevelopment Area #2**. 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 no wider than 50' in residential areas 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 **Area**.

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area**. Of the total 172 parcels examined, 84.9 percent, or 146 parcels have “fair” to “poor” overall site conditions.



The *Diversity of Ownership* is a **strong presence** throughout **Redevelopment Area #2**. Research of public records from the Saline County Assessor's office indicates that 126 individuals or corporations own property in the **Area**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #2**. Lot sizes throughout the **Area** are not supportive of today's residential, commercial or industrial development requirements. Several irregular tracts of land throughout the **Area** were oversized and incrementally subdivided to support individual uses. The locations of the Burlington Northern Santa Fe Railway Corridor and the Big Blue River do not support uniform platting and development. Large, vacant tracts of land also exist within the **Area**, but outside the corporate limits of Crete that are underutilized and do not support local utilities

The *Existence of Conditions Which Endanger Life or Property* by fire or other causes is a **strong presence** throughout **Redevelopment Area #2**. Conditions associated with this **Factor** include the existence of wood frame buildings and masonry buildings containing combustible elements and fixtures. Additionally, portions of the **Redevelopment Area** have water mains that are 40+ 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 #2**. 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. Additionally, the floodplains and floodway associated with the Big Blue River prohibit development on large, vacant tracts of land in the northern portion of the **Area**.

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 83.4 years. Average age of commercial buildings is estimated to be 46.4 years.



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 #2** 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 #2** 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 #2**. 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 #2** 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

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17th Street, thence east along said extended line and continuing to the east along said north line of 17th Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13th Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12th Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15th Street to its intersection with the east line of Idaho Avenue, also known as the west Corporate Limit Line, thence north along said west Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its

Crete, Nebraska

Blight & Substandard Determination Study
Redevelopment Area #2

intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s by the Saline County Assessor's Office:

760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

Illustration 1, Context Map, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13th Street.

Redevelopment Area #2 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 867 acres, of which approximately 74 percent of the **Redevelopment Area** has been developed. Land adjacent the Big Blue River is considered undevelopable due to the existing floodplain and floodway.

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 #2
CRETE, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	46.8	5.4%
Park/Recreational	53.4	6.1%
Single Family	12.0	1.4%
Mobile Home	0.2	0.0%
Multiple Family	2.2	0.2%
Commercial	18.6	2.2%
Industrial	15.8	1.8%
Streets (Municipal/Priv.)	31.2	3.6%
Railway Corridor	46.8	5.4%
<u>Vacant</u>	<u>639.7</u>	<u>73.9%</u>
Total Acreage	866.7	100.0%

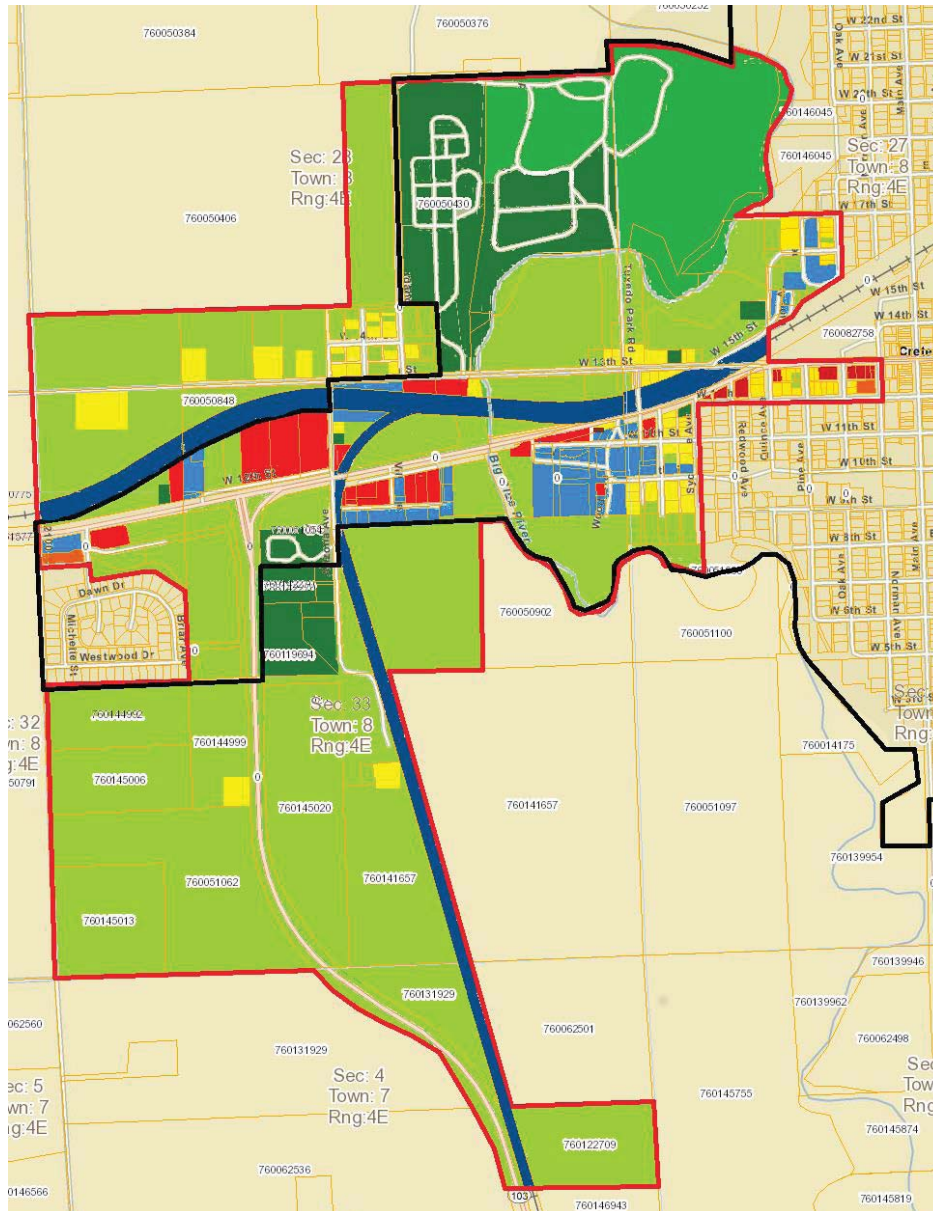
Source: Hanna:Keelan Associates, P.C., 2015.

Illustration 3 identifies the existing **Zoning Classifications** within **Redevelopment Area #2**, which includes lands that are both within and adjacent, but beyond the current Corporate Limits of the City of Crete. Zoning activities throughout **Redevelopment Area #2** are controlled by the City of Crete. All parcels within **Area** 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 #2

CRETE, NEBRASKA



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- BODY OF WATER
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY

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COMMUNITY PLANNING & RESEARCH

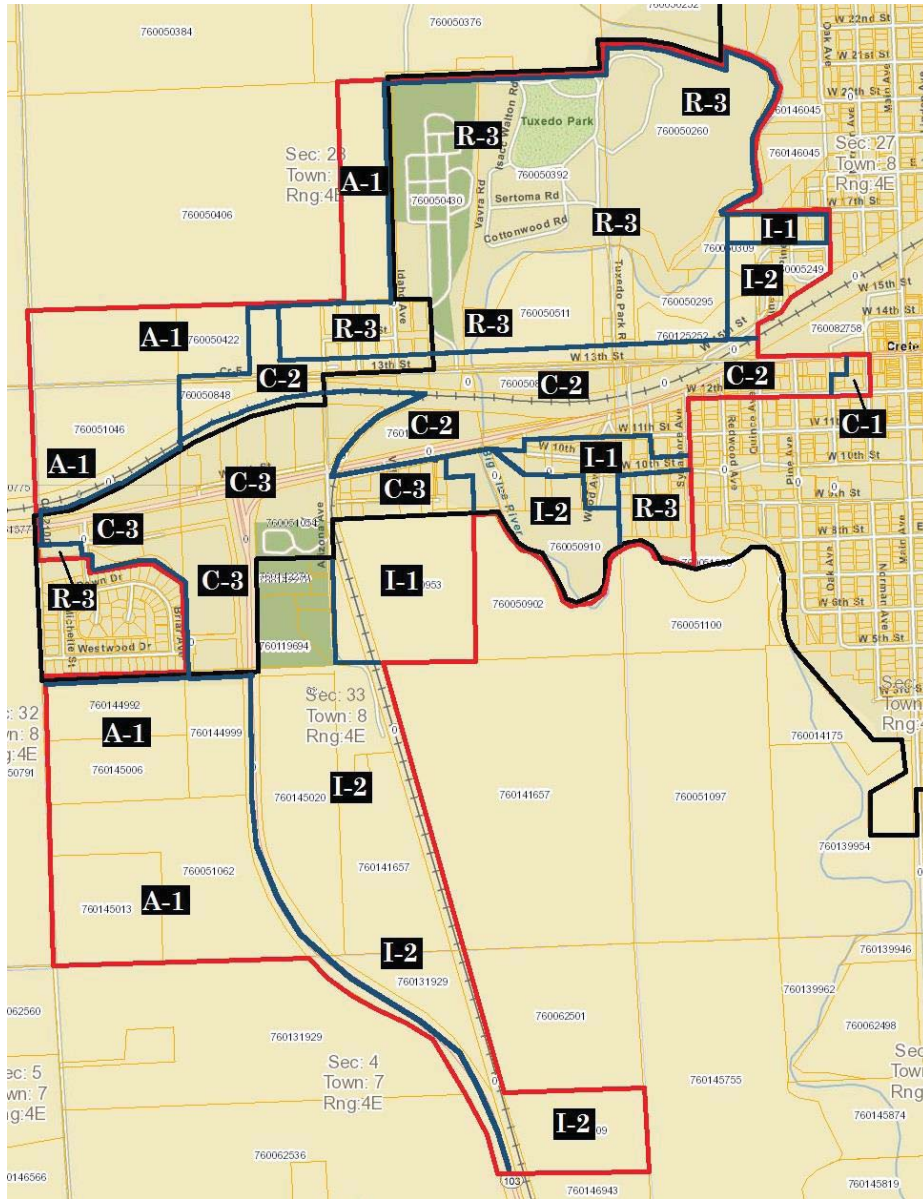
***Lincoln, Nebraska* 402.464.5383 ***

ILLUSTRATION 2

Crete, Nebraska
 Blight & Substandard Determination Study
 Redevelopment Area #2

EXISTING ZONING MAP

REDEVELOPMENT AREA #2 CRETE, NEBRASKA



LEGEND

- A-1 - AGRICULTURAL
- R-3 - MULTIPLE-FAMILY RESIDENTIAL
- C-1 - CENTRAL COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL
- I-1 - LIGHT INDUSTRIAL
- I-2 - HEAVY INDUSTRIAL
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY
- ZONING DISTRICT BOUNDARY

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

Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 3

Crete, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #2

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #2** 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 August, 2015. A total of **185 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #2**. 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 August, 2015. A total of **172 separate legal parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **A few parcels within Redevelopment Area #2 contained multiple structures**. 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 #2** 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 #2** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

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

The following summarizes the process used for assessing building conditions in **Redevelopment Area #2**, 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 **185 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**.

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

(Secondary Components)

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

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

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

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

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

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

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or 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 **185 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Fifty-four (54) structures were classified as structurally **sound**;
- Thirty-nine (39) structures were classified as **deteriorating** with **minor** defects.
- Fifty-six (56) structures were classified as **deteriorating** with **major** defects; and
- Thirty-six (36) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #2**. Of the 185 total structures, 92 structures (49.7 percent) are 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 #2
CRETE, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	13	11	40	24	88	64
Commercial	18	10	5	1	34	6
Industrial	9	16	4	7	36	11
<u>Other</u>	<u>14</u>	<u>2</u>	<u>7</u>	<u>4</u>	<u>27</u>	<u>11</u>
Totals	88	34	36	27	185	92
Percent	47.6%	18.4%	19.4%	14.6%	100.0%	49.7%

Source: Hanna:Keelan Associates, P.C., 2015.

(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 108 (58.3 percent) of the total 185 structures in the Area are 40+ years of age, or built prior to 1975. Additionally, the estimated average age of residential structures in **Redevelopment Area #2** is 83.4 years of age, while the estimated average age of commercial buildings is 46.4 years.

Conclusion.

The age and obsolescence of the structures is a strong presence throughout Redevelopment Area #2.

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

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 #2**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 49.7 percent of the total 185 structures in **Redevelopment Area #2** 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.

Site features, such as parking lots, privately owned driveways, yard and landscaping conditions are noticeably deteriorating. **Approximately 85 percent, or 146 of the total 172 parcels were identified as having “fair” or “poor” overall site conditions.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4” to 12” in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4” in diameter. 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** also range from four to 12” in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann’s Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #2 is a strong presence to constitute a Substandard Factor.

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

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

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #2**. 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 92 buildings, or 49.7 percent of the total 185 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. 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** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Specific data relating to **Redevelopment Area #2** are discussed in the following paragraphs.

Approximately 108 (58.3 percent) of the total 185 structures in the **Redevelopment Area** were built prior to 1975, thus 40+ years of age. The average age of the residential structures is estimated to be 83.4 years. The estimated average age of commercial buildings is 46.4 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 field survey identified 112 parcels, or 65.1 percent of the total 172 parcels as being in “fair” condition and an additional 34 parcels, or 19.8 percent in “poor” condition. **Overall, a total of 85 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 #2.



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 #2**, 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 **185 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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The conditions of the total **185 buildings** within **Redevelopment Area #2** were determined based on the finding of the exterior survey. These surveys indicated the following:

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The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #2**. Of the 185 total structures, 92 structures (49.7 percent) are 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 #2
CRETE, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
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Totals	88	34	36	27	185	92
Percent	47.6%	18.4%	19.4%	14.6%	100.0%	49.7%

Source: Hanna:Keelan Associates, P.C., 2015.



(2) Existence of Defective or Inadequate Street Layout.

The street pattern within **Redevelopment Area #2** consists of a standard rectilinear grid system, combined with “service roads” through Tuxedo Park and the Saline County Fairgrounds. The Highway 33/103 Corridor travels through the **Area** in a northeast to southwest direction. A large portion of the **Area** also consists of the right-of-way for the Burlington Northern Santa Fe Railway Corridor. 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 local streets were observed to be in deteriorating or dilapidated condition. A total of 64 front on streets in “fair” condition. An additional 30 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 #2**, along the Highway 33/103 Corridor and West 13th Street, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are needed to reduce vehicle speeds that endanger pedestrians and other vehicles.

3. Grade-level railway crossings.

Several street segments, including the Highway 33/103 Corridor, intersect with the Burlington Northern Santa Fe Railway Corridor. The Community routinely experiences a medium to high number of trains utilizing this Corridor, which can cause delays in the flow of vehicular and pedestrian traffic. The City of Crete should monitor Railway crossings to ensure the highest level of safety is in place.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #2 is a strong 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 #2**. The problem conditions include:

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

Several platted residential lots in the eastern and southeastern portion of the **Redevelopment Area** are too small to support today's residential development standards. Examples exist where multiple platted lots would need to be purchased to support the development of residential housing units. Additionally, irregularly subdivided lots exist in the **Area**, due to the location of the Burlington Northern Santa Fe Railway Corridor and the flow of the Big Blue River. Platted lots of record exist that utilize the Railway Corridor as a line of demarcation. This has caused the underutilization of available, developable land.

2. **Accessibility or Usefulness.**

The Big Blue River Corridor flows through the middle of the **Redevelopment Area**. Floodplains and floodways associated with the River leave large tracts of vacant land undevelopable, especially in the northeastern portion of the **Area**.

Large, vacant tracts of land exist within the **Redevelopment Area**, but adjacent and outside the Corporate Limits of the City of Crete. These tracts are largely used for agricultural purposes. The existing vacant tracts of land will need to be subdivided, as per the City of Crete Subdivision Regulations, to support future growth that is consistent with the Land Use Plan of the City's Comprehensive Plan.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout Redevelopment Area #2.

(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 #2**.

1. **Age of Structures.**

The analysis of all 185 structures in the **Redevelopment Area** identified 58.3 percent, or 108 structures as being 40+ years of age or built prior to 1975. Additionally, the estimated average age of residential buildings is 83.4 years. The average age of commercial buildings is approximately 46.4 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 49.7 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 water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. 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** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Conclusion.

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

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #2**, 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, as well as street and sidewalk conditions and private parking areas.

A total of 112 parcels, or 65.1 percent of the total 172 parcels within **Redevelopment Area #2** received an overall site condition rating of “fair”, while an additional 34 parcels, or 19.8 percent received a “poor” rating. Combined, these parcels amount to an estimated 85 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

1. A total of 121, or 70.3 percent of the parcels have no sidewalks. An additional 14 parcels, or 8.2 percent have sidewalks in “fair” to “poor” condition. The poor condition of sidewalks, or lack thereof puts the health, safety and well-being of pedestrians at risk.
2. A total of 64 parcels, 37.2 percent of the total 172 parcels front on streets that were identified to be in “fair” condition. An additional 30 parcels front on streets in “poor” condition. Thus, a total of 94 (54.6 percent) of the streets adjacent parcels in the **Redevelopment Area** are in need of repair/resurfacing.
3. Approximately 56, or 30.3 percent of the total 185 structures were identified as deteriorating with major defects. An additional 36, or 19.5 percent of the structures were observed to be dilapidated. Collectively, these structures account for 49.7 percent of the buildings throughout **Redevelopment Area #2** 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 75 parking areas, or 43.6 percent of the 172 total parcels, are “unimproved,” or lacking a hard surface.

Conclusion.

Deterioration of site improvements is a strong presence in the Crete Redevelopment Area #2.

(6) Diversity of Ownership.

The total number of unduplicated owners within **Redevelopment Area #2** is estimated to be **126 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.

Conclusion.

The Factor “diversity of ownership” is a strong presence in Redevelopment Area #2.



(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 #2**. 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 **six** of the parcels were classified as delinquent by the Saline County Treasurer's Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #2** 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 **\$16,442,255**.

3. **Tax Exempt.**

There are **11 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 #2.

(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 #2.



(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #2** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area**. Individual parcels throughout the **Area** have a wide range of sizes and shapes. Land throughout the central and western 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 **Redevelopment Area** vary greatly in size and shape. Narrow lot sizes of 50' width parcels, or less, were intended to support early 20th Century residential development. Lots in the central portion of the Area consist of irregular boundaries due to the existence of the Burlington Northern Santa Fe Railway Corridor and the flow of the Big Blue River. The existing floodplain and floodway of the River prohibits the development of vacant land in the northern portion of the **Area**.

Large, undeveloped tracts of vacant land exist within the **Redevelopment Area**, but outside the current corporate limits of Crete. These tracts are largely used for agricultural purposes and are not serviced by any local water or sewer utilities. Before subdivision and development can occur, this land will need to be annexed into the Community and have the necessary utilities installed.

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.

Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #2.

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

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

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #2**. 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 92 buildings, or 49.7 percent of the total 185 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. 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** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Specific data relating to **Redevelopment Area #2** are discussed in the following paragraphs.

Approximately 108 (58.3 percent) of the total 185 structures in the **Redevelopment Area** were built prior to 1975, thus 40+ years of age. The average age of the residential structures is estimated to be 83.4 years. The estimated average age of commercial buildings is 46.4 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 field survey identified 112 parcels, or 65.1 percent of the total 172 parcels as being in “fair” condition and an additional 34 parcels, or 19.8 percent in “poor” condition. **Overall, a total of 85 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 #2.



(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.

Functional and economic obsolescence is apparent in several residential structures within the **Redevelopment Area**. Originally built in the late 1800s to early 1900s, these 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 50' or less 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 #2**.

Conclusion.

Other Environmental, Blighted Factors are a strong presence throughout Redevelopment Area #2, 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 #2** is 83.4 years. The average age of commercial structures is approximately 46.4 years. Approximately 58.3 percent, or 108 of the total 185 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 #2.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #2 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 #2**, 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 #2** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #2**, addressed in this Study, is presented in **Tables 1** and **2**, **Pages 6** and **8**. The eligibility findings indicate that **Redevelopment Area #2** 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. Railway Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
7. Existence of Debris: _____ MA _____ MI _____ N
8. Existence of Vagrants: _____ MA _____ MI _____ N
9. Overall Site Condition: _____ E _____ G _____ F _____ P

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	2	1.1%	0	1	1	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	11	5.9%	3	3	1	N/A	4
20-40 Years	64	34.6%	14	18	23	N/A	9
40-100 Years	75	40.5%	46	11	8	N/A	10
100+ Years	33	17.8%	25	1	3	N/A	4
TOTAL	185	100.0%	88	34	36	N/A	27
FINAL STRUCTURAL RATING							
Sound	54	29.2%	13	18	9	N/A	14
Deteriorating-Minor	39	21.1%	11	10	16	N/A	2
Deteriorating-Major	56	30.3%	40	5	4	N/A	7
Dilapidated	36	19.5%	24	1	7	N/A	4
TOTAL	185	100.0%	88	34	36	N/A	27
STREET CONDITION							
None	0	0.0%	0	0	0	0	0
Excellent	24	14.0%	11	0	1	10	2
Good	54	31.4%	22	18	5	8	1
Fair	64	37.2%	27	10	7	15	5
Poor	30	17.4%	15	0	8	6	1
TOTAL	172	100.0%	75	28	21	39	9
SIDEWALK CONDITION							
None	121	70.3%	39	21	19	36	6
Excellent	11	6.4%	7	0	1	1	2
Good	26	15.1%	17	7	1	1	0
Fair	12	7.0%	10	0	0	1	1
Poor	2	1.2%	2	0	0	0	0
TOTAL	172	100.0%	75	28	21	39	9
DEBRIS							
None	157	91.3%	67	26	18	37	9
Major	4	2.3%	1	0	1	2	0
Minor	11	6.4%	7	2	2	0	0
TOTAL	172	100.0%	75	28	21	39	9
OVERALL SITE CONDITION							
Excellent	3	1.7%	1	0	0	1	1
Good	23	13.4%	13	6	0	2	2
Fair	112	65.1%	44	19	15	32	2
Poor	34	19.8%	17	3	6	4	4
TOTAL	172	100.0%	75	28	21	39	9
PARKING SPACES							
Ranges	0-300	0.0%	0-2	0-500	0-350	N/A	1-200
None	0	0.0%	0	0	0	0	0
Hard Surfaced	97	56.4%	35	25	10	23	4
Unimproved	75	43.6%	40	3	11	16	5
TOTAL	172	100.0%	75	28	21	39	9

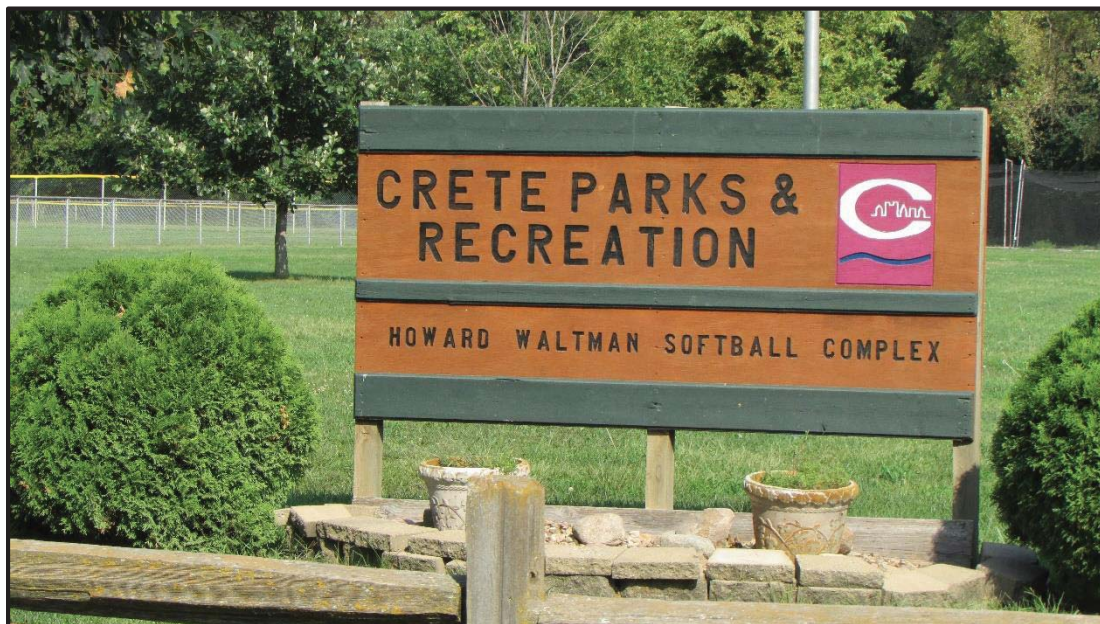
CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	5	2.7%	0	2	0	N/A	3
Sound	86	46.5%	46	20	9	N/A	11
Minor	88	47.6%	40	12	25	N/A	11
Substandard	5	2.7%	1	0	2	N/A	2
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
WINDOWS							
None	29	15.7%	0	5	16	N/A	8
Sound	72	38.9%	37	19	9	N/A	7
Minor	78	42.2%	48	10	10	N/A	10
Substandard	5	2.7%	2	0	1	N/A	2
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	91	52.9%	33	23	10	21	4
Asphalt	6	3.5%	2	2	0	2	0
Gravel	75	43.6%	40	3	11	16	5
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	172	100.0%	75	28	21	39	9
PORCHES...							
None	1	0.5%	0	1	0	N/A	0
Sound	36	19.5%	13	17	3	N/A	3
Minor	89	48.1%	40	13	20	N/A	16
Substandard	58	31.4%	34	3	13	N/A	8
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
PAINT							
None	21	11.4%	1	7	9	N/A	4
Sound	68	36.8%	22	18	17	N/A	11
Minor	52	28.1%	33	6	5	N/A	8
Substandard	41	22.2%	29	3	5	N/A	4
Critical	3	1.6%	3	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
DRIVEWAY							
None	1	0.5%	1	0	0	N/A	0
Sound	23	12.4%	7	12	2	N/A	2
Minor	32	17.3%	16	11	4	N/A	1
Substandard	128	69.2%	63	11	30	N/A	24
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	50	27%	10	16	9	N/A	15
Minor	109	59%	62	17	21	N/A	9
Substandard	26	14%	16	1	6	N/A	3
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	79	43%	16	22	24	N/A	17
Minor	98	53%	68	12	9	N/A	9
Substandard	8	4%	4	0	3	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
FOUNDATION							
None	10	5%	7	0	0	N/A	3
Sound	101	55%	30	26	27	N/A	18
Minor	69	37%	49	8	7	N/A	5
Substandard	5	3%	2	0	2	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
FOUNDATION TYPE							
Concrete	155	99%	80	28	32	N/A	15
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	2	1%	1	0	1	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	157	100%	81	28	33	N/A	15
ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	105	57%	48	24	15	N/A	18
Minor	56	30%	23	9	18	N/A	6
Substandard	23	12%	16	1	3	N/A	3
Critical	1	1%	1	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
ROOF TYPE							
Asphalt Shingles	94	51%	72	8	4	N/A	10
Rolled Asphalt	22	12%	9	8	2	N/A	3
Cedar	1	1%	1	0	0	N/A	0
Combination	2	1%	0	2	0	N/A	0
Other	66	36%	6	16	30	N/A	14
TOTAL	185	100%	88	34	36	N/A	27

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	162	88%	72	33	33	N/A	24
Sound	4	2%	3	0	1	N/A	0
Minor	11	6%	10	0	1	N/A	0
Substandard	8	4%	3	1	1	N/A	3
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
GUTTER, DOWNSPOUTS							
None	62	34%	24	7	18	N/A	13
Sound	74	40%	29	23	13	N/A	9
Minor	45	24%	33	4	4	N/A	4
Substandard	4	2%	2	0	1	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL SURFACE							
None	3	2%	0	0	0	N/A	3
Sound	102	55%	38	26	26	N/A	12
Minor	53	29%	31	8	4	N/A	10
Substandard	27	15%	19	0	6	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL SURFACE TYPE							
Frame	34	18%	23	1	0	N/A	10
Masonry	17	9%	1	7	5	N/A	4
Siding	100	54%	47	15	29	N/A	9
Combination	22	12%	9	10	1	N/A	2
Stucco	1	1%	0	0	0	N/A	1
Other	11	6%	8	1	1	N/A	1
TOTAL	185	100%	88	34	36	N/A	27
PARKING SURFACE							
None	63	37%	15	4	4	36	4
Concrete	40	23%	20	16	4	2	0
Asphalt	3	2%	1	1	1	0	0
Gravel	57	33%	36	6	10	1	5
Dirt	6	3%	3	1	2	0	0
Brick	0	0%	0	0	0	0	0
TOTAL	172	100%	75	28	21	39	9
PARKING SPACES							
None	63	37%	15	4	4	36	4
1 to 2	54	31%	49	2	3	1	0
3 to 5	13	8%	5	5	3	1	0
6 to 10	16	9%	3	7	3	1	3
11 to 20	10	6%	1	3	5	0	1
21 or More	13	8%	2	7	3	0	1
TOTAL	172	100%	75	28	21	39	9

Crete, Nebraska

General Redevelopment Plan
Redevelopment Area #2.



Prepared for:

The City of Crete, Nebraska.



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

October, 2015

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*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

Lincoln, Nebraska 402.464.5383 *

* Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl *

GENERAL REDEVELOPMENT PLAN

Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of development and redevelopment activities within **Redevelopment Area #2**, in the City of Crete, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

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

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

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

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

other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Location

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17th Street, thence east along said extended line and continuing to the east along said north line of 17th Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13th Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12th Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15th Street to its intersection with the east line of Idaho Avenue, also known as the west Corporate Limit Line, thence north along said west

Crete, Nebraska

General Redevelopment Plan
Crete Redevelopment Area #2

Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s:

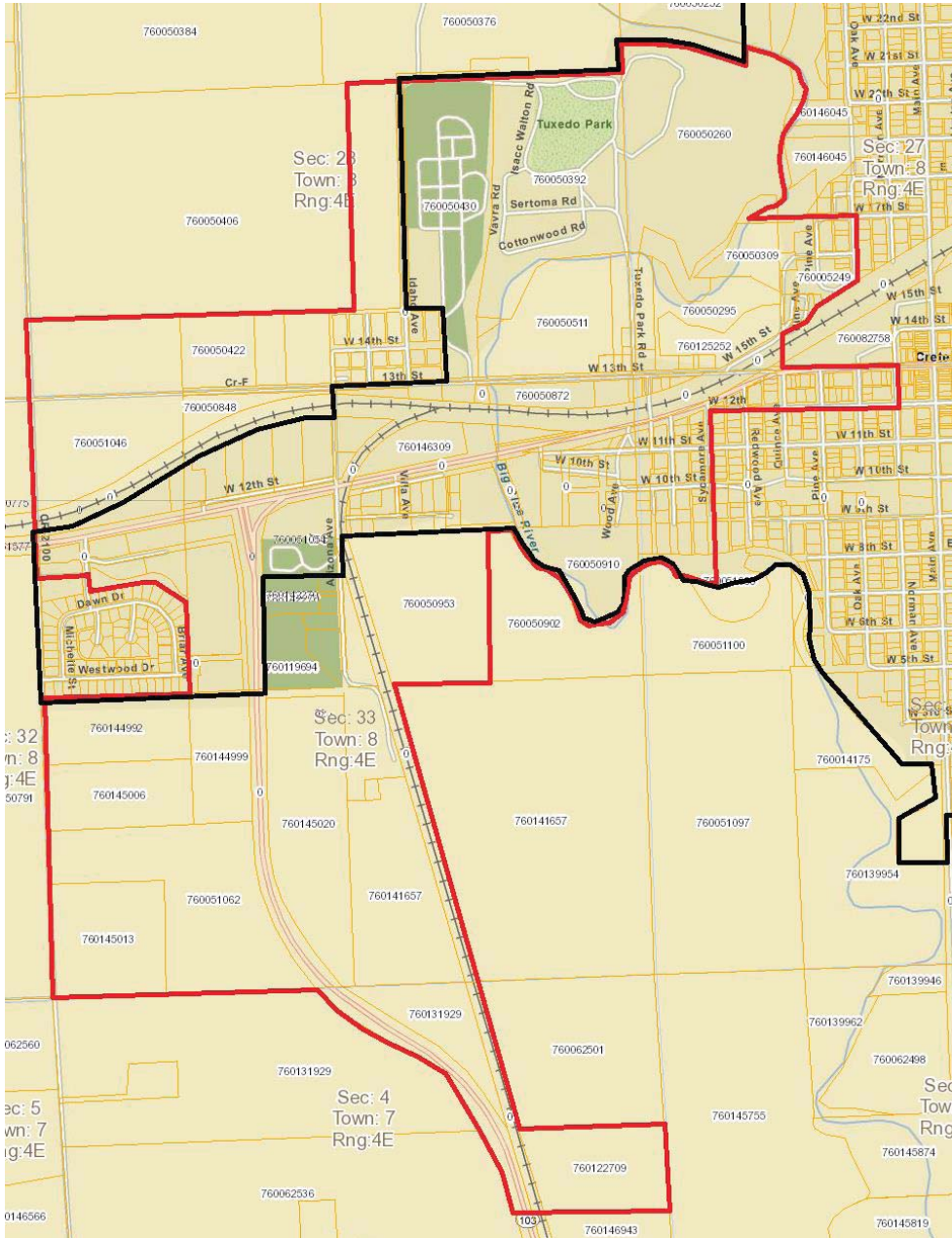
760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

Illustration 1, Context Map, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13th Street.

CONTEXT MAP

REDEVELOPMENT AREA #2

CRETE, NEBRASKA



LEGEND

- Redevelopment Area
- Boundary
- City of Crete
- Corporate Limits

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Crete, Nebraska
 General Redevelopment Plan
 Crete Redevelopment Area #2

The planning process for the **Redevelopment Area** has resulted in a listing of general planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, 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 #2** as **blighted** and **substandard**.

Planning and Implementation Recommendations

To eliminate blighted and substandard conditions and enhance private development and redevelopment activities within the **Redevelopment Area**, the City of Crete will need to consider the following general planning and redevelopment actions. **Tax Increment Financing (TIF) should be considered as a tool to assist in financing both development and redevelopment projects.**

- Create an **“Economic Development Initiative,”** specifically, in the **Redevelopment Area** directed at increasing the tax base and creating jobs. Utilize TIF and private investment for the expansion of existing and the development of new businesses in conformance with the City’s Future Land Use Map and Zoning Regulations.
- Promote the development of new businesses along the Highway Corridor, combined with a local initiative to promote housing development as identified on the Future Land Use Map.
- Prepare an **Annexation Plan** for properties in **Redevelopment Area #2**, currently outside the Corporate Limits.
- **Acquire, demolish and replace** functionally and economically obsolescent commercial, industrial and residential properties throughout the **Redevelopment Area**.
- **Reuse vacant lots** and land areas throughout the **Redevelopment Area**, including along the Highway Corridor. The study of the **Area** identified parcels that are vacant and/or underutilized. Future commercial, public/quasi-public and residential uses should in accordance with the **Land Use Plan** should be marketed for new businesses in these locations.

- Create an **urban/corridor design plan** and implement enhancements along the Highway 33/103 Corridor that provide landscaped areas for better separation between pedestrian sidewalks and the edges of the highway.
- Plan and implement **new housing developments** in the **Redevelopment Area**, utilizing the Crete Community Housing Study as a guide for development.
- Plan and implement a **program of housing rehabilitation** in the **Area**, in an effort to both improve living conditions and enhance the real estate tax base.
- Plan and implement **flood control activities** throughout the **Redevelopment Area**.
- Plan and implement improvements and enhancements/betterments of **Tuxedo Park**.
- Implement **alternative energy systems** throughout the **Redevelopment Area**. This would include the consideration and possible use of wind, solar, geothermal, hydropower and methane energy systems in both existing and new buildings.

Infrastructure Systems throughout the Redevelopment Area:

Municipal Infrastructure:

- Replace **undersized and aging water and sewer utility mains**, as needed. Portions of the Redevelopment Area consist of water and sewer mains only 4” in diameter and ar 40+ years of age.
- Municipal sidewalks within **Redevelopment Area #2** are, overall, in “fair” to “poor” condition. Sidewalks should be repaired to allow for the ease of use by pedestrian traffic. **A sidewalk ordinance is in place for implementation in Crete.**
- Local streets and highways in “poor” condition should be planned for resurfacing or paving.

Privately Owned Infrastructure:

- To facilitate the redevelopment of **Redevelopment Area #2**, all privately owned water and sewer service lines are recommended to be replaced in conjunction planned improvements to structures or property. Privately owned and maintained water and sewer service lines that extend from municipal mains to individual structures are typically undersized, constructed of outmoded materials, and are deteriorating. Privately owned and maintained driveways, access roads and parking areas were observed to be deteriorating and in substandard condition.

Implementation

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be eight to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. LB840, Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in the **Redevelopment Area** is deemed to be an essential and integral element of the **Area**. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

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

1. **Future Land Use Patterns.**

The existing land use patterns within **Redevelopment Area #2** are described in detail in the **Blight and Substandard Determination Study**. In general, the **Redevelopment Area** consists of agricultural, residential, commercial, industrial, public/quasi-public, parks/open space and vacant land use types. The field survey identified properties and structures classified as being in a deteriorating condition, as well as vacant lands that have remained undeveloped in spite of having available utilities.

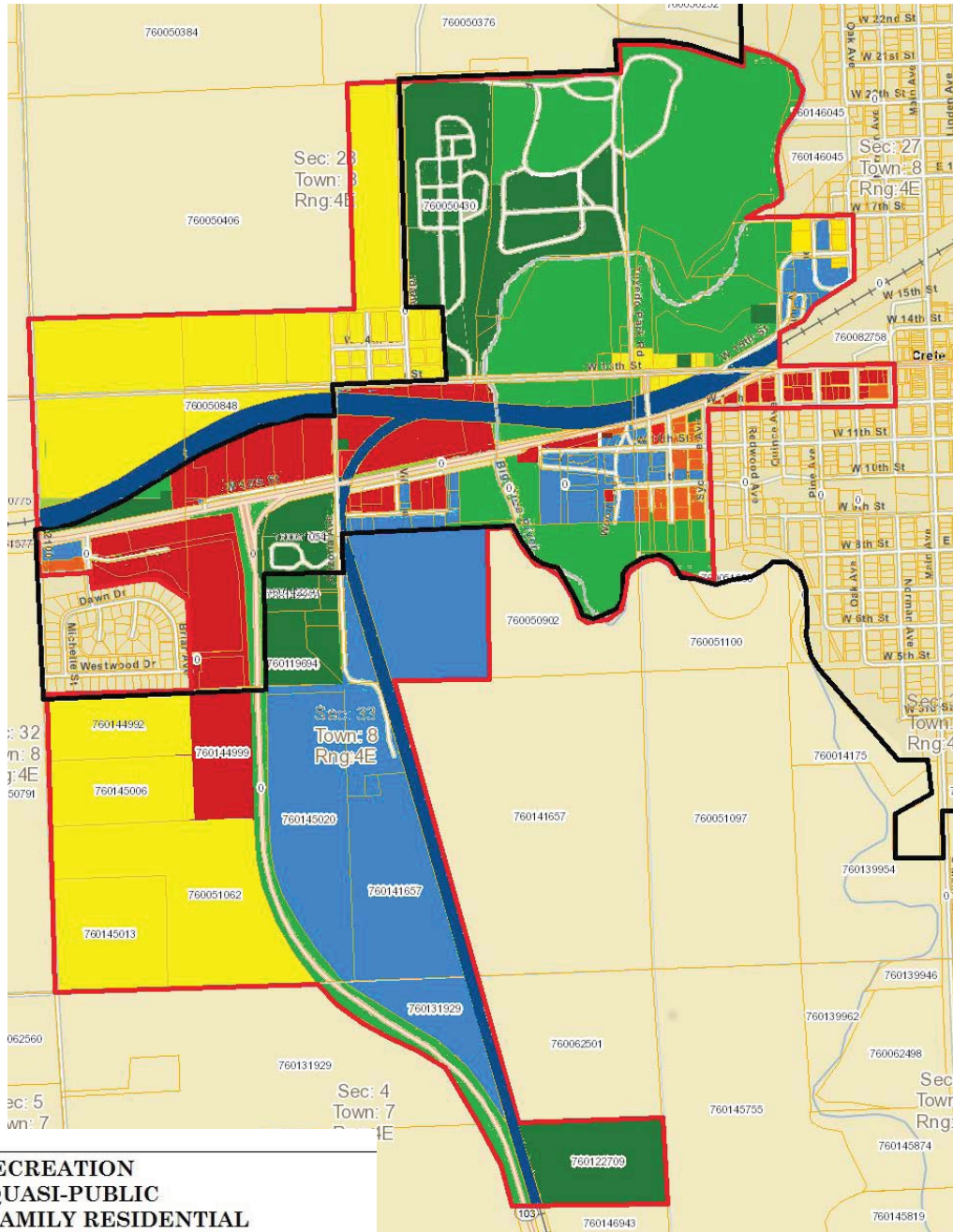
Illustration 2, Future Land Use Map, represents an effort to encourage land uses that reflect the land use plan contained within the **Crete Comprehensive Plan** and the current **Zoning Regulations**. The **Future Land Use Map** recommends the development of future commercial uses along the Highway 33/103 Corridor. Single family residential uses are recommended to be expanded along and west of the Highway 33 Corridor, south of Crete and west of Idaho Avenue, in the northern portion of the **Redevelopment Area**. **A Public/Quasi-Public land use is highlighted in the far southern portion of the Area, where a new water treatment plant is proposed.** Single family residential uses are shown in areas that are both in conformance with the **Future Land Use Plan from the Comprehensive Plan** and the current **Zoning Regulations**.

2. **Future Zoning Districts.**

The recommended **Future Zoning Map** for **Redevelopment Area #2** is identified in **Illustration 3**. The **Future Zoning Map** is in conformance with the current **Crete Comprehensive Plan** and specifically with the **Future Land Use Map, Illustration 2**. The entire **Redevelopment Area** is reconfigured to support future developments highlighted in the **Crete Comprehensive Plan**.

FUTURE LAND USE MAP

REDEVELOPMENT AREA #2 CRETE, NEBRASKA



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- BODY OF WATER
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUNDARY

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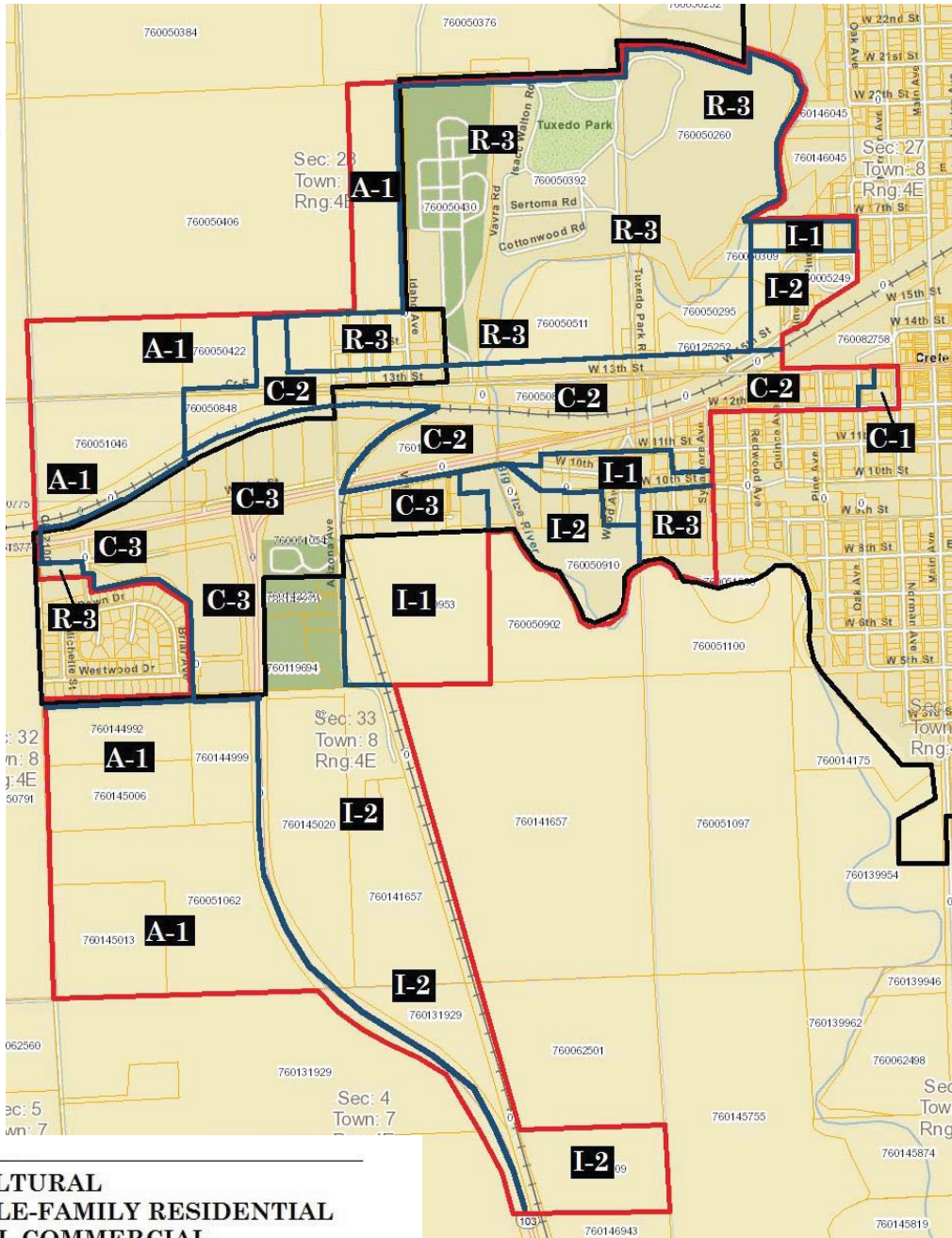
Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 2

Crete, Nebraska
General Redevelopment Plan
Crete Redevelopment Area #2

FUTURE ZONING MAP

REDEVELOPMENT AREA #2 CRETE, NEBRASKA



LEGEND

- A-1 - AGRICULTURAL
- R-3 - MULTIPLE-FAMILY RESIDENTIAL
- C-1 - CENTRAL COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL
- I-1 - LIGHT INDUSTRIAL
- I-2 - HEAVY INDUSTRIAL
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY
- ZONING DISTRICT BOUNDARY

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ILLUSTRATION 3

Crete, Nebraska
General Redevelopment Plan
Crete Redevelopment Area #2

3. Recommended Public Improvements

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

Pedestrian and vehicular safety should be a concern along the Highway 33/103 Corridor, as well as west 13th Street. The tendency of vehicles to exceed posted speed limits along these corridors hinders the ability of pedestrians to cross this busy street and could create a potentially hazardous situation with vehicles attempting to access the Highway Corridor.

The Blight and Substandard Determination Study focused on the public improvement needs for new water and sewer mains, primarily within areas currently not served by municipal water and sewer. Many privately owned driveways, access roads and parking areas are in substandard condition and a detriment to potential redevelopment activity.

It is recommended that the City of Crete work closely with developers to ensure that future streets within **Redevelopment Area #2** are implemented in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines shall meet the provisions of the Subdivision Regulations of Crete.

4. Alternative Energy Considerations

Development and redevelopment projects on the scale of those identified in document are supplementing the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and large commercial developments are strongly accessing these alternative energy sources in combination with "**green building**" techniques.

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



Roof top application of an older building in Philadelphia.



Solar panels on top of the Denver Convention Center.



A Helix Wind Turbine on top of a Lincoln, Nebraska Office building.

Conclusions

A successful **General Redevelopment Plan** for **Redevelopment Area #2** should guide redevelopment and development opportunities, while securing the viability of this **Area** as a combined Downtown and Highway Commercial service area, while supporting adjacent residential uses. New construction should not imitate, but be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Crete CDA and the City of Crete should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #2**. The demolition of existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CDA should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #2.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$45 per square yard. Asphalt overlay has a cost of \$3 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$150 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$300 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$20 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$40 per linear foot.

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$50 to \$60 per linear foot

Water Valves

\$750 each

Fire Hydrants

\$2,500 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore the cost of a 2" overlay of a 150 x 150 foot parking lot is \$15,000.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$45 per square yard.

The cost of a 6" thick, 16 foot wide concrete alley is \$80 per linear foot.

The cost of a 6" thick, 20 foot wide concrete alley is \$100 per linear foot.

Storm Sewers

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

15" RCP costs \$22 per linear foot

18" RCP costs \$26 per linear foot

24" RCP costs \$35 per linear foot

30" RCP costs \$44 per linear foot

36" RCP costs \$52 per linear foot

42" RCP costs \$61 per linear foot

48" RCP costs \$70 per linear foot

Inlets cost an estimated \$2,500 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$30,680.

Public and Private Foundations

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #2**, in Crete, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District

Tax Increment Financing

LB 840 or LB 1240

Historic Preservation Tax Credits

Low Income Housing Tax Credits

Sales Tax

Crete, Nebraska
General Redevelopment Plan
Crete Redevelopment Area #2

Community Development Block Grants - Re-Use Funds
Local Lender Financing
Owner Equity
Small Business Association-Micro Loans
Community Assistance Act
Donations and Contributions
Intermodal Surface Transportation Efficiency Act

Private Foundations

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

GENERAL REDEVELOPMENT PLAN AMENDMENTS

PROJECT NAME / LOCATION AND COST

RESOLUTION #

1.	_____	_____
	\$ _____	
2.	_____	_____
	\$ _____	
3.	_____	_____
	\$ _____	
4.	_____	_____
	\$ _____	
5.	_____	_____
	\$ _____	
6.	_____	_____
	\$ _____	
7.	_____	_____
	\$ _____	
8.	_____	_____
	\$ _____	
9.	_____	_____
	\$ _____	
10.	_____	_____
	\$ _____	

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CRETE, NEBRASKA**

RESOLUTION NO. 2020-04CDA

(Redevelopment Agreement for the Belohlavy Estates Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CRETE, NEBRASKA APPROVING THE REDEVELOPMENT AGREEMENT
FOR THE BELOHLAVY ESTATES REDEVELOPMENT PROJECT AND
AUTHORIZING THE ISSUANCE OF TAX INCREMENT FINANCING INDEBTEDNESS.**

WHEREAS, the Community Development Agency of the City of Crete, Nebraska (the “CDA”) on August 18, 2020 approved and adopted an Amendment to the Redevelopment Plan for a certain redevelopment area located in the City of Crete, Nebraska and identified as Redevelopment Area #2 (the “Redevelopment Area”) and a Cost-Benefit Analysis for the Belohlavy Estates Redevelopment Project (the “Project”) pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 et seq. (the “Act”);

WHEREAS, a copy of the Redevelopment Agreement by and between the CDA and Dana Point Development Corporation, a Wyoming corporation (“Redeveloper”), that will implement and govern the Project (the “Redevelopment Agreement”) is attached as Attachment “A” and incorporated herein by this reference;

WHEREAS, the Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Amendment to the Redevelopment Plan and the Redevelopment Agreement;

WHEREAS, on August 18, 2020, a meeting of the Community Development Agency was held at the Crete Community Center, 1515 Forest Avenue, in Crete, Nebraska in order to determine whether the Redevelopment Agreement should be approved.

NOW, THEREFORE, BE IT RESOLVED, the Community Development Agency of the City of Crete, Nebraska does hereby approve and adopt the Redevelopment Agreement.

BE IT FURTHER RESOLVED, that the CDA hereby authorizes its legal counsel to finalize the terms and conditions of the Redevelopment Agreement on behalf of the Community Development Agency, and that any and all actions previously taken by its legal counsel to fulfill this resolution are hereby ratified and approved, except that the amount of the TIF Indebtedness and the use of the TIF proceeds shall not be modified without the consent and approval of the CDA.

BE IT FURTHER RESOLVED, that the CDA is hereby authorized, following the lapse of thirty (30) days after the approval of the Redevelopment Agreement, to issue TIF Indebtedness in an amount not to exceed Four Hundred Sixteen Thousand and No/100 Dollars (\$416,000.00), in the form of the TIF Note attached to the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and shall not represent the general obligation of the CDA nor the City of Crete.

BE IT FURTHER RESOLVED, that the CDA hereby authorizes its Chair to execute and deliver the Redevelopment Agreement and to take all such other actions contemplated and required by the Redevelopment Agreement and to fulfill the resolutions set forth above.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council's approval and adoption of the Amendment to the Redevelopment Plan, and if the City Council does not approve and adopt the Amendment to the Redevelopment Plan, the resolutions contained herein shall be void and of no effect.

DATED THIS 18th DAY OF AUGUST, 2020.

COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF CRETE, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

ATTACHMENT "A"
Redevelopment Agreement

[See Attached]

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CRETE, NEBRASKA**

RESOLUTION NO. 2020-05CDA

(Amendment to the Redevelopment Plan for the
Belohlavy Estates Redevelopment Project and Cost-Benefit Analysis)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF
CRETE, NEBRASKA RECOMMENDING APPROVAL AND ADOPTING AN AMENDMENT TO
THE REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA #2 IN THE CITY OF CRETE
FOR THE BELOHLAVY ESTATES REDEVELOPMENT PROJECT AND A COST-BENEFIT
ANALYSIS FOR THE BELOHLAVY ESTATES REDEVELOPMENT PROJECT.**

WHEREAS, on April 4, 2017 the City Council of the City of Crete, Nebraska (“City”) adopted a plan of redevelopment prepared by Hanna:Keelan Associates, P.C. dated October of 2015 (the “Redevelopment Plan”) for certain portions of the City identified in the Blight and Substandard Study as Redevelopment Area #2 (the “Redevelopment Area”) pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101, et seq. (the “Act”);

WHEREAS, an Amendment to the Redevelopment Plan for Redevelopment Area #2 in the City of Crete, Nebraska (Belohlavy Estates Redevelopment Project) (the “Project”) has been prepared pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101, et seq. (the “Act”) to identify specific property within the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions, and a copy of said Amendment to the Redevelopment Plan is attached as Exhibit “A”;

WHEREAS, the Project will use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain public improvements on the Project Site and/or the Redevelopment Area, as more particularly described in the Amendment to the Redevelopment Plan;

WHEREAS, the Community Development Agency of the City of Crete, Nebraska (the “CDA”), as required under Section 18-2113(2) of the Act, has conducted a Cost-Benefit Analysis for the Project, which is attached as Exhibit “C” to the Amendment to the Redevelopment Plan;

WHEREAS, the CDA submitted the question of whether the Amendment to the Redevelopment Plan should be recommended to the City Council of the City of Crete to the Planning Commission of the City of Crete;

WHEREAS, the Planning Commission recommended the approval of the Amendment to the Redevelopment Plan on July 27, 2020;

WHEREAS, the CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of tax increment financing;

WHEREAS, statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Amendment to the Redevelopment Plan and the Cost-Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED by the Community Development Agency of the City of Crete, Nebraska, as follows:

1. The amended Redevelopment Plan will, in accordance with the present and future needs of the City of Crete, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

2. The amended Redevelopment Plan is feasible and is in conformance with the general plan for development of the City of Crete as a whole, as set forth in the City of Crete Comprehensive Plan, as amended.

3. The Project Site is within the Redevelopment Area.

4. The Project would not be economically feasible without the use of tax increment financing, would not occur in the Redevelopment Area without the use of tax increment financing, and the costs and benefits of the Project are in the long-term best interest of the community.

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the CDA hereby approves the Amendment to the Redevelopment Plan and the Cost-Benefit Analysis and recommends approval of the same by the City Council of the City of Crete.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

DATED THIS 18th day of August, 2020.

COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CRETE, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

EXHIBIT "A"
Amendment to the Redevelopment Plan

(See Attached)

Exhibit "A"

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE CITY OF CRETE, NEBRASKA
(BELOHLAVY ESTATES REDEVELOPMENT PROJECT)**

The City of Crete, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for a certain redevelopment area identified as Redevelopment Area #2 (the “Redevelopment Area”) in the City of Crete, as amended (the “Redevelopment Plan”). The Redevelopment Plan was prepared by Hanna:Keelan Associates, P.C. in October of 2015 and approved by the City Council of the City on April 4, 2017. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the “Act”), the City created the Community Development Agency of the City of Crete (“CDA”), which has administered the Redevelopment Plan for the City.

The purpose of this Plan Amendment is to identify a specific project within the Redevelopment Area that will cause the removal of blight and substandard conditions on the sites located in the City of Crete, Nebraska, and legally described on the attached and incorporated Exhibit “A” (the “Project Site”).

Description of the Project

The project under consideration will consist of the construction of a new housing development, consisting of 24 affordable housing townhome rental units, 5 single family homes, and associated improvements (the “Project”).

Project

The Project Site is in need of redevelopment. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will 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. The blighted condition of the Project Site and the Redevelopment Area has contributed to its inability to attract businesses and/or development. In order to support private development, the Project Site and the Redevelopment Area are in need of renovation and development.

The Project Site is currently vacant and in need of redevelopment. The Project Site requires significant up-front costs, including site preparation and grading, installation of utilities, and street construction, in order to be developed. Because

of these additional upfront costs to prepare the property, the Project is not feasible without the use of tax increment financing, which will be used to pay for eligible expenditures under the Act. The redevelopment of the Project Site is anticipated to eliminate the current blight and substandard conditions of the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan.

Dana Point Development Corporation (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project is intended to provide affordable housing for low-income households, with 24 low-income housing tax credit (“LIHTC”) duplex rental units, and 5 single family homes. Redeveloper will pay the costs of the private improvements, including the construction of the housing units. As part of the Project, the CDA shall capture available tax increment revenues generated by the redevelopment of the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Such public improvements may include, but are not limited to: site preparation and grading, installation of utilities, street and sidewalk improvements, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act.

Statutory Elements

As described above, the project envisions the capture of the incremental taxes created by the Project on the Project Site to pay for those eligible expenditures as set forth in the Act. Attached as Exhibit “B” and incorporated herein by this reference is a consideration of the statutory elements under the Nebraska Community Development Law.

Cost-Benefit Analysis

Pursuant to Section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit “C” and shall be approved as part of this Plan Amendment. The estimated costs of the Project, the estimated TIF proceeds, and the proposed method of financing the Project are set forth in the Cost-Benefit Analysis.

Comprehensive Plan

Several goals set forth in the City of Crete Comprehensive Plan will be furthered by this Project, including, but not limited to:

Housing & Neighborhood Redevelopment

Goal 1: Community Housing Initiative. The City of Crete should implement a Housing Initiative as a primary economic development activity. This Community Housing Initiative should include the development of up to 314 new housing units by 2024, including an estimated 184 owner housing units and 130 new rental units.

- **Action Step 1:** The City of Crete should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community's current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations.

Goal 2: New Housing Developments. New housing developments in the City of Crete should address the needs of both owner- and renter households, of all age and income sectors, of varied price points.

- **Action Step 1:** Identify up to 185 acres of land for new residential development to meet the estimated need for 314 additional housing units by 2024. The City should develop housing in both new and developed areas of the Community.
- **Action Step 2:** Build an estimated 32 units of owner housing for households of low- to moderate-income, 104 units for moderate income households and an estimated 48 owner units for families and individuals of moderate- to upper-income.
- **Action Step 3:** Build an estimated 70 rental housing units for persons and families of very-low to moderate-income and an estimated 58 rental units for households of moderate- to upper-income.

Goal 4: Financing Housing Development. The City of Crete and housing developers should consider both public and private funding courses to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The City and private builders should pursue funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development.
- **Action Step 2:** The City of Crete should utilize Tax Increment Financing to assist in the financing of new housing developments, specifically public facility and utility requirements.

In addition, the future land use map set forth in the City of Crete Comprehensive Plan identifies the future land use of the Project Site as single family residential.

Note: This section does not constitute a comprehensive analysis of the Project's conformance with the Comprehensive Plan of the City of Crete, but is meant to highlight and summarize the key points on this topic.

Additional Project Information

The Redeveloper has represented that: (i) without the use of TIF, this Project would not be feasible and the Redeveloper would not undertake the Project as designed on the Project Site; and (ii) Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the

Nebraska Advantage Act.

Approved by the Community Development Agency, City of Crete, on this
18th day of August, 2020.

_____, Chairman

EXHIBIT "A"
Legal Description of the Site

The improvements for this Project shall be constructed on the property legally described as follows:

Lot One (1), Belohlavy Estates, an addition to the City of Crete, located in part of the Southwest Quarter (1/4) of Section 33, Township 8 North, Range 4 East of the 6th P.M., Saline County, Nebraska.

EXHIBIT “B”
Statutory Elements

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish the Project. The Redeveloper owns or is under contract to purchase the Project Site.

B. Population Density

The proposed development at the Project Site is the construction of 24 duplex affordable housing units and 5 single family homes, which will inherently increase population density in the project area. However, the Project is consistent with the Redevelopment Plan, which promotes housing development to meet demand in the City.

C. Land Coverage

The Project will consist of construction of 24 duplex affordable housing units and 5 single family homes on the approximately 6 acre Project Site, which is currently vacant. The Project will meet the applicable land-coverage ratios and zoning requirements as required by the City of Crete.

D. Traffic Flow, Street Layouts, and Street Grades

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The Redeveloper will construct a cul-de-sac as part of the Project which should be sufficient for the intended use of the Project Site.

E. Parking

The construction of the Project will include enough parking stalls per housing unit to meet or exceed the parking requirements set forth in the applicable zoning district.

F. Zoning, Building Code, and Ordinances

The Project Site is located in the I-1 Light Industrial zoning district. The Redeveloper will be responsible for obtaining a change of zone to a zoning district in which the intended use is a permitted use. In addition, the Redeveloper will subdivide the Project Site into 17 separate lots prior to construction of improvements on the Project Site. Redeveloper will be responsible for all zoning, building code, or ordinance changes that are necessary for the Project.

**EXHIBIT “C”
Cost-Benefit Analysis**

**COMMUNITY DEVELOPMENT AGENCY
CITY OF CRETE, NEBRASKA
BELOHLAVY ESTATES REDEVELOPMENT PROJECT**

**COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Belohlavy Estates Redevelopment Project (the “Project”), as described on the attached Exhibit C-1, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

a.	Base Project Area Valuation:	\$170,000.00
b.	Projected Completed Project Assessed Valuation:	\$2,032,000.00
c.	Projected Tax Increment Base (b. minus a.):	\$1,862,000.00
d.	Estimated Annual Projected Tax Shift:	\$41,000.00

Note: The Projected Tax Shift is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The estimated tax levy for this analysis is 2.190328, which is the 2019 Saline County tax levy.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Redeveloper will make significant expenditures for acquisition, construction and installation of the Project and related and ancillary improvements. It is proposed that approximately \$441,000 of these expenditures will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The projected sources of the TIF indebtedness will be refined in the Redevelopment Agreement for this Project and are set forth in the TIF Sources chart on the attached Exhibit C-2. All expenditures financed by tax increment financing Indebtedness shall be eligible public expenditures. It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. The Project includes infrastructure improvements that will materially benefit other property in and around the City.

b. Local tax impacts (in addition to impacts of tax shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create a long term benefit and substantial increase

in property taxes to the City and other local taxing jurisdictions. The Project should also generate immediate tax growth for the City. It is anticipated that the tenants and owners of the housing units constructed will pay sales taxes on goods purchased in the City and will require and pay for City services. It is not anticipated that the Project will have a material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The construction of 24 housing units on the Project Site will expand affordable housing options and types for the workforce population in the City. This will help the City meet the goals identified in the 2014 Crete Community Housing Study, which identified an estimated housing target demand of up to 314 housing units by 2024.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses.

5. Impacts on the student populations of school districts within the City:

While the Project is anticipated to increase the student populations of school districts within the City, it is not anticipated that the Project will have a material adverse impact on the student populations of school districts within the City.

The school district will not receive the incremental taxes from the housing units built as part of the Project for as long as the incremental taxes are used to pay the TIF indebtedness. However, any state aid to education received by the school district should not be impacted by the use of tax increment financing. The state aid formula involves the assessed valuation of property in the school district and the use of tax increment financing does not count against the state aid that the school district receives.

Further, the increased value of the Project Site will ultimately benefit the school district. After the TIF indebtedness is paid, or at the end of the 15 year tax increment financing period, whichever is sooner, taxes on the increased valuation of the Project Site from the construction of the Project will be available to the school district. Lastly, since the Project would not occur but for the use of tax increment financing, there is no loss in prospective tax revenues to the school district.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The City of Crete Community Housing Study, completed in 2014, documents the demand for affordable housing for families of all income ranges in the City of Crete. The study identified the most critical housing issue in Crete to be the development of affordable housing for the local workforce population.

The demand for affordable housing is highlighted in the City of Crete Comprehensive Plan as well, which indicates that the City should encourage construction of safe, decent and affordable housing for all income ranges in order to address the shortage of such housing options in the City. At the time of adoption in 2014, the Comprehensive Plan set a goal of development of up to 314 new housing units by 2024, targeted toward both owner and renter household of all age and income sectors, at various price points. The proposed Project will help address the shortage of affordable housing in Crete, and will offer varied housing opportunities suitable to families of varying income ranges in the City of Crete.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

Approved by the Community Development Agency, City of Crete this 18th day of August, 2020.

_____, Chairman

_____, Secretary

EXHIBIT C-1

PROJECT INFORMATION

The Project consists of capturing the incremental tax revenue created on the site legally described as:

Lot One (1), Belohlavy Estates, an addition to the City of Crete, located in part of the Southwest Quarter (1/4) of Section 33, Township 8 North, Range 4 East of the 6th P.M., Saline County, Nebraska.

EXHIBIT C-2

PROJECTED TIF CALCULATIONS

PROJECTED TIF SOURCES

Summary:

TIF Indebtedness: \$441,000

TIF Sources Calculations:

Assumptions:

Base Value:	\$170,000	Tax Levy (2019):	2.190328
Completed Value:	\$2,032,000	TIF Period (yrs):	15 years
		Discount Rate:	4.5%

Base Value Tax:	\$3,700
Completed Value Tax:	\$44,500
Annual Tax Increment:	\$40,800
Present Value:	\$441,000

Crete, Nebraska

Blight & Substandard Determination Study
Redevelopment Area #2.



Prepared for:

The City of Crete, Nebraska.



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

October, 2015

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

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
 DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
 CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl **

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 #2** in Crete, Nebraska. The results of this **Study** will assist the City in declaring the **Crete Redevelopment Area #2** as both **blighted and substandard**.

Location

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17th Street, thence east along said extended line and continuing to the east along said north line of 17th Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13th Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12th Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15th Street to its intersection with the east line of Idaho

Crete, Nebraska

Blight & Substandard Determination Study
Redevelopment Area #2

Avenue, also known as the west Corporate Limit Line, thence north along said west Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s:

760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

Illustration 1, Context Map, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13th Street.

This **blight and substandard evaluation** included a detailed **exterior structural survey of 185 individual 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 #2** 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 #2** 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 #2**. The **Substandard Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #2
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., 2015.

Strong Presence of Factor -

The results of the field survey identified 92 structures, or 49.7 percent of the 185 total structures in **Redevelopment Area #2** 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 108, or 58.3 percent of the 185 total buildings are ***40+ years of age*** (built prior to 1975). 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 58.3 years and the average age of residential structures is 88 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 a **strong presence** and distributed throughout the **Redevelopment Area**. Portions of municipal water distribution mains are undersized by current engineering standards and are 40+ 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 #2**. 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 40+ years of age, with portions being 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 #2** having water mains that are under-sized by current engineering standards and are 40+ years of age.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law, 10** represent a “strong presence” in the **Redevelopment Area**. 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 #2**.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #2
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., 2015.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are a **strong presence** in **Redevelopment Area #2**. A total of 92 structures, or 49.7 percent of the 185 total structures were documented as deteriorating, or are in a dilapidated condition.

Defective or Inadequate Street Layout is a **strong presence** in **Redevelopment Area #2**, due to a significant percentage of streets and driveways that are deteriorated. The assessment of street conditions revealed that approximately 94 parcels, or 54.6 percent of the total 172 parcels front on streets in fair to poor condition. Additionally, 75 parcels, or 43.6 percent of the total 172 parcels front on gravel surfaced streets.

Faulty Lot Layout is a **strong presence** throughout **Redevelopment Area #2**. 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 no wider than 50' in residential areas 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 **Area**.

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area**. Of the total 172 parcels examined, 84.9 percent, or 146 parcels have “fair” to “poor” overall site conditions.



The *Diversity of Ownership* is a **strong presence** throughout **Redevelopment Area #2**. Research of public records from the Saline County Assessor's office indicates that 126 individuals or corporations own property in the **Area**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #2**. Lot sizes throughout the **Area** are not supportive of today's residential, commercial or industrial development requirements. Several irregular tracts of land throughout the **Area** were oversized and incrementally subdivided to support individual uses. The locations of the Burlington Northern Santa Fe Railway Corridor and the Big Blue River do not support uniform platting and development. Large, vacant tracts of land also exist within the **Area**, but outside the corporate limits of Crete that are underutilized and do not support local utilities

The *Existence of Conditions Which Endanger Life or Property* by fire or other causes is a **strong presence** throughout **Redevelopment Area #2**. Conditions associated with this **Factor** include the existence of wood frame buildings and masonry buildings containing combustible elements and fixtures. Additionally, portions of the **Redevelopment Area** have water mains that are 40+ 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 #2**. 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. Additionally, the floodplains and floodway associated with the Big Blue River prohibit development on large, vacant tracts of land in the northern portion of the **Area**.

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 83.4 years. Average age of commercial buildings is estimated to be 46.4 years.



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 #2** 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 #2** 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 #2**. 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 #2** 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

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17th Street, thence east along said extended line and continuing to the east along said north line of 17th Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13th Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12th Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15th Street to its intersection with the east line of Idaho Avenue, also known as the west Corporate Limit Line, thence north along said west Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its

Crete, Nebraska

Blight & Substandard Determination Study
Redevelopment Area #2

intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s by the Saline County Assessor’s Office:

760000255	760000557	760009414	760019525	760050929	760125252
760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
760000514	760009325	760019487	760050864	760119694	760146736
760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

Illustration 1, Context Map, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13th Street.

Redevelopment Area #2 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 867 acres, of which approximately 74 percent of the **Redevelopment Area** has been developed. Land adjacent the Big Blue River is considered undevelopable due to the existing floodplain and floodway.

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 #2
CRETE, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	46.8	5.4%
Park/Recreational	53.4	6.1%
Single Family	12.0	1.4%
Mobile Home	0.2	0.0%
Multiple Family	2.2	0.2%
Commercial	18.6	2.2%
Industrial	15.8	1.8%
Streets (Municipal/Priv.)	31.2	3.6%
Railway Corridor	46.8	5.4%
<u>Vacant</u>	<u>639.7</u>	<u>73.9%</u>
Total Acreage	866.7	100.0%

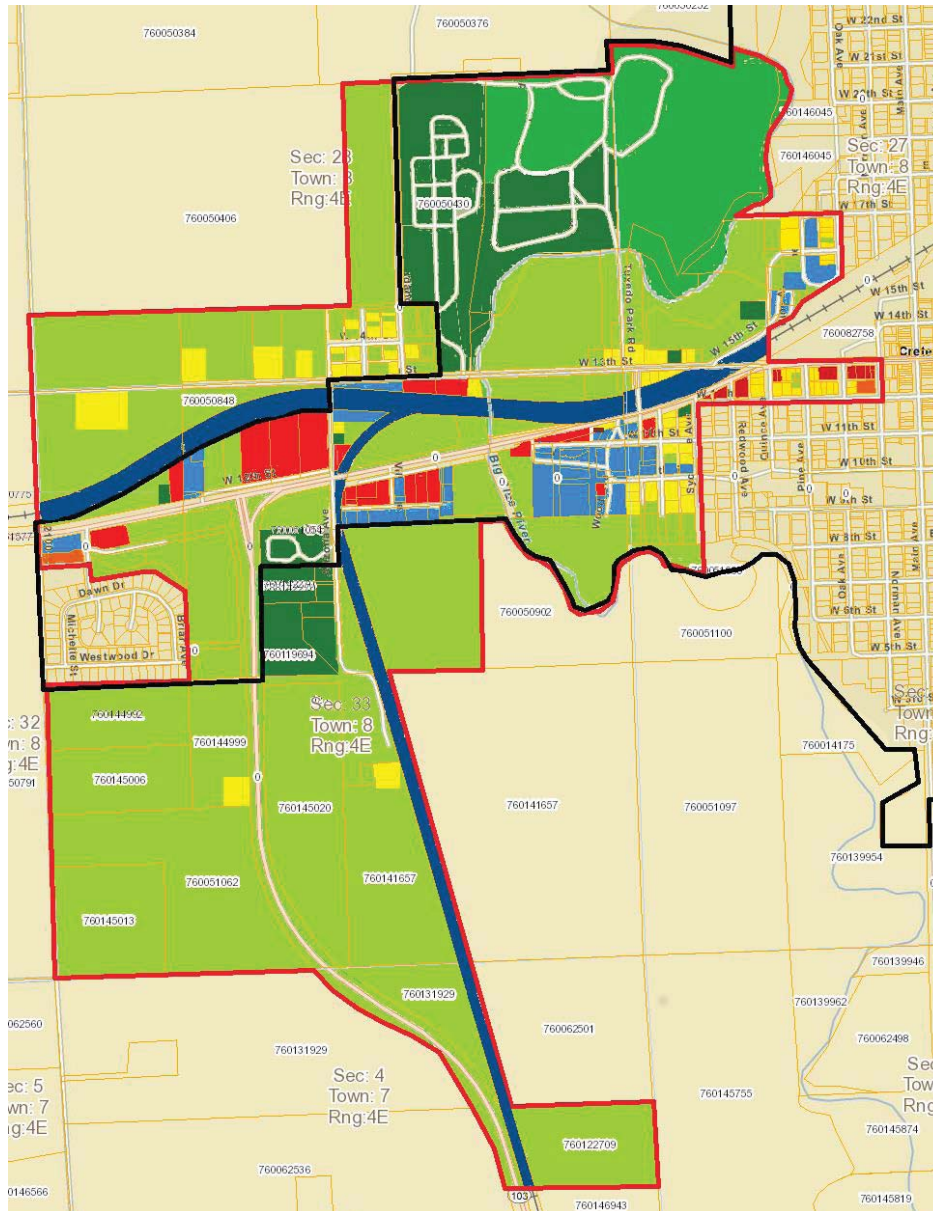
Source: Hanna:Keelan Associates, P.C., 2015.

Illustration 3 identifies the existing **Zoning Classifications** within **Redevelopment Area #2**, which includes lands that are both within and adjacent, but beyond the current Corporate Limits of the City of Crete. Zoning activities throughout **Redevelopment Area #2** are controlled by the City of Crete. All parcels within **Area** 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 #2

CRETE, NEBRASKA



LEGEND

- VACANT
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- BODY OF WATER
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY

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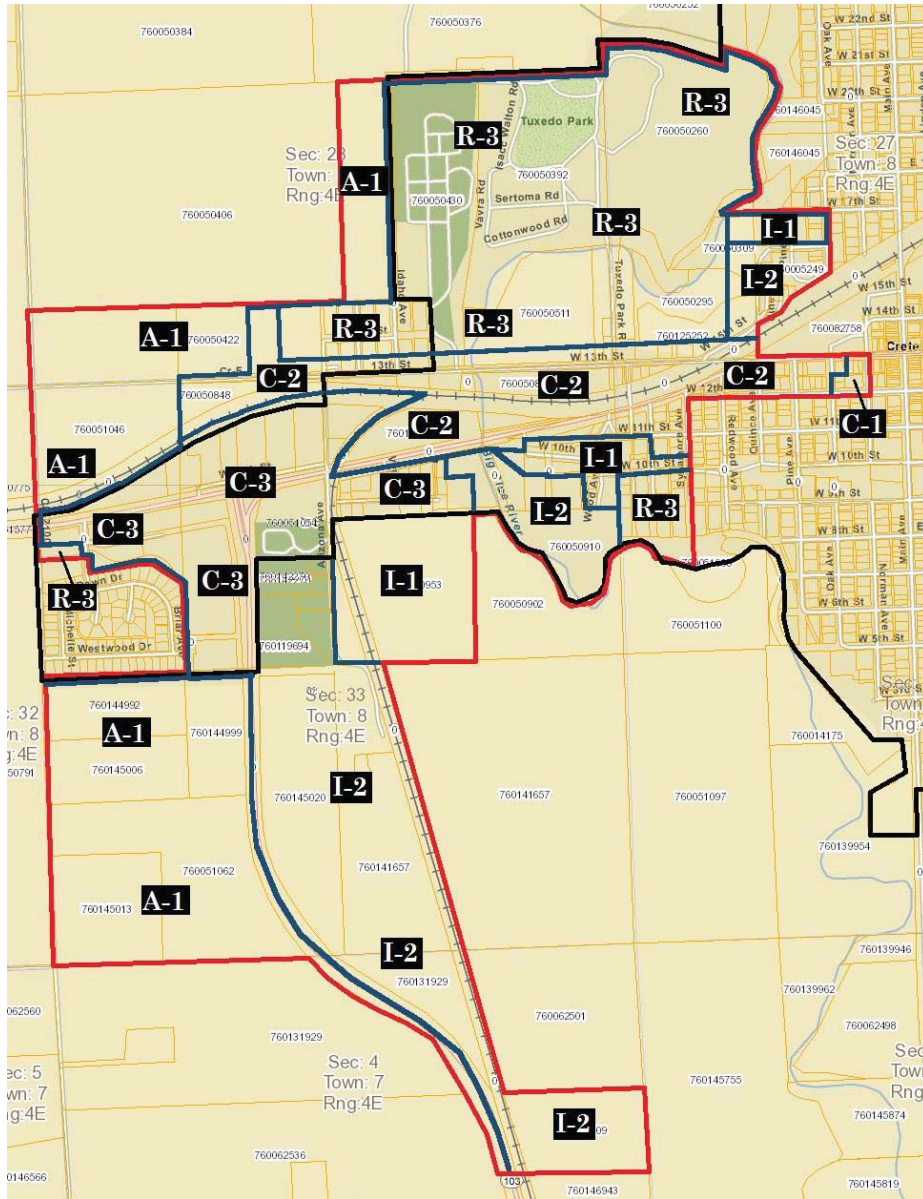
***Lincoln, Nebraska* 402.464.5383 ***

ILLUSTRATION 2

Crete, Nebraska
 Blight & Substandard Determination Study
 Redevelopment Area #2

EXISTING ZONING MAP

REDEVELOPMENT AREA #2 CRETE, NEBRASKA



LEGEND

- A-1 - AGRICULTURAL
- R-3 - MULTIPLE-FAMILY RESIDENTIAL
- C-1 - CENTRAL COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL
- I-1 - LIGHT INDUSTRIAL
- I-2 - HEAVY INDUSTRIAL
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUDNARY
- ZONING DISTRICT BOUNDARY

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

Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 3

Crete, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #2

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #2** 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 August, 2015. A total of **185 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #2**. 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 August, 2015. A total of **172 separate legal parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **A few parcels within Redevelopment Area #2 contained multiple structures**. 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 #2** 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 #2** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

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

The following summarizes the process used for assessing building conditions in **Redevelopment Area #2**, 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 **185 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**.

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

(Secondary Components)

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

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

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

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

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

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

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or 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 **185 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Fifty-four (54) structures were classified as structurally **sound**;
- Thirty-nine (39) structures were classified as **deteriorating** with **minor** defects.
- Fifty-six (56) structures were classified as **deteriorating** with **major** defects; and
- Thirty-six (36) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #2**. Of the 185 total structures, 92 structures (49.7 percent) are 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 #2
CRETE, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	13	11	40	24	88	64
Commercial	18	10	5	1	34	6
Industrial	9	16	4	7	36	11
<u>Other</u>	<u>14</u>	<u>2</u>	<u>7</u>	<u>4</u>	<u>27</u>	<u>11</u>
Totals	88	34	36	27	185	92
Percent	47.6%	18.4%	19.4%	14.6%	100.0%	49.7%

Source: Hanna:Keelan Associates, P.C., 2015.

(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 108 (58.3 percent) of the total 185 structures in the Area are 40+ years of age, or built prior to 1975. Additionally, the estimated average age of residential structures in **Redevelopment Area #2** is 83.4 years of age, while the estimated average age of commercial buildings is 46.4 years.

Conclusion.

The age and obsolescence of the structures is a strong presence throughout Redevelopment Area #2.

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

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 #2**. **Factors** contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, an estimated 49.7 percent of the total 185 structures in **Redevelopment Area #2** 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.

Site features, such as parking lots, privately owned driveways, yard and landscaping conditions are noticeably deteriorating. **Approximately 85 percent, or 146 of the total 172 parcels were identified as having “fair” or “poor” overall site conditions.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4” to 12” in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4” in diameter. 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** also range from four to 12” in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann’s Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #2 is a strong presence to constitute a Substandard Factor.

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

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

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #2**. 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 92 buildings, or 49.7 percent of the total 185 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. 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** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Specific data relating to **Redevelopment Area #2** are discussed in the following paragraphs.

Approximately 108 (58.3 percent) of the total 185 structures in the **Redevelopment Area** were built prior to 1975, thus 40+ years of age. The average age of the residential structures is estimated to be 83.4 years. The estimated average age of commercial buildings is 46.4 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 field survey identified 112 parcels, or 65.1 percent of the total 172 parcels as being in “fair” condition and an additional 34 parcels, or 19.8 percent in “poor” condition. **Overall, a total of 85 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 #2.



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 #2**, 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 **185 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment Area**.

1. Structures/Building Systems Evaluation.

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

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

(Secondary Components)

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

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

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

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

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

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

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or 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 **185 buildings** within **Redevelopment Area #2** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Fifty-four (54) structures were classified as structurally **sound**;
- Thirty-nine (39) structures were classified as **deteriorating** with **minor** defects.
- Fifty-six (56) structures were classified as **deteriorating** with **major** defects; and
- Thirty-six (36) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #2**. Of the 185 total structures, 92 structures (49.7 percent) are 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 #2
CRETE, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	13	11	40	24	88	64
Commercial	18	10	5	1	34	6
Industrial	9	16	4	7	36	11
<u>Other</u>	<u>14</u>	<u>2</u>	<u>7</u>	<u>4</u>	<u>27</u>	<u>11</u>
Totals	88	34	36	27	185	92
Percent	47.6%	18.4%	19.4%	14.6%	100.0%	49.7%

Source: Hanna:Keelan Associates, P.C., 2015.



(2) Existence of Defective or Inadequate Street Layout.

The street pattern within **Redevelopment Area #2** consists of a standard rectilinear grid system, combined with “service roads” through Tuxedo Park and the Saline County Fairgrounds. The Highway 33/103 Corridor travels through the **Area** in a northeast to southwest direction. A large portion of the **Area** also consists of the right-of-way for the Burlington Northern Santa Fe Railway Corridor. 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 local streets were observed to be in deteriorating or dilapidated condition. A total of 64 front on streets in “fair” condition. An additional 30 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 #2**, along the Highway 33/103 Corridor and West 13th Street, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are needed to reduce vehicle speeds that endanger pedestrians and other vehicles.

3. Grade-level railway crossings.

Several street segments, including the Highway 33/103 Corridor, intersect with the Burlington Northern Santa Fe Railway Corridor. The Community routinely experiences a medium to high number of trains utilizing this Corridor, which can cause delays in the flow of vehicular and pedestrian traffic. The City of Crete should monitor Railway crossings to ensure the highest level of safety is in place.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #2 is a strong 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 #2**. The problem conditions include:

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

Several platted residential lots in the eastern and southeastern portion of the **Redevelopment Area** are too small to support today's residential development standards. Examples exist where multiple platted lots would need to be purchased to support the development of residential housing units. Additionally, irregularly subdivided lots exist in the **Area**, due to the location of the Burlington Northern Santa Fe Railway Corridor and the flow of the Big Blue River. Platted lots of record exist that utilize the Railway Corridor as a line of demarcation. This has caused the underutilization of available, developable land.

2. **Accessibility or Usefulness.**

The Big Blue River Corridor flows through the middle of the **Redevelopment Area**. Floodplains and floodways associated with the River leave large tracts of vacant land undevelopable, especially in the northeastern portion of the **Area**.

Large, vacant tracts of land exist within the **Redevelopment Area**, but adjacent and outside the Corporate Limits of the City of Crete. These tracts are largely used for agricultural purposes. The existing vacant tracts of land will need to be subdivided, as per the City of Crete Subdivision Regulations, to support future growth that is consistent with the Land Use Plan of the City's Comprehensive Plan.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout Redevelopment Area #2.

(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 #2**.

1. **Age of Structures.**

The analysis of all 185 structures in the **Redevelopment Area** identified 58.3 percent, or 108 structures as being 40+ years of age or built prior to 1975. Additionally, the estimated average age of residential buildings is 83.4 years. The average age of commercial buildings is approximately 46.4 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 49.7 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 water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. 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** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Conclusion.

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

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #2**, 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, as well as street and sidewalk conditions and private parking areas.

A total of 112 parcels, or 65.1 percent of the total 172 parcels within **Redevelopment Area #2** received an overall site condition rating of “fair”, while an additional 34 parcels, or 19.8 percent received a “poor” rating. Combined, these parcels amount to an estimated 85 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

1. A total of 121, or 70.3 percent of the parcels have no sidewalks. An additional 14 parcels, or 8.2 percent have sidewalks in “fair” to “poor” condition. The poor condition of sidewalks, or lack thereof puts the health, safety and well-being of pedestrians at risk.
2. A total of 64 parcels, 37.2 percent of the total 172 parcels front on streets that were identified to be in “fair” condition. An additional 30 parcels front on streets in “poor” condition. Thus, a total of 94 (54.6 percent) of the streets adjacent parcels in the **Redevelopment Area** are in need of repair/resurfacing.
3. Approximately 56, or 30.3 percent of the total 185 structures were identified as deteriorating with major defects. An additional 36, or 19.5 percent of the structures were observed to be dilapidated. Collectively, these structures account for 49.7 percent of the buildings throughout **Redevelopment Area #2** 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 75 parking areas, or 43.6 percent of the 172 total parcels, are “unimproved,” or lacking a hard surface.

Conclusion.

Deterioration of site improvements is a strong presence in the Crete Redevelopment Area #2.

(6) Diversity of Ownership.

The total number of unduplicated owners within **Redevelopment Area #2** is estimated to be **126 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.

Conclusion.

The Factor “diversity of ownership” is a strong presence in Redevelopment Area #2.



(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 #2**. 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 **six** of the parcels were classified as delinquent by the Saline County Treasurer's Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #2** 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 **\$16,442,255**.

3. **Tax Exempt.**

There are **11 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 #2.

(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 #2.



(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #2** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area**. Individual parcels throughout the **Area** have a wide range of sizes and shapes. Land throughout the central and western 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 **Redevelopment Area** vary greatly in size and shape. Narrow lot sizes of 50' width parcels, or less, were intended to support early 20th Century residential development. Lots in the central portion of the Area consist of irregular boundaries due to the existence of the Burlington Northern Santa Fe Railway Corridor and the flow of the Big Blue River. The existing floodplain and floodway of the River prohibits the development of vacant land in the northern portion of the **Area**.

Large, undeveloped tracts of vacant land exist within the **Redevelopment Area**, but outside the current corporate limits of Crete. These tracts are largely used for agricultural purposes and are not serviced by any local water or sewer utilities. Before subdivision and development can occur, this land will need to be annexed into the Community and have the necessary utilities installed.

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.

Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #2.

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

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

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #2**. 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 92 buildings, or 49.7 percent of the total 185 buildings are deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Crete Public Works Staff estimates that the water mains in the **Redevelopment Area** range from 4" to 12" in diameter. Portions of the **Area** located north of the Big Blue River, including north of West 13th Street and Tuxedo Park, have water mains 4" in diameter. 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** also range from four to 12" in diameter. Four inch sanitary sewer mains are located on the Big Blue River bridge and in areas north of West 13th Street. No sanitary sewer exists west along 13th Street past the Big Blue River. **All development north of the Burlington Northern Santa Fe Railway Corridor and south of the Highway 33 Corridor, with the exception of Westwoods Addition and Schwann's Food Company, is not on City water or City sewer.** Underground water and sewer mains are 40+ years of age. Repeated maintenance and repair issues will be more prevalent as these mains continue to age.

Specific data relating to **Redevelopment Area #2** are discussed in the following paragraphs.

Approximately 108 (58.3 percent) of the total 185 structures in the **Redevelopment Area** were built prior to 1975, thus 40+ years of age. The average age of the residential structures is estimated to be 83.4 years. The estimated average age of commercial buildings is 46.4 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 field survey identified 112 parcels, or 65.1 percent of the total 172 parcels as being in “fair” condition and an additional 34 parcels, or 19.8 percent in “poor” condition. **Overall, a total of 85 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 #2.



(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.

Functional and economic obsolescence is apparent in several residential structures within the **Redevelopment Area**. Originally built in the late 1800s to early 1900s, these 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 50' or less 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 #2**.

Conclusion.

Other Environmental, Blighted Factors are a strong presence throughout Redevelopment Area #2, 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 #2** is 83.4 years. The average age of commercial structures is approximately 46.4 years. Approximately 58.3 percent, or 108 of the total 185 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 #2.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #2 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 #2**, 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 #2** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #2**, addressed in this Study, is presented in **Tables 1** and **2**, **Pages 6** and **8**. The eligibility findings indicate that **Redevelopment Area #2** 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. Railway Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
7. Existence of Debris: _____ MA _____ MI _____ N
8. Existence of Vagrants: _____ MA _____ MI _____ N
9. Overall Site Condition: _____ E _____ G _____ F _____ P

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	2	1.1%	0	1	1	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	11	5.9%	3	3	1	N/A	4
20-40 Years	64	34.6%	14	18	23	N/A	9
40-100 Years	75	40.5%	46	11	8	N/A	10
100+ Years	33	17.8%	25	1	3	N/A	4
TOTAL	185	100.0%	88	34	36	N/A	27
FINAL STRUCTURAL RATING							
Sound	54	29.2%	13	18	9	N/A	14
Deteriorating-Minor	39	21.1%	11	10	16	N/A	2
Deteriorating-Major	56	30.3%	40	5	4	N/A	7
Dilapidated	36	19.5%	24	1	7	N/A	4
TOTAL	185	100.0%	88	34	36	N/A	27
STREET CONDITION							
None	0	0.0%	0	0	0	0	0
Excellent	24	14.0%	11	0	1	10	2
Good	54	31.4%	22	18	5	8	1
Fair	64	37.2%	27	10	7	15	5
Poor	30	17.4%	15	0	8	6	1
TOTAL	172	100.0%	75	28	21	39	9
SIDEWALK CONDITION							
None	121	70.3%	39	21	19	36	6
Excellent	11	6.4%	7	0	1	1	2
Good	26	15.1%	17	7	1	1	0
Fair	12	7.0%	10	0	0	1	1
Poor	2	1.2%	2	0	0	0	0
TOTAL	172	100.0%	75	28	21	39	9
DEBRIS							
None	157	91.3%	67	26	18	37	9
Major	4	2.3%	1	0	1	2	0
Minor	11	6.4%	7	2	2	0	0
TOTAL	172	100.0%	75	28	21	39	9
OVERALL SITE CONDITION							
Excellent	3	1.7%	1	0	0	1	1
Good	23	13.4%	13	6	0	2	2
Fair	112	65.1%	44	19	15	32	2
Poor	34	19.8%	17	3	6	4	4
TOTAL	172	100.0%	75	28	21	39	9
PARKING SPACES							
Ranges	0-300	0.0%	0-2	0-500	0-350	N/A	1-200
None	0	0.0%	0	0	0	0	0
Hard Surfaced	97	56.4%	35	25	10	23	4
Unimproved	75	43.6%	40	3	11	16	5
TOTAL	172	100.0%	75	28	21	39	9

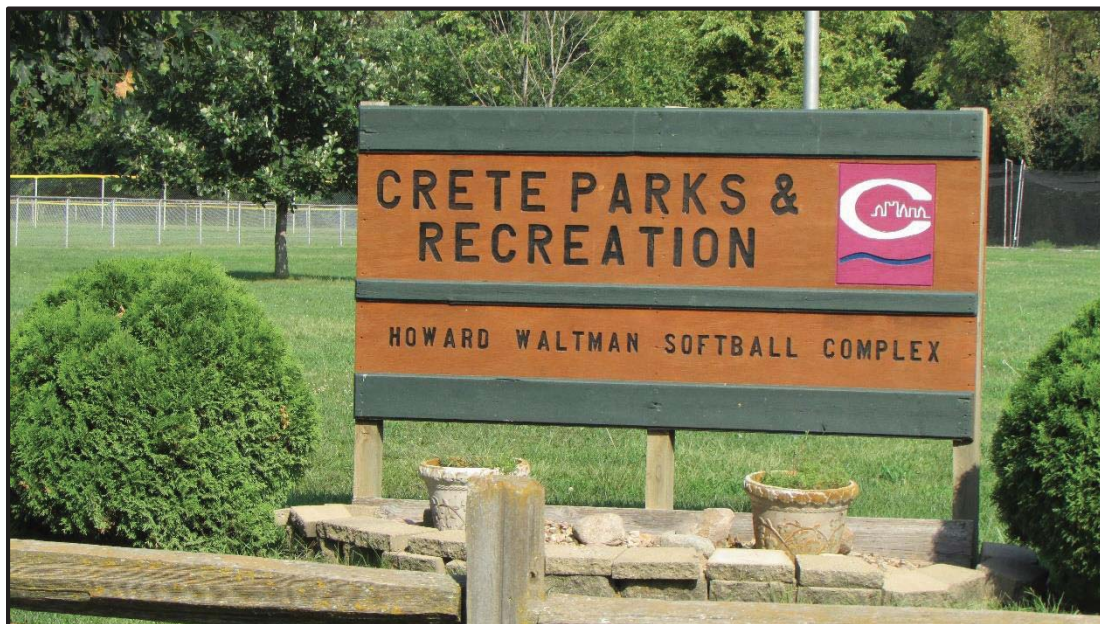
CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	5	2.7%	0	2	0	N/A	3
Sound	86	46.5%	46	20	9	N/A	11
Minor	88	47.6%	40	12	25	N/A	11
Substandard	5	2.7%	1	0	2	N/A	2
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
WINDOWS							
None	29	15.7%	0	5	16	N/A	8
Sound	72	38.9%	37	19	9	N/A	7
Minor	78	42.2%	48	10	10	N/A	10
Substandard	5	2.7%	2	0	1	N/A	2
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	91	52.9%	33	23	10	21	4
Asphalt	6	3.5%	2	2	0	2	0
Gravel	75	43.6%	40	3	11	16	5
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	172	100.0%	75	28	21	39	9
PORCHES...							
None	1	0.5%	0	1	0	N/A	0
Sound	36	19.5%	13	17	3	N/A	3
Minor	89	48.1%	40	13	20	N/A	16
Substandard	58	31.4%	34	3	13	N/A	8
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
PAINT							
None	21	11.4%	1	7	9	N/A	4
Sound	68	36.8%	22	18	17	N/A	11
Minor	52	28.1%	33	6	5	N/A	8
Substandard	41	22.2%	29	3	5	N/A	4
Critical	3	1.6%	3	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27
DRIVEWAY							
None	1	0.5%	1	0	0	N/A	0
Sound	23	12.4%	7	12	2	N/A	2
Minor	32	17.3%	16	11	4	N/A	1
Substandard	128	69.2%	63	11	30	N/A	24
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	185	100.0%	88	34	36	N/A	27

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	50	27%	10	16	9	N/A	15
Minor	109	59%	62	17	21	N/A	9
Substandard	26	14%	16	1	6	N/A	3
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	79	43%	16	22	24	N/A	17
Minor	98	53%	68	12	9	N/A	9
Substandard	8	4%	4	0	3	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
FOUNDATION							
None	10	5%	7	0	0	N/A	3
Sound	101	55%	30	26	27	N/A	18
Minor	69	37%	49	8	7	N/A	5
Substandard	5	3%	2	0	2	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
FOUNDATION TYPE							
Concrete	155	99%	80	28	32	N/A	15
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	2	1%	1	0	1	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	157	100%	81	28	33	N/A	15
ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	105	57%	48	24	15	N/A	18
Minor	56	30%	23	9	18	N/A	6
Substandard	23	12%	16	1	3	N/A	3
Critical	1	1%	1	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
ROOF TYPE							
Asphalt Shingles	94	51%	72	8	4	N/A	10
Rolled Asphalt	22	12%	9	8	2	N/A	3
Cedar	1	1%	1	0	0	N/A	0
Combination	2	1%	0	2	0	N/A	0
Other	66	36%	6	16	30	N/A	14
TOTAL	185	100%	88	34	36	N/A	27

CRETE REDEVELOPMENT AREA #2							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	162	88%	72	33	33	N/A	24
Sound	4	2%	3	0	1	N/A	0
Minor	11	6%	10	0	1	N/A	0
Substandard	8	4%	3	1	1	N/A	3
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
GUTTER, DOWNSPOUTS							
None	62	34%	24	7	18	N/A	13
Sound	74	40%	29	23	13	N/A	9
Minor	45	24%	33	4	4	N/A	4
Substandard	4	2%	2	0	1	N/A	1
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL SURFACE							
None	3	2%	0	0	0	N/A	3
Sound	102	55%	38	26	26	N/A	12
Minor	53	29%	31	8	4	N/A	10
Substandard	27	15%	19	0	6	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	185	100%	88	34	36	N/A	27
WALL SURFACE TYPE							
Frame	34	18%	23	1	0	N/A	10
Masonry	17	9%	1	7	5	N/A	4
Siding	100	54%	47	15	29	N/A	9
Combination	22	12%	9	10	1	N/A	2
Stucco	1	1%	0	0	0	N/A	1
Other	11	6%	8	1	1	N/A	1
TOTAL	185	100%	88	34	36	N/A	27
PARKING SURFACE							
None	63	37%	15	4	4	36	4
Concrete	40	23%	20	16	4	2	0
Asphalt	3	2%	1	1	1	0	0
Gravel	57	33%	36	6	10	1	5
Dirt	6	3%	3	1	2	0	0
Brick	0	0%	0	0	0	0	0
TOTAL	172	100%	75	28	21	39	9
PARKING SPACES							
None	63	37%	15	4	4	36	4
1 to 2	54	31%	49	2	3	1	0
3 to 5	13	8%	5	5	3	1	0
6 to 10	16	9%	3	7	3	1	3
11 to 20	10	6%	1	3	5	0	1
21 or More	13	8%	2	7	3	0	1
TOTAL	172	100%	75	28	21	39	9

Crete, Nebraska

General Redevelopment Plan
Redevelopment Area #2.



Prepared for:

The City of Crete, Nebraska.



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

October, 2015

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GENERAL REDEVELOPMENT PLAN

Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of development and redevelopment activities within **Redevelopment Area #2**, in the City of Crete, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

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

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

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

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

other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Location

Beginning at the intersection of the north line of the Big Blue River with the west Corporate Limit Line, thence southeasterly and southerly along said north and east lines of the River to its intersection with the extended north line of 17th Street, thence east along said extended line and continuing to the east along said north line of 17th Street to its intersection with the east line of Oak Avenue, thence south along said east line to its intersection with the north line of the Burlington Northern Santa Fe Railway, thence southwesterly along said north railway line to its intersection with the east line of Quince Avenue, thence south along said east line to its intersection with the north line of 13th Street, thence east along said north line to its intersection with the west line of Norman Street, thence south along said west line to its intersection with the south line of 12th Street, thence west along said south line to its intersection with the east line of Sycamore Avenue, thence south along said east line to its intersection with the south Corporate Limit Line of the City of Crete, thence westerly to its intersection with the east line of Parcel #760050953, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the east line of the southern branch of the Burlington Northern Santa Fe Railway, thence southeasterly to its intersection with the north line of Parcel #76012298, thence east to its intersection with the east line of said Parcel, thence south along said east line to its intersection with the south line of said Parcel, thence west along said south line to its intersection with the west line of the Highway 77 Corridor, thence north-northwesterly to its intersection with the south line of Parcel # 760051062, thence continuing along the south line of Parcel #760145013 to its intersection with the west line of said Parcel, thence north along said west line of Parcel and continuing north along the west line of Parcel # 760051062, then # 760145006 and #760144992 to its intersection of the west and south lines of the Corporate Limit Lines, thence continuing north along said Corporate Limit Line, (also known as the west line of the Westwood Estates Addition), thence continuing north along said Corporate Limit Line and thence the extended west Corporate Limit Line to its intersection with the extended north line of Parcel #760050422, thence east along extended north line and continuing east along the north line of parcel #s 760050422, 760050414 and 760050546 and thence continuing east along the platted north line of 15th Street to its intersection with the east line of Idaho Avenue, also known as the west Corporate Limit Line, thence north along said west

Crete, Nebraska

General Redevelopment Plan
Crete Redevelopment Area #2

Corporate Limit Line around the west and north lines of the Riverside Cemetery and continuing along the east along the north Corporate Limit Line and along the north side of County Fairgrounds and the north line of Tuxedo Park to its intersection of the west Corporate Limit Line and the north line of the Big Blue River, also known as the point of beginning.

The referenced **Redevelopment Area #2**, in the City of Crete, Nebraska, includes the following 172 Parcel ID #s:

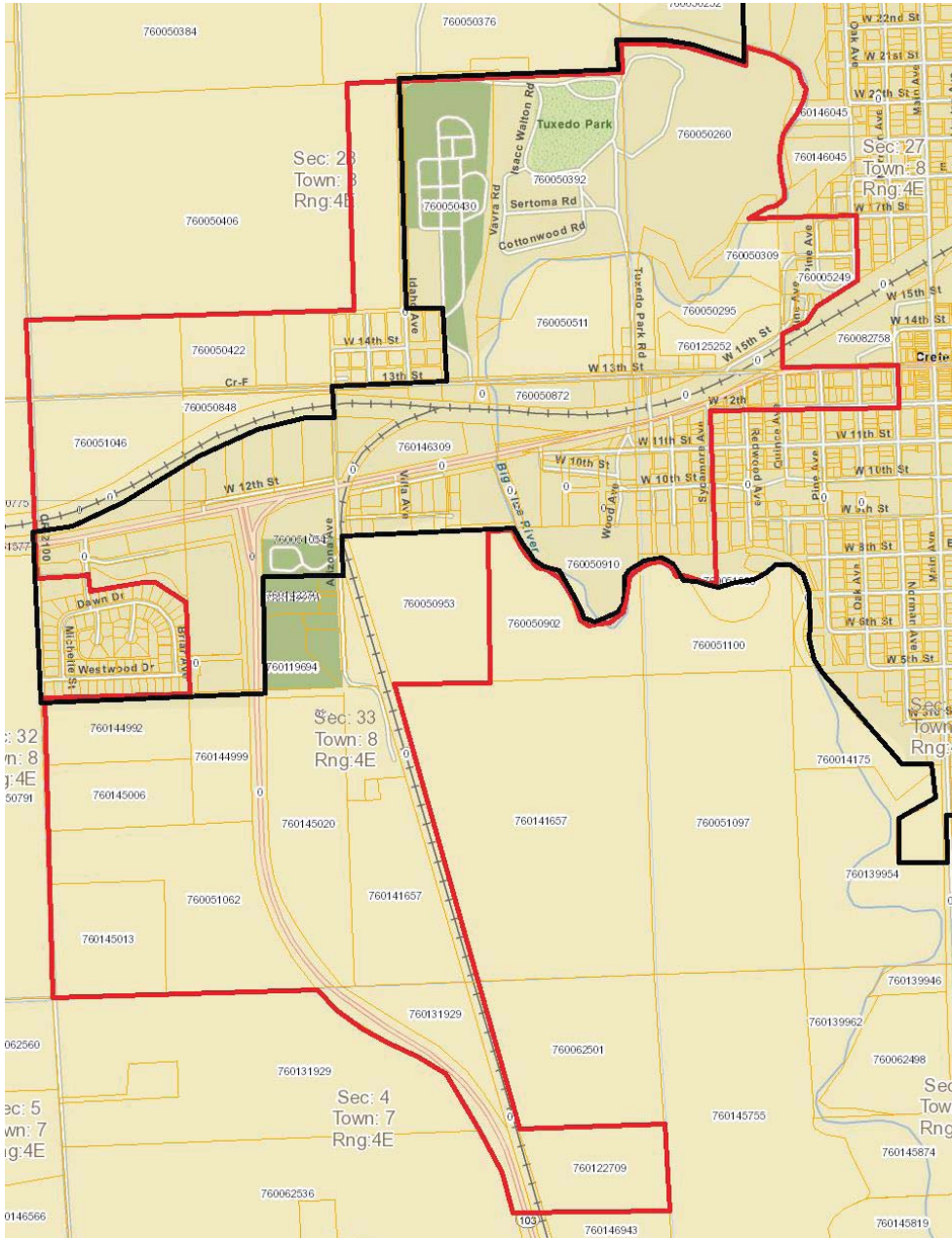
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760000012	760000565	760009422	760019541	760050937	760129843
760000204	760000581	760009430	760019568	760050945	760129959
760000220	760000603	760009449	760019576	760050953	760131856
760000239	760000611	760009457	760019584	760050961	760138818
760000247	760000638	760009465	760019592	760050988	760139083
760000263	760000646	760009473	760019606	760050996	760139105
760000301	760000654	760009481	760019614	760051003	760140006
760000328	760003947	760009503	760019622	760051011	760140154
760000336	760004573	760015252	760019630	760051038	760140197
760000344	760005117	760015341	760050260	760051046	760141312
760000352	760005125	760015368	760050279	760051054	760141657
760000360	760005141	760015384	760050295	760051062	760142270
760000379	760005168	760015422	760050309	760052387	760143102
760000387	760005206	760015460	760050325	760052395	760144138
760000395	760005222	760019363	760050333	760052409	760144992
760000409	760005230	760019371	760050392	760064229	760144999
760000417	760005249	760019398	760050422	760064237	760145013
760000425	760006407	760019401	760050430	760065527	760145020
760000433	760006415	760019428	760050465	760082707	760145065
760000441	760009260	760019436	760050481	760082723	760145195
760000468	760009279	760019444	760050538	760082731	760145774
760000476	760009309	760019452	760050546	760114234	760145788
760000484	760009309	760019460	760050848	760119414	760145849
760000492	760009317	760019479	760050856	760119503	760146446
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760000522	760009333	760019495	760050880	760119694	760146737
760000530	760009341	760019509	760050899	760119694	
760000549	760009376	760019517	760050910	760122709	

Illustration 1, Context Map, identifies the location of **Redevelopment Area #2** in relation to the City of Crete. Portions of the **Redevelopment Area** are located adjacent, but outside the Corporate Limits of Crete. The primary streets within the **Redevelopment Area** are the Highway 33/103 Corridor and west 13th Street.

CONTEXT MAP

REDEVELOPMENT AREA #2

CRETE, NEBRASKA



LEGEND

- Redevelopment Area
- Boundary
- City of Crete
- Corporate Limits

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

* Lincoln, Nebraska * 402.464.5383 *

Crete, Nebraska
 General Redevelopment Plan
 Crete Redevelopment Area #2

The planning process for the **Redevelopment Area** has resulted in a listing of general planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, 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 #2** as **blighted** and **substandard**.

Planning and Implementation Recommendations

To eliminate blighted and substandard conditions and enhance private development and redevelopment activities within the **Redevelopment Area**, the City of Crete will need to consider the following general planning and redevelopment actions. **Tax Increment Financing (TIF) should be considered as a tool to assist in financing both development and redevelopment projects.**

- Create an **“Economic Development Initiative,”** specifically, in the **Redevelopment Area** directed at increasing the tax base and creating jobs. Utilize TIF and private investment for the expansion of existing and the development of new businesses in conformance with the City’s Future Land Use Map and Zoning Regulations.
- Promote the development of new businesses along the Highway Corridor, combined with a local initiative to promote housing development as identified on the Future Land Use Map.
- Prepare an **Annexation Plan** for properties in **Redevelopment Area #2**, currently outside the Corporate Limits.
- **Acquire, demolish and replace** functionally and economically obsolescent commercial, industrial and residential properties throughout the **Redevelopment Area**.
- **Reuse vacant lots** and land areas throughout the **Redevelopment Area**, including along the Highway Corridor. The study of the **Area** identified parcels that are vacant and/or underutilized. Future commercial, public/quasi-public and residential uses should in accordance with the **Land Use Plan** should be marketed for new businesses in these locations.

- Create an **urban/corridor design plan** and implement enhancements along the Highway 33/103 Corridor that provide landscaped areas for better separation between pedestrian sidewalks and the edges of the highway.
- Plan and implement **new housing developments** in the **Redevelopment Area**, utilizing the Crete Community Housing Study as a guide for development.
- Plan and implement a **program of housing rehabilitation** in the **Area**, in an effort to both improve living conditions and enhance the real estate tax base.
- Plan and implement **flood control activities** throughout the **Redevelopment Area**.
- Plan and implement improvements and enhancements/betterments of **Tuxedo Park**.
- Implement **alternative energy systems** throughout the **Redevelopment Area**. This would include the consideration and possible use of wind, solar, geothermal, hydropower and methane energy systems in both existing and new buildings.

Infrastructure Systems throughout the Redevelopment Area:

Municipal Infrastructure:

- Replace **undersized and aging water and sewer utility mains**, as needed. Portions of the Redevelopment Area consist of water and sewer mains only 4” in diameter and ar 40+ years of age.
- Municipal sidewalks within **Redevelopment Area #2** are, overall, in “fair” to “poor” condition. Sidewalks should be repaired to allow for the ease of use by pedestrian traffic. **A sidewalk ordinance is in place for implementation in Crete.**
- Local streets and highways in “poor” condition should be planned for resurfacing or paving.

Privately Owned Infrastructure:

- To facilitate the redevelopment of **Redevelopment Area #2**, all privately owned water and sewer service lines are recommended to be replaced in conjunction planned improvements to structures or property. Privately owned and maintained water and sewer service lines that extend from municipal mains to individual structures are typically undersized, constructed of outmoded materials, and are deteriorating. Privately owned and maintained driveways, access roads and parking areas were observed to be deteriorating and in substandard condition.

Implementation

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be eight to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. LB840, Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in the **Redevelopment Area** is deemed to be an essential and integral element of the **Area**. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

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

1. **Future Land Use Patterns.**

The existing land use patterns within **Redevelopment Area #2** are described in detail in the **Blight and Substandard Determination Study**. In general, the **Redevelopment Area** consists of agricultural, residential, commercial, industrial, public/quasi-public, parks/open space and vacant land use types. The field survey identified properties and structures classified as being in a deteriorating condition, as well as vacant lands that have remained undeveloped in spite of having available utilities.

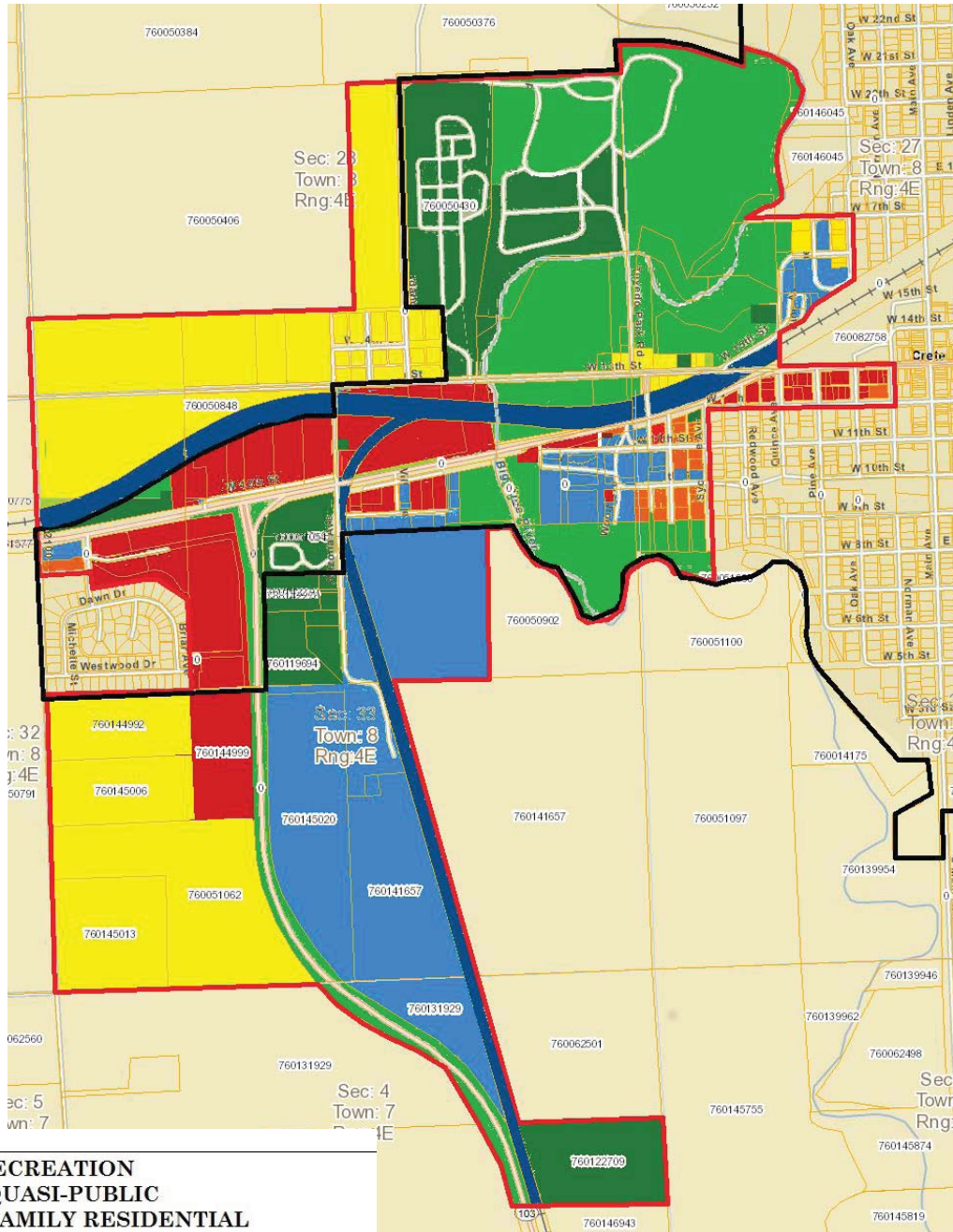
Illustration 2, Future Land Use Map, represents an effort to encourage land uses that reflect the land use plan contained within the **Crete Comprehensive Plan** and the current **Zoning Regulations**. The **Future Land Use Map** recommends the development of future commercial uses along the Highway 33/103 Corridor. Single family residential uses are recommended to be expanded along and west of the Highway 33 Corridor, south of Crete and west of Idaho Avenue, in the northern portion of the **Redevelopment Area**. **A Public/Quasi-Public land use is highlighted in the far southern portion of the Area, where a new water treatment plant is proposed.** Single family residential uses are shown in areas that are both in conformance with the **Future Land Use Plan from the Comprehensive Plan** and the current **Zoning Regulations**.

2. **Future Zoning Districts.**

The recommended **Future Zoning Map** for **Redevelopment Area #2** is identified in **Illustration 3**. The **Future Zoning Map** is in conformance with the current **Crete Comprehensive Plan** and specifically with the **Future Land Use Map, Illustration 2**. The entire **Redevelopment Area** is reconfigured to support future developments highlighted in the **Crete Comprehensive Plan**.

FUTURE LAND USE MAP

REDEVELOPMENT AREA #2 CRETE, NEBRASKA



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- BODY OF WATER
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUNDARY

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

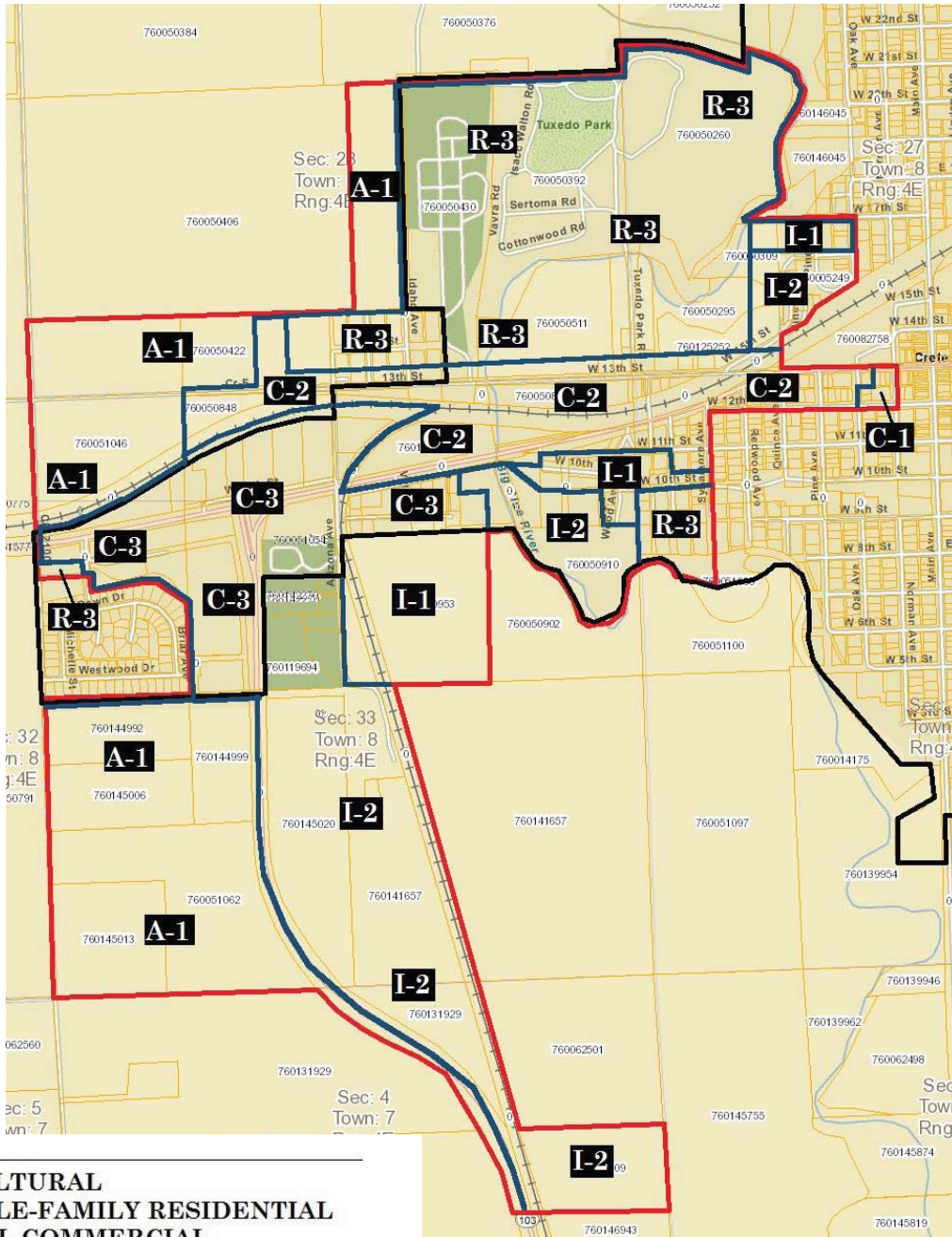
Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 2

Crete, Nebraska
General Redevelopment Plan
Crete Redevelopment Area #2

FUTURE ZONING MAP

REDEVELOPMENT AREA #2 CRETE, NEBRASKA



LEGEND

- A-1 - AGRICULTURAL
- R-3 - MULTIPLE-FAMILY RESIDENTIAL
- C-1 - CENTRAL COMMERCIAL
- C-2 - GENERAL COMMERCIAL
- C-3 - HIGHWAY COMMERCIAL
- I-1 - LIGHT INDUSTRIAL
- I-2 - HEAVY INDUSTRIAL
- CITY OF CRETE CORPORATE LIMITS
- REDEVELOPMENT AREA #2 BOUNDARY
- ZONING DISTRICT BOUNDARY

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

Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 3

Crete, Nebraska
General Redevelopment Plan
Crete Redevelopment Area #2

3. Recommended Public Improvements

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

Pedestrian and vehicular safety should be a concern along the Highway 33/103 Corridor, as well as west 13th Street. The tendency of vehicles to exceed posted speed limits along these corridors hinders the ability of pedestrians to cross this busy street and could create a potentially hazardous situation with vehicles attempting to access the Highway Corridor.

The Blight and Substandard Determination Study focused on the public improvement needs for new water and sewer mains, primarily within areas currently not served by municipal water and sewer. Many privately owned driveways, access roads and parking areas are in substandard condition and a detriment to potential redevelopment activity.

It is recommended that the City of Crete work closely with developers to ensure that future streets within **Redevelopment Area #2** are implemented in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines shall meet the provisions of the Subdivision Regulations of Crete.

4. Alternative Energy Considerations

Development and redevelopment projects on the scale of those identified in document are supplementing the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and large commercial developments are strongly accessing these alternative energy sources in combination with "**green building**" techniques.

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



Roof top application of an older building in Philadelphia.



Solar panels on top of the Denver Convention Center.



A Helix Wind Turbine on top of a Lincoln, Nebraska Office building.

Conclusions

A successful **General Redevelopment Plan** for **Redevelopment Area #2** should guide redevelopment and development opportunities, while securing the viability of this **Area** as a combined Downtown and Highway Commercial service area, while supporting adjacent residential uses. New construction should not imitate, but be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Crete CDA and the City of Crete should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #2**. The demolition of existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CDA should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #2.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$45 per square yard. Asphalt overlay has a cost of \$3 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$150 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$300 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$20 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$40 per linear foot.

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$50 to \$60 per linear foot

Water Valves

\$750 each

Fire Hydrants

\$2,500 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore the cost of a 2" overlay of a 150 x 150 foot parking lot is \$15,000.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$45 per square yard.

The cost of a 6" thick, 16 foot wide concrete alley is \$80 per linear foot.

The cost of a 6" thick, 20 foot wide concrete alley is \$100 per linear foot.

Storm Sewers

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

15" RCP costs \$22 per linear foot

18" RCP costs \$26 per linear foot

24" RCP costs \$35 per linear foot

30" RCP costs \$44 per linear foot

36" RCP costs \$52 per linear foot

42" RCP costs \$61 per linear foot

48" RCP costs \$70 per linear foot

Inlets cost an estimated \$2,500 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$30,680.

Public and Private Foundations

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #2**, in Crete, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District

Tax Increment Financing

LB 840 or LB 1240

Historic Preservation Tax Credits

Low Income Housing Tax Credits

Sales Tax

Crete, Nebraska
General Redevelopment Plan
Crete Redevelopment Area #2

Community Development Block Grants - Re-Use Funds
Local Lender Financing
Owner Equity
Small Business Association-Micro Loans
Community Assistance Act
Donations and Contributions
Intermodal Surface Transportation Efficiency Act

Private Foundations

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

GENERAL REDEVELOPMENT PLAN AMENDMENTS

PROJECT NAME / LOCATION AND COST

RESOLUTION #

1.	_____	_____
	\$ _____	
2.	_____	_____
	\$ _____	
3.	_____	_____
	\$ _____	
4.	_____	_____
	\$ _____	
5.	_____	_____
	\$ _____	
6.	_____	_____
	\$ _____	
7.	_____	_____
	\$ _____	
8.	_____	_____
	\$ _____	
9.	_____	_____
	\$ _____	
10.	_____	_____
	\$ _____	

RESOLUTION NO. 2020-17

A RESOLUTION OF THE CITY OF CRETE, NEBRASKA APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA #2 IN THE CITY OF CRETE FOR THE BELOHLAVY ESTATES REDEVELOPMENT PROJECT AND A COST-BENEFIT ANALYSIS FOR THE BELOHLAVY ESTATES REDEVELOPMENT PROJECT.

WHEREAS, on April 4, 2017 the City Council of the City of Crete, Nebraska (“City”) adopted a plan of redevelopment prepared by Hanna:Keelan Associates, P.C. dated October of 2015 (the “Redevelopment Plan”) for certain portions of the City identified in the Blight and Substandard Study as Redevelopment Area #2 (the “Redevelopment Area”) pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101, et seq. (the “Act”);

WHEREAS, the Community Development Agency of the City of Crete, Nebraska (the “CDA”) has recommended that the Redevelopment Plan should be amended to identify specific property within the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions;

WHEREAS, a copy of the proposed Amendment to the Redevelopment Plan for Redevelopment Area #2 (Belohlavy Estates Redevelopment Project) (the “Project”) is attached as Exhibit “A”, and a copy of the Cost-Benefit Analysis for the Project conducted by the CDA is attached thereto as Exhibit “C”;

WHEREAS, the Project will use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain public improvements on the Project Site and/or the Redevelopment Area, as more particularly described in the Amendment to the Redevelopment Plan;

WHEREAS, the CDA submitted the question of whether the Amendment to the Redevelopment Plan should be recommended to the City Council to the Planning Commission of the City of Crete;

WHEREAS, the Planning Commission recommended the approval of the Amendment to the Redevelopment Plan on July 27, 2020;

WHEREAS, on August 18, 2020, a meeting of the City Council of the City of Crete, Nebraska was held at 6:00 p.m. in order to conduct a public hearing to determine whether the Amendment to the Redevelopment Plan and related Cost-Benefit Analysis should be approved;

WHEREAS, the City Council has reviewed the Amendment to the Redevelopment Plan, the Cost-Benefit Analysis, and the recommendations of the Planning Commission, and has duly considered all statements made and materials submitted related to the submitted question.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act.

Section 2. The Amendment to the Redevelopment Plan is feasible and is in conformance with the general plan for development of the City of Crete as a whole, as set forth in the City of Crete Comprehensive Plan, as amended.

Section 3. The Amendment to the Redevelopment Plan will, in accordance with the present and future needs of the City of Crete, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

Section 4. The Project would not be economically feasible without the use of tax increment financing, would not occur in the Redevelopment Area without the use of tax increment financing, and the costs and benefits of the Project are in the long-term best interest of the community.

Section 5. The City Council does hereby approve and adopt the Amendment to the Redevelopment Plan and the Cost-Benefit Analysis.

PASSED AND ADOPTED this 18th day of August 2020.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2020-18

A RESOLUTION OF THE CITY OF CRETE, NEBRASKA APPROVING THE REDEVELOPMENT AGREEMENT FOR THE BELOHLAVY ESTATES REDEVELOPMENT PROJECT AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CRETE TO ENTER INTO SAID AGREEMENT AND ISSUE TAX INCREMENT FINANCING INDEBTEDNESS FOR THE REDEVELOPMENT PROJECT.

WHEREAS, on August 18, 2020, the City of Crete, Nebraska approved and adopted an Amendment to the Redevelopment Plan for a certain redevelopment area located in the City of Crete, Nebraska and identified as the Redevelopment Area #2 (the “Redevelopment Area”) and a Cost-Benefit Analysis for the Belohlavy Estates Redevelopment Project (the “Project”) pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101, et seq. (the “Act”).

WHEREAS, on August 18, 2020, the Community Development Agency of the City of Crete (the “CDA”) approved the Redevelopment Agreement for the Project between the CDA and Dana Point Development Corporation, a Wyoming corporation (the “Redevelopment Agreement”), a copy of which is attached as Attachment “A” and incorporated herein by this reference.

WHEREAS, the Project will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.

WHEREAS, on August 18, 2020, a meeting of the City Council was held at the Crete Community Center, 1515 Forest Avenue, in Crete, Nebraska in order to determine whether the Redevelopment Agreement should be approved.

WHEREAS, the City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the general plan for development of the City of Crete, and in the best interests of the City of Crete.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. That the Redevelopment Agreement approved and recommended by the Community Development Agency is hereby approved.

Section 2. That the Community Development Agency is hereby authorized to negotiate the terms and conditions of the Redevelopment Agreement and to execute and deliver the Redevelopment Agreement with such changes, modifications, additions, and deletions therein as the Community Development Agency and its legal counsel shall deem necessary, desirable, or appropriate.

Section 3. That the Community Development Agency is hereby authorized to take all actions contemplated by the Redevelopment Agreement including, without limitation, to issue indebtedness following the lapse of thirty (30) days after the approval of the Redevelopment Agreement, in an amount not to exceed Four Hundred Sixteen Thousand Dollars (\$416,000), in the form of the TIF Note attached to the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and shall not represent the general obligation of the Community Development Agency nor the City of Crete.

Section 4. That all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

PASSED AND ADOPTED this 18th day of August 2020.

Mayor

ATTEST:

City Clerk

LARM
 Contribution Proposal
 Effective October 1, 2020

Coverage	19-20	20-21	+/-
Workers' Compensation	\$101,007.00	\$96,327.00	-4.63%
- Statutory Limits			
- \$500,000 Employers Liability			
General Liability	\$37,719.00	\$42,043.00	11.46%
- \$5,000,000/\$5,000,000			
- Per Occurance/Aggregate			
- \$0 Deductible			
Errors and Omissions	\$5,362.00	\$5,678.00	5.89%
- \$5,000,000/\$5,000,000			
- Per Occurance/Aggregate			
- \$2,500 Deductible			
Law Enforcement Liability	\$6,401.00	\$6,967.00	8.84%
- \$5,000,000/\$5,000,000			
- Per Occurance/Aggregate			
- \$2,500 Deductible			
Auto Liability	\$9,252.00	\$10,500.00	13.49%
- \$5,000,000 Combined Single Limit			
- \$0 Deductible			
Auto Physical Damage	\$30,779.00	\$35,689.00	15.95%
- 74 Vehicles			
- Various Deductibles			
Commercial Property	\$102,982.00	\$120,731.00	17.24%
- \$66,175,241			
- \$5,000 Deductible			
Totals	\$293,502.00	\$317,935.00	8.32%

RESOLUTION NO. 2020-16

A RESOLUTION OF THE CITY OF CRETE, NEBRASKA AGREEING TO EXTEND THE REQUIRED NOTICE TIME LIMIT FOR TERMINATION OF THE INTERLOCAL AGREEMENT FOR THE ESTABLISHMENT AND OPERATION OF THE LEAGUE ASSOCIATION OF RISK MANAGEMENT.

WHEREAS, the City of Crete, Nebraska is a member of the League Association of Risk Management (LARM);

WHEREAS, Section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination date, given that members may agree to extend the required termination notice beyond 90 days in order to achieve reduced excess coverage costs, stability of contribution rates, and efficiency in operation of LARM; and,

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. The City of Crete, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2023. (**180 day and 3 year commitment; 5% discount**)
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2022. (**180 day and 2 year commitment; 4% discount**)
- Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2021. (**180 day notice only; 2% discount**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2023. (**90 day notice and 3 year commitment only; 2% discount**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2022. (**2 year commitment only; 1%**)
- Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2021. (**90 day Notice only**)

PASSED AND ADOPTED this 18th day of August 2020.

Mayor

ATTEST:

City Clerk



To LB840 Applicant:

CONGRATULATIONS on taking the first step to being awarded additional funds to help your business or event in Crete. The funds available for Economic Development, resulting from the citizen-approved sales tax increase that took effect April 1, 2011, are available first come to businesses, events and projects that meet the requirements of Crete's written Economic Development Plan, which can be found online at www.crete.ne.gov/vnews/display.v/ART/58fa7907cceb. A written copy is also available from the City of Crete Economic Development Director.

Please review the Economic Development Plan and confirm that your project or business is eligible. Applications may be recommended for funding in full or in part or may be denied based upon the review of the Board. Final decisions regarding funding will be made by the City Council but according to the terms of the Plan, in no event may the City Council fund any Application not previously reviewed and approved by the citizen Board.

In this packet you will find an Application for Funds, a US Citizenship Attestation Form and a Check List of required items. As you will see, the Application is detailed and requires significant information and additional verification documents. If you need assistance with the application please contact any Economic Development Advisory Board member. *If you have questions, please call Judi Meyer, Economic Development Director, at 402-826-4317 or email or judi.meyer@crete.ne.gov.*

Please note that the first portion of the application will be open to the public and may be provided to the City Council for final funding review. The balance of the application and all supporting documentation including personal financial information is confidential and will only be shared with members of the Economic Advisory Board for purposes of considering your application. All confidential records will be maintained in the office of the Economic Development Board and will be kept separately and not be available for review by the public. Any questions or concerns regarding this process shall be directed to the City Administrator.

All Applicants will be required to attend a public hearing for presentation regarding their request for funding. Public hearings will be held at least quarterly and may be held more frequently at the request of the Board. All Applications presented within the three months preceding a Public Hearing will be set for presentation and consideration at the same meeting. The Board may make a recommendation for funding at the public hearing, or may vote to table an application for further information, but in no event shall an application be tabled more than once so that all decisions will be made not more than three months after the initial public hearing regarding an application. There is no guarantee that a determination will be made less than three months after submission so all applicants are urged to make timely requests for funding if projects or events have set timelines.

Mail or deliver completed application with all supporting documentation and forms to:

**Economic Development Program Director
City of Crete City Hall
243 E. 13th Street, P.O. Box 86
Crete, NE 68333**

We look forward to working with you through the application process.
Equal Opportunity and Fair Housing Provider and Employer





ECONOMIC DEVELOPMENT PROGRAM
APPLICATION FOR FUNDS

Please Type or Print Clearly and Answer Each Question (If Question Does Not Apply – Mark N/A).

Please Note: The Information Contained in this portion of the document is Public Information and will NOT be Considered Confidential.

A. APPLICANT INFORMATION:

Name of Entity Applying for Assistance: Saline Medical Plaza LLC

Business Address: 969 East Highway 33 Crete NE 68333
(City) (State) (Zip Code)

Contact Person: Josue D. Gutierrez MD Telephone Number: 3055466250

Fax Number: 4028263228 Email Address: jgutierrez@smscrete.com

Federal Tax ID Number: 851312676

Type of Entity: [X] Start-Up [] Buyout [] Existing

If Existing, Number of Years in Business in Crete:

Business Classification: (Please Choose One)

- [] Retail [] Manufacturing [] Research & Development
[] Headquarter [] Telecommunications [] Tourism
[] Warehouse/Distribution [] Government [X] Other

Business Type: (Please Choose One)

- [] Proprietorship [] Corporation [] Partnership
[X] LLC [] Governmental Entity [] Other

Does the Company have a Parent or Subsidiaries? [] Yes [X] No

If Yes, Please List Name:

Address: (City) (State) (Zip Code)

Ownership Identification: Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Josue D. Gutierrez MD	Majority Owner	66
Casey Moeller	Minority Owner	34

Which type of assistance is the entity applying for?

- Grant
 Loan Guarantee If so, Lender? _____
 Other

Explain: _____

What is the general purpose of the request (must be an allowed LB840/Economic Dev. Plan Project)?

- New Development
 New Business Startup
 Building Renovation
 Public Works
 Professional/Employee Recruitment
 Promotion/Tourism
 Job Training
 Working Capital
 Low - Moderate Income Housing
 Workforce Housing
 Technology
 Plan Management
 Technical Assistance
 Equity Investment

Does the business qualify to receive any incentives from the State of Nebraska? Yes No DK

Has the business applied for any incentives from the State of Nebraska? Yes No

If yes, please explain: _____

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: _____

Number of Full-Time Equivalent Positions to Be Created: _____

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Crete, their Two- Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Crete?

Yes No

If no, please explain: _____

Does the Company Employ Any Seasonal Employees? Yes No

If Yes, How Many: _____

(Seasonal employees must work for at least three continuous months and the position must reoccur annually)

B. PROJECT INFORMATION:

Please provide a Brief Project Summary Description:

Saline Medical Plaza LLC(SMP) is an entity that will house multiple specialties under one roof. Specialties such as physical therapy, local health clinic (Saline Medical Specialties), the 5 County health department, a local daycare and actively recruiting mental health and dentistry as well. The goal of SMP is to bring to Crete an surrounding counties a fully functional and integrated model of health care that has proven to be successful in other parts of the country and thus provide up to date, patient centered care for our community. Some of these entities will share resources within the space and will be available to the community. Future plans of this entity include diabetic education classes, yoga classes, healthy meal planning and preparation classes. The entity will house a multipurpose room for functions that the surrounding community can benefit from. The close relationship between health department and Saline Medical Specialties makes it ideal for disease surveillance, future testing sites for future pandemics, immunization sites and to be the local health resource. Daycare services over 90 families in this community with plans to expand to over 100 families with current expansion.

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$ 321,000.00	\$
Renovation/Rehabilitation	\$ 900,000.00	\$ 100,000.00
New Construction	\$	\$
Machinery / Equipment Acquisition	\$	\$
Business / Employee Recruitment Activities	\$	\$
Technology Costs	\$ 25,000.00	\$
Small Business Development	\$	\$
Working Capital (Includes Inventory)	\$	\$
Job Training	\$	\$
Other	\$	\$
Total Project Cost	\$ 1,246,000.00	
	Total LB840 Funds Requested:	\$ 100,000.00

C. FUNDING SOURCES AND EQUITY INJECTION:

If Borrowing, Name of Lender: City Bank & Trust

Loan Amount: _____ Loan Term (Years): _____

Amount Injected Into the Project by Business/Partners/Owners:

Other Funding Source(s) and Amount(s): TBD per project scope

C. PROJECT LOCATION:

- | | | |
|--|---|--|
| Within the Crete City Limits? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Within the Crete Two-Mile Jurisdiction? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Land Owned by the City of Crete? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Not Located in Crete but for area benefit? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

If Not in City Jurisdiction, please explain local benefit:


D. ATTACHMENTS: - Please Include the Attachments that Apply to Your Entity – See *checklist Page 5.*

Please Note: The Information provided pursuant to this Section **Will** be Deemed Confidential and will not be Available for Public Disclosure.

- Business Plan: Brief Description of the Business
- Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
- For Existing Businesses – Three (3) Yearly Financial Statements
- For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
- For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- For Start-Up Businesses – Current Business Plan
- For Start-Up Businesses – Three Year Projections
- Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required for Proprietorship
- Letter from Lending Institution if applicable
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, Bylaws)
- Please Note that Other Financial Documents May Be Required

E. APPLICANT SIGNATURE:

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Crete or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.



 Applicant's Signature

7/7 / 2020

 Date

Checklist for Local Economic Development Program Application

For a qualifying business to be considered for direct or indirect financial assistance under the Crete Local Economic Development Program an applicant must provide to the City Administrator or Program Administrator:

- A completed and signed application with all required support documents including, but not limited to:
 - A detailed description summary of the proposed project which clearly states what assistance the business is requesting from the program, including evidence that the project qualifies for assistance under the Local Option Municipal Economic Development Act and is consistent with the goals of the Crete Local Economic Development Program.
 - Use of Funds – Total project costs and financing requirement; include copies of any preliminary bids (if applicable/available).
 - A review of key management and employees and their experience as related to the proposed project.
- Start Up Business
 - Current Business Plan for the project and the company, including employment and financial projections;
 - Three (3) Years Financial Projections
 - Past three years personal tax returns
- Existing Business:
 - Most Current Business Plan
 - Three (3) Yearly Financial Statements: Profit & Loss Statements, Cash Flows and Income Statements covering the last three years of business operation, or if a new business, personal income statements.
 - List of Current Obligations (include company Names and Amounts)
 - Past three years personal tax returns
- Letter from Lending Institution(s) (if applicable): Evidence of private financing commitments for investors or lenders.
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, ByLaws)
- Resume(s) of all owners/co-owners/directors/partners/stockholders: Necessary entity or personal financial information about the Applicant(s), including name, address, past experience, work history, and related information.
- Other information or financial documentation as requested.

Questions: Contact City Administrator, Tom Ourada, at 402-826-4313 or email tom.ourada@crete.ne.gov. **Return** application and supporting documentation to City Administrator, at City Hall, 243 E. 13th Street, Crete, NE 68333

United States Citizenship Attestation Form


For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

I am a citizen of the United States.

— OR —

I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows: _____, and I agree to provide a copy of my USCIS documentation upon request.

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete, and accurate and I understand that this information may be used to verify my lawful presence in the United States.

PRINT NAME	Josue, Daniel Gutierrez <hr/> <u>(first, middle, last)</u>
SIGNATURE	 <hr/>
DATE	<u>07/07/2020</u>

1/19/2010

DOWNLOAD/SAVE

PRINT

LB 840 APPLICATION PROCESS

Next Step In Process

If application is denied, the applicant has the ability to appeal to the advisory board at a public meeting

Step 1

Applicant goes to Director with idea

Is applicant and project eligible?

No

Yes

Step 2

Application is submitted

Step 3

Director does a review & analysis of application

Is the application accepted?

No

Yes

Step 4

The applicant and Director enter into negotiations

Negotiations Not Accepted

Negotiations Accepted

May enter into Negotiations

Step 5

Application is presented to economic advisory committee by Director

Step 6

Application goes to public meeting and advisory committee executive session for financial determination and recommendation

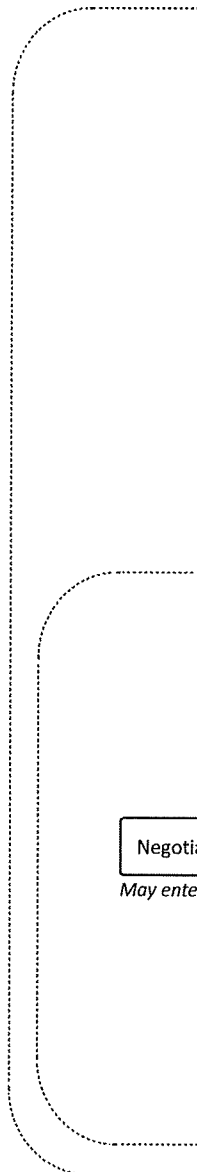
Not Recommended

Recommend as Amended

Application Recommended

Step 7

Application goes to City Council



**OPERATING AGREEMENT
OF
SALINE MEDICAL PLAZA, LLC**

The undersigned individuals (the "Members") shall conduct a limited liability company (the "Company") at its principal office in Lincoln, Nebraska, pursuant to the provisions hereof and according to the Company's Certificate of Organization and the laws of the State of Nebraska.

1. **Name.** The name of the Company shall be Saline Medical Plaza, LLC.
2. **Registered Agent.** The name and address of the Company's registered agent in Nebraska is:

Dr. Josue Gutierrez
969 East Highway 33
Crete, Nebraska 68333

3. **Principal Place of Business.** The address of the principal place of business of the Company is:

969 East Highway 33
Crete, Nebraska 68333

4. **Purpose.** The Company is organized to engage in the business of real estate, as well as to do any and all actions and things convenient, expedient, ancillary or otherwise necessary to accomplish the foregoing; and to engage in any and all lawful business, other than banking or insurance, for which a limited liability company may be organized under the laws of Nebraska.

5. **Powers.** The Company shall have all powers as set forth in the Certificate of Organization and any and all powers enumerated in the Nebraska Uniform Limited Liability Company Act (the "Act") as the same has been enacted and as amended from time to time.

6. **Duration.** The period of duration of the Company shall be perpetual, unless dissolved earlier pursuant to Section 17 hereof.

7. **Management of Company.** Management of the Company shall be vested in its Members in proportion to their percentage interest in the Company, as adjusted from time to time to properly reflect any additional contributions or withdrawals by its Members. The Members shall run the Company on a daily basis, make business decisions, and formulate future policies of the Company. The Members may appoint a Manager or Managers as set out in Section 10, in which case the Company shall be managed by the Manager or Managers in accordance with Section 10.

Notwithstanding the forgoing or any other provision of this Agreement, the following shall require the unanimous consent of all of the Members:

- a. Borrowing any money if the obligation is in excess of \$10,000;
- b. Allowing a lien or security interest to be placed on any or all of the Company's assets;
- c. Leasing real property owned by the Company, unless a Manager is appointed pursuant to Section 10 and is authorized to enter into lease agreements on behalf of the Company;
- d. Incurring any obligation on behalf of the Company that is in excess of \$10,000;
- e. Acquiring real property;
- f. Selling real property; and
- g. Dissolving the Company (except as set forth in Section 13.H).

8. **Meetings of the Members.** Meetings of Members of the Company may be called by any Manager or Member and shall be held at the principal place of business of the Company, or elsewhere as the notice of such meeting shall direct. A majority in interest of the Members shall constitute a quorum for purposes of transacting business. Members may attend any such meeting in person, by proxy, or by telephonic or video conference call; provided, however, that all participating members must be able to simultaneously communicate with one another. Except as otherwise provided in this Operating Agreement, the Certificate, or the Act, the vote of a majority in interest of the Members present at a duly convened meeting of the Members at which a quorum is present shall constitute the acts of the Members. Each Member shall be entitled to vote in accordance with each Member's ownership percentage as set forth on the books of the Company. Members may also conduct business by unanimous written consent of all of the Members.

9. **Company Holdings.** An interest in the Company may be held individually, corporately or in joint tenancy with another person.

10. **Managers.** The Members of the Company, by unanimous written consent, may appoint Manager(s) to carry out the direct operations of the Company. Except for circumstances in which the approval of the Members is expressly required by this Operating Agreement, or by non-waivable provisions of applicable law, the Manager in every respect and to any extent shall have full and complete authority, power and discretion to manage and control the business, affairs and properties of the Company, and to make all decisions regarding those matters and to perform any and all other acts or activities customary or incident to the management of the Company's business or as otherwise deemed appropriate by the Manager. At any time when there is more than one Manager, a majority of the Managers may take any action permitted to be taken by the Managers, unless the approval of a greater number of Managers is expressly required pursuant to this Operating Agreement or by non-waivable provisions of applicable law.

Without limiting the generality of the foregoing, the Manager is hereby authorized and empowered in the name and on behalf of the Company to:

- A. Acquire, manage, develop, hold, lease, improve, control, operate, and sell, transfer or otherwise dispose of property (including, without limitation, land, other real property and securities or any interest therein) on behalf of the Company;
- B. Borrow money on behalf of the Company, encumber all or part of the Company property for the purpose of obtaining financing or refinancing for the Company business of all or substantially all of the assets of the Company, and extend, modify or renegotiate any obligations of the Company;
- C. Loan funds of the Company to any person or entity, including a Member, provided that the terms of the loan shall be consistent with terms that would be extended in an arms' length transaction and shall comply with the restrictions set forth in Section 22;
- D. Employ or retain any qualified person or entity to perform services on behalf of the Company or pay such person or entity reasonable compensation for performing such services;
- E. Compromise, arbitrate or otherwise adjust claims in favor of or against the Company, and commence or defend litigation with respect to the Company or any assets of the Company, at the Company's expense;
- F. Cause the Company to maintain, at the Company's expense, insurance coverage reasonably satisfactory to the Members with regard to property damage or casualty and with regard to any hazardous circumstance or condition which may affect the Company or the liability of the Members;
- G. Assume and exercise all powers and responsibilities granted to a manager of a limited liability company by the laws of the State of Nebraska;
- H. Except as set out in Section 20, make all elections under the tax laws as to the treatment of items of Company income, gain, loss, deductions and credits, and all other relevant items;
- I. Cause the Company to enter into, make and perform such contracts, agreements and other undertakings, and to do such other acts, as it may deem necessary or advisable for, or as may be incidental to, the conduct of the business of the Company, including, without limitation, contracts, agreements, undertakings, borrowing of funds and transactions with any Member or with any other person or entity related to any Member, *provided, however*, that transactions with such persons and entities for the account of the Company shall be on terms no less favorable to the Company than are

generally afforded to unrelated third parties in comparable transactions and shall comply with the restrictions set forth in Section 22;

- J. Make, execute, sign, acknowledge and file, on behalf of the Company, any and all documents or instruments of any kind which they may deem appropriate in carrying out the purposes and business of the Company, including, without limitation, powers of attorney, sales contracts, evidences of indebtedness, leases, documents, or instruments of any kind or character, or amendments thereto. Any person or entity dealing with a Manager shall not be required to determine or inquire into the authority or power of such Managers to execute, acknowledge or deliver any and all documents on behalf of the Company or otherwise bind the Company;
- K. Deposit all funds of the Company in such account or accounts and such banks or other financial institutions as they may from time to time designate, with the funds therein to be disbursed solely for the business of the Company; provided, however, that they may not commingle, or cause or knowingly permit the commingling of the Company with funds of any other person or entity. Withdrawals from any such account or accounts shall be made upon such signature or signatures as they may designate;
- L. Temporarily invest the excess funds of the Company in such investments or securities deemed prudent for investment of funds by fiduciaries in Nebraska to the extent that funds of the Company are, in their judgment, not immediately required for the conduct of the Company's business;
- M. Authorize or revoke the authorization of individuals with authority to sign checks or otherwise withdraw funds from bank accounts of the Company;
- N. Do all other things necessary and convenient to accomplish the business of the Company; and by way of extension of the foregoing enumerated powers, except as otherwise provided to the contrary in this Agreement, have and exercise all the rights and powers granted to members under the Act.

In the case of multiple Managers, meetings may be called by any Manager and shall be held at the principal place of business of the Company, or elsewhere as the notice of such meeting shall direct. Attendance by a majority of the Managers shall constitute a quorum for purposes of transacting business. Managers may attend any such meeting in person or by telephonic or video conference call. Managers may also conduct business by unanimous written consent. A Manager may be removed, with or without cause, by a majority vote of the Members.

11. Limited Liability of Members; Liability of Members to Company.

- A. The Members of the Company are not liable under judgment, decree or order of a court, or in any other manner for a debt, obligation or liability of the Company.
- B. Notwithstanding the terms of subpart A above, a Member shall be liable to the Company for:
 - (1) The difference between the contributions to capital of the Member as actually made and stated in this Operating Agreement as having been made; and
 - (2) Any unpaid contribution to capital which a Member has agreed in this Operating Agreement to make in the future at the time and on the conditions stated herein.
- C. A Member holds as trustee for the Company:
 - (1) Specific property stated in this Operating Agreement as contributed by such Member, but which was not contributed or which has been wrongfully or erroneously returned; and
 - (2) Money or other property wrongfully paid or conveyed to such member on account of the contribution of the Member.
- D. The liabilities of the Member set out in subpart B above can be waived or compromised only by the consent of all Members; but such waiver or compromise shall not affect the right of a creditor of the Company who extended credit or whose claim arose after the filing and before a cancellation or amendment of the Certificate of Organization to enforce the liabilities of such Member to the Company.
- E. When a Member has rightfully received the return in whole or in part of a capital contribution, the Member is nevertheless liable to the Company for any sum, not in excess of the returned capital with interest, necessary to discharge its liability to all creditors of the Company who extended credit or whose claims arose before such return of capital.

12. **Contracting Debts.** No debt shall be contracted or liability incurred by or on behalf of the Company except as set forth in Section 7 and Section 10.

13. **Contributions to Capital.**

- A. The contributions to capital of a Member to the Company, either initially or thereafter, may consist of tangible or intangible property or other benefit, including money, promissory notes, or other agreements to contribute money or property. The total amount of capital contributed by each of the Members as initial capital is set forth on Exhibit "A."

Each Member's respective capital account shall be appropriately credited on the Company books of account to reflect such capital contributions as Members. No additional contributions have been agreed to be made by any Members in the future at any time or on any conditions except as set forth on Exhibit "A."

- B. If the members holding the majority of interest of the capital in the Company in the future determine that, in the best interest of the Company, members should make an additional capital contribution, then written notice shall be given to all members of the total additional capital contribution to be made and each member's share of such capital contribution based upon each member's then-present share of the capital of the Company. Members shall contribute their share of the additional capital contribution, in cash or cash equivalent, within thirty (30) days of such notice. If any member fails to make the additional contribution to capital within such thirty (30) day period, then, without limiting any other remedies which the remaining members may have, any remaining members of the Company who desire to do so may make the defaulting member's additional capital contribution, on a *pro rata* basis, based upon their relative interests in the capital of the Company, and have their respective interests in the capital of the Company adjusted upward accordingly.
- C. An individual capital account shall be maintained for each Member. The capital interest of each Member shall consist of the Member's original net contribution increased by (a) the Member's additional contributions to capital, if any, and (b) the Member's share of Company profits transferred to capital, if any, and decreased by (c) distribution to the Member or reduction or withdrawal of capital, if any.
- D. An individual profit account shall be maintained for each Member. All profits of the Company shall be accumulated in the accounts and allocated to the Members as hereinafter provided. It shall be increased by the Member's share of current profits, if any, and it shall be decreased by the Member's share of current losses and by transfers to capital or from the Member's drawing account. A credit balance in this account may be retained as an additional part of the Company's equity, and be available for later distribution. If, after the net profit or the net loss of the Company for the fiscal year has been determined, a Member's profit account shows a deficit

(i.e., a debit balance), whether occasioned by drawings in excess of the Member's share of Company profits or for any other reason, the deficit shall constitute an obligation of that Member to the Company, but only to the limit of the Member's capital account and shall not reduce the Member's capital account or interest in the capital of the Company. In the sole discretion of the Manager(s), and subject to the terms of distribution specified in Section 14 of this Agreement, the Company may from time to time declare and distribute, not less than quarterly, an amount representing distributable cash flow (as hereinafter defined) to the Members, except that net distributable income may be retained by the Company and transferred to individual profit accounts if required by the Company for the reasonable needs of the business.

For purposes of this subparagraph, the term "distributable cash flow" shall mean the sum of the net earnings plus non-cash amortization and depreciation (as reflected on the ledger of the Company), less debt service, fixed asset additions, and adequate retention of operating capital. Payment of any amount owing to the Company by such Member shall be made in a manner and time as determined by the Members; provided that such drawing account shall not operate in contravention of the withdrawal or reduction of a Member's contribution provisions contained in the Act, as amended.

- E. An individual drawing account shall be maintained for each Member. All withdrawals made by a Member shall be charged to the Member's drawing account. Each year an amount sufficient to reduce the drawing account to zero will be transferred from the Member's profit account.
- F. A Member shall not receive out of Company property any part of the Member's contribution to capital until:
 - (1) All liabilities of the Company, except liabilities to Members on account of their contributions to capital, have been paid or there remains property in the Company sufficient to pay them; and
 - (2) The consent of all the Members is had, unless the return of the contribution to capital may be rightfully demanded under the Nebraska Limited Liability Company Act; and
 - (3) The Certificate of Organization is canceled or so amended as to set out the withdrawal or reduction.

- G. Without the prior written consent of all Members of the Company, a Member, irrespective of the nature of the Member's contribution, has only the right to demand and receive cash in return for the Member's contribution to capital.
- H. Subject to the limitations set forth in subpart F above and paragraph 14(F), a Member of the Company may have the Company dissolved and its affairs satisfied when: (i) the Member has rightfully, but unsuccessfully, demanded the return of the Member's contribution; or (ii) the liabilities of the Company have not been paid, or the Company property is insufficient for payment and the Member would otherwise be entitled to the return of the Member's contribution.
- I. No contribution from a member to the Company shall ever be made, in whole or in part, as remuneration or consideration for the referral of patients from the other member or members of the Company.

14. Profits and Distribution.

- A. Members shall not receive salaries or compensation from the Company in their capacities as Members. Managers may receive salaries as compensation for time expended, and will be entitled to reimbursement for out-of-pocket expenses.
- B. The Company's net profits and losses, established through the use of generally accepted accounting principles, shall be allocated to the Members in proportion to the percentage interest in their respective capital accounts (before taking into account the amount to be allocated for the current period) at the end of each fiscal year, and the aggregate share of the income, deductions, and credits of the Company allocable in a particular fiscal year to the Members shall be so allocated among them.
- C. Except as set out in Section 20, the Company shall make mandatory distributions to Members from their respective capital accounts sufficient to pay estimated or actual tax liabilities arising from and imposed on Members as a result of the performance and revenues of the Company. Such mandatory distributions shall be computed by the Manager(s) with the input of each Member and the assistance of the Company's designated independent accountant and may be paid on a quarterly, annual or other periodic basis.
- D. Upon agreement of the Members, the Company may make discretionary, non-liquidating distributions from earnings to each Member from such Member's capital account in proportion to the percentage interest owned by each Member in the Company.

- E. All other provisions notwithstanding, distribution of the Company's profits may be made only if assets of the Company shall be in excess of all liabilities of the Company, except liabilities to Members on account of their contributions.
- F. No member has a right to demand the return of his capital at any time if doing so would violate any provision of any loan, lease, or other obligation of the Company.
- G. No distribution from the Company shall ever be made to a member as remuneration or consideration, in whole or in part, for the referral of patients from the other member or members.

15. **Addition of New Members.** The Members of the Company shall have the right to admit additional members from time to time, upon the approval of the minimum percentage of interest of the members required by Nebraska law, and upon additional terms and conditions of admission as may be determined by the Members at the time of admission.

Upon the admission of a new Member, as hereinabove provided, the Member's capital account as a Member shall be considered the Member's capital contribution as a Member, and appropriate entries made to reflect such transfer on the Company books of account. The share of Company profits and losses of such new Member shall be defined in an amendment to this Agreement.

16. **Transferability of Interests.** This provision shall apply in the absence of a written Buy-Sell Agreement signed by all Members.

- A. Restrictions on Transfer. Except to the extent otherwise provided below, no Member may transfer or assign by contract or operation of law all or any portion of such member's interest in the Company.
- B. Transfer by Gift or Bequest. Upon unanimous written consent of all the Members, any Member may transfer by gift or bequest all or any portion of his or her interest in the Company to a spouse or child of such transferring Member, or to a trust established for the benefit of such Member, spouse or child, or to an existing Member of the Company. Any gift or bequest made without unanimous written consent of all the Members is void.
- C. Death of Member. In the event that a Member dies, the Company may at its option repurchase the deceased Member's interest in the Company for an amount equal to the fair market value of such interest on such Member's date of death. The fair market value of the Member's interest shall be as agreed in good faith by the Company and the personal representative(s) of the deceased Member's estate; provided that, if no such agreement has been reached within ninety (90) days of the

date of death, then the fair market value shall be determined by an independent and duly qualified appraiser mutually agreeable to the Company and the personal representative for the Estate of the deceased Member. The Estate and Company shall bear equally the cost of the appraisal. The fair market value of the deceased Member's interest shall be payable by the Company to the deceased Member's estate within one hundred twenty (120) days of the establishment of such fair market value.

- D. Sale. Any Member desiring to transfer, assign, pledge or in any other manner whatsoever alienate all or part of the Member's interest for consideration, shall communicate such intention in writing to all other Members stating in detail the name of the person to whom the transfer is proposed, the purchase price proposed for the transfer, and the terms of payment. The Member shall also attach to that notice the written offer of the prospective purchaser to buy the interest. Within thirty (30) days after the date of such notice, the Company may purchase, at its option, all or any part of such Member's interest at the same terms that were proposed to and accepted by the third party; and if the Company elects not to purchase all of such interest, then the other Members at that time may purchase, at their option, all or any part of such interest within sixty (60) days of such notice. If more than one Member shall desire to acquire the interest to be sold and no agreement is reached regarding the portion of the interest to be acquired by each, each Member shall acquire an interest in proportion to his or her respective participation in the capital of the Company as it bears to each other. The purchase by any Member(s) shall be on the same terms that were proposed to and accepted by the third party.

If, after the lapse of sixty (60) days from the date of the notice, none of the other Members have communicated their desire to acquire any of the interest proposed to be transferred, then the selling Member may consummate the proposed transfer of interest. If such sale is not consummated within ninety (90) days after lapse of Member's option to purchase, no such sale shall be permitted without again offering the interest to the Company in the foregoing manner.

- E. No transferee under this Section 16 shall become a Member of the Company unless admitted by the other Members in accordance with the provisions of this Operating Agreement. The costs of filing an amendment to the Certificate of Organization, if required by law and all other expenses incident to the admission of the transferee to the Company as a Member, shall be charged to and paid by such transferee.

17. **Dissolution.**

- A. Subject to the provisions of this Agreement and the Certificate of Organization, this Company shall be dissolved upon the occurrence of any of the following Termination Events:

- (1) By the unanimous written agreement of all of the Members; or
 - (2) The sale, exchange, involuntary conversion, or other disposition or transfer of all or substantially all the assets of the Company;
 - (3) The expiration of the term set forth in the Certificate of Organization, if any, including any extensions thereof;
 - (4) Upon the bankruptcy, death, dissolution, expulsion, adjudicated incapacity or withdrawal of a Member, or occurrence of any other event that terminates the continued membership of a Member (any such event being a "Termination Event") if the remaining Members elect to dissolve the Company pursuant to subparagraph B of this Section;
 - (5) The entry of a decree of judicial dissolution under Neb. Rev. Stat. § 21-147; or
 - (6) The administrative dissolution of the Company pursuant to Neb. Rev. Stat. § 21-151 if the Members fail to reinstate the Company within Five (5) years.
- B. A Termination Event with respect to any Member will not result in the dissolution, winding up and termination of the Company unless, within 180 days after the occurrence of such event, a majority of the remaining Members determined as of the date of such event, elect, in their sole discretion, to dissolve the Company.
- If the Members do not elect to dissolve the Company under this subparagraph, the Company shall continue as a limited liability company pursuant to the Nebraska Limited Liability Company Act under this Agreement until a subsequent event causing dissolution hereunder or under the Act.
- C. As soon as possible following the occurrence of any of the events as provided in subparagraphs A(1) through A(6) hereinabove, pursuant to which the Company will not be continued, the Company shall execute duplicate originals of a statement of intent to dissolve in such form as shall be prescribed by the Secretary of State for the State of Nebraska and the same shall be delivered to that office.
- D. Upon the dissolution or termination of the Company, a financial statement shall be prepared by the Company's accountants, which statement shall set forth the Company's assets and liabilities, and a copy of such statement shall be furnished to each of the Members within a reasonable time thereafter. Assets shall be liquidated by the Members acting as liquidating trustee(s) as necessary to make payments to creditors. Otherwise, distribution may be made to the Members in kind at fair market values in satisfaction of the interests of such Members. If a Member has died

or becomes bankrupt, then the remaining Members shall act as liquidating trustees, and if there is no remaining Member, then the liquidating trustee shall be such person as the persons then holding a majority in capital interest of the Company shall designate. The liquidating trustee shall apply all Company assets and proceeds therefrom in accordance with the provisions of the Act, as amended.

The Members or liquidating trustee shall have the power and authority to make, execute, acknowledge and file all documents required to effectuate the dissolution and termination of the Company; and each of the Members hereby irrevocably constitutes and appoints the liquidating trustee as true and lawful attorney of the Member in such respect.

- E. When all debts, liabilities and obligations have been paid and discharged or adequate provisions have been made therefore and all of the remaining property and assets have been distributed to the Members, Articles of Dissolution shall be executed in duplicate, verified by the person signing the statement, and delivered to the Secretary of the State for the State of Nebraska, or as otherwise required by law.

18. **Distribution of Assets Upon Dissolution.** In settling accounts after dissolution, the liabilities of the Company shall be entitled to payment in the following order:

- A. Those to creditors in the order of priority as provided by law, except those to Members of the Company on account of their contributions;
- B. Those to Members of the Company in respect of their share of the profits and other compensation by way of income on their contributions;
- C. Those to Members of the Company in respect of their contributions to capital; and
- D. The remaining assets shall be distributed to each Member based on the Member's percentage interest in the Company.

Members shall share in the Company assets in respect to their claims for capital and in respect to their claims for profits or for compensation by way of income on their contributions, in proportion to the respective amounts of the claims.

19. **Fiscal Year.** The fiscal year of the Company shall be from January 1 to December 31.

20. Tax Matters

A. **Tax Matters Representative.**

- (1) **Appointment; Resignation.** The Members hereby appoint **Josue Gutierrez** as Tax Matters Representative as provided in Section 6223(a) of the Internal Revenue Code (the "**Tax Matters Representative**"). The Tax Matters Representative may be removed at any time by Members holding at least a majority of the outstanding Membership interests in the Company. The Tax Matters Representative shall resign if he or she is no longer a Member. In the event of the resignation or removal of the Tax Matters Representative, the Members holding at least a majority of the outstanding Membership interests in the Company shall appoint a new Tax Matters Representative.
- (2) **Tax Examinations and Audits.** The Tax Matters Representative is authorized to represent the Company (at the Company's expense) in connection with all examinations of the Company's affairs by taxing authorities, including resulting administrative and judicial proceedings, and to expend Company funds for professional services and costs associated therewith. The Tax Matters Representative shall promptly notify the Members in writing of the commencement of any tax audit of the Company, upon receipt of a tax assessment and upon the receipt of a notice of final Company administrative adjustment or final Company adjustment, and shall keep the other Members reasonably informed of the status of any tax audit or resulting administrative or judicial proceeding. Without the consent of Members holding at least a majority of the outstanding Membership interests in the Company, the Tax Matters Representative shall not extend the statute of limitations, file a request for administrative adjustment, file suit relating to any Company tax refund or deficiency or enter into any settlement agreement relating to items of income, gain, loss or deduction of the Company with any taxing authority.
- (3) **Tax Returns.** The Tax Matters Representative shall cause to be prepared and timely filed all tax returns required to be filed by or for the Company.
- (4) **Indemnification.** The Company shall defend, indemnify, and hold harmless the Tax Matters Representative against any and all liabilities sustained or incurred as a result of any act or decision concerning Company tax matters and within the scope of such Member's responsibilities as Tax Matters Representative, so long as such act or decision was done or made in good faith and does not constitute gross negligence or willful misconduct.

B. **BBA Election.**

- (1) **Prior tax years.** Intentionally omitted.
- (2) **Years in which Election under Internal Revenue Code § 6221(b) is available.** If the Company is eligible to make an election under Internal Revenue Code § 6221(b), then the Tax Matters Representative shall cause the Company to

annually elect out of the partnership audit procedures under Subchapter C of Chapter 63 of the Internal Revenue Code (as amended by the Bipartisan Budget Act of 2015 (the "BBA")) (the "BBA Procedures"), unless otherwise directed by the Members holding at least a majority of the outstanding Membership interest in the Company.

- (3) **Years in which Election under Internal Revenue Code § 6221(b) unavailable; Audit.** The Tax Matters Representative shall promptly notify the Members of the receipt of a notice of final Company adjustment and shall take such actions as directed in writing by the Members holding at least a majority of the outstanding Membership interests in the Company, including whether to (i) file a petition for readjustment in the Tax Court, federal district court, or the Court of Federal Claims, (ii) cause the Company to pay the imputed underpayment under Internal Revenue Code § 6225, or (iii) make the election under Internal Revenue Code § 6226.

If the Members holding at least a majority of the outstanding Membership interests in the Company direct the Tax Matters Representative to cause the Company to pay the imputed underpayment under Internal Revenue Code § 6225, then: (i) all Members shall take such actions as requested by the Tax Matters Representative, including filing amended tax returns and paying any tax due under Internal Revenue Code § 6225(c)(2)(A) or paying any tax due and providing applicable information to the Internal Revenue Service under Internal Revenue Code § 6225(c)(2)(B) and (ii) the Company shall use commercially reasonable efforts to make any modifications available under Internal Revenue Code § 6225(c)(3), (4), and (5).

The Tax Matters Representative shall equitably apportion any imputed underpayment among the Members (including former Members) based on their interests in the Company for the year giving rise to the imputed underpayment. In determining each Member's share of an imputed underpayment, the Tax Matters Representative shall take into account (by reducing the amount of an underpayment apportioned to a Member) any modifications to the imputed underpayment attributable to a Member under Internal Revenue Code § 6225(c)(2), (3), (4), or (5). The Tax Matters Representative shall seek payment from the Members (and former Members) for the amount of the imputed underpayment attributable to that Member or former Member, and each such Member agrees to pay such amount to the Company within thirty (30) days. Any such payment made by a Member shall not be treated as a capital contribution. Any imputed underpayment amount paid by the Company on behalf of a Member and not reimbursed by that Member shall be treated as a distribution to such Member.

- C. **Tax Returns and Tax Deficiencies.** Each Member agrees that such Member shall not treat any Company item inconsistently on such Member's federal, state, foreign, or other income tax return with the treatment of the item on the Company's return. Any deficiency for taxes imposed on any Member or former Member (including penalties, additions to tax or interest imposed with respect to such taxes, and any taxes imposed pursuant to Internal Revenue Code § 6226) shall be paid by such Member and if required to be paid (and actually paid) by the Company, will be recoverable from such Member.

21. **Unreimbursed Business Expenses of Members.** From time to time, a Member may be required to incur certain expenses related to the business operations of the Company for which the Company will not reimburse that Member. These expenses include, but are not limited to: (a) use of the Member's vehicle for travel; (b) use of a Member's computer equipment (including software purchased for business purposes) or other office equipment on behalf of the Company; or (c) charitable contributions. The unreimbursed business expenses paid from the funds of a Member shall be treated as a trade or business expense. It is the responsibility of the Member to maintain records to support any such expenditure. To the extent permitted by applicable law, Members shall be entitled to take deductions for such unreimbursed expenses on their individual income tax returns.

22. **Certain Limitations.** It is not the purpose of this Operating Agreement or the Company to exert influence in any way over the professional judgment of any Member with respect to the referral of patients between Members. Any patient referrals that may be made between the Members or any entities controlled by any of them shall be based solely upon the professional judgment and discretion of the referring Member while acting in the best interests of a patient. No amount distributed to a Member under this Agreement shall take into consideration the volume or value, if any, of referrals or business generated between the Members or entities that they control. No contribution into the Company by a Member or amount paid by a Member on behalf of the Company shall take into consideration the volume or value, if any, of referrals or business generated between the Members or entities that they control.

23. **Accounting.** The Company shall at all times during the term of its existence maintain full and accurate books of accounting maintained in accordance with generally acceptable accounting principles, in which shall be entered all the transactions of the Company. This duty may be delegated to a manager or third party. The books of account shall be kept at the principal office of the Company, and shall be open to reasonable inspection and examination by the Members and their duly authorized representatives during normal business hours. The Company shall deliver to each Member within sixty (60) days after the expiration of each Company fiscal year a statement of receipts and expenses as prepared by the Company's accountants, together with a statement reflecting the net profits or losses of the Company for such fiscal year for federal income tax purposes and each Member's allocated share of such profits.

24. **Restrictions on Power of Members.** The Members may not, without the written consent of all the Members, do any act in contravention of this Agreement or which would make it impossible to carry on the ordinary business of the Company.

25. **Indemnity.** The Company, according to provisions of law or the provisions hereof, shall obtain insurance to pay on behalf of or shall indemnify every Member, and officer and the heirs, executors, administrators, successors or assigns of such persons for all expenses actually and reasonably incurred or liability incurred by such persons in connection with the defense of any claim, suit or proceeding, civil or criminal, in which such persons may be made a party by reason of being or having been a Member, management board Member, or officer of the Company, except in relation to matters as to which such persons shall be finally adjudged in such claim, action, suit or proceeding to be liable for fraud, dishonesty or acts in bad faith. In the event of a settlement before or after action or suit, such payment or indemnification shall be provided only in connection with such matters covered by the settlement as to which the Company is advised by counsel that the persons to be indemnified were not guilty of such fraud, dishonesty or acts in bad faith. The foregoing right of payment for indemnification shall not exclude other rights to which the persons may be entitled.

26. **Identification Requirement.** The Company shall always use its full name to identify itself on all correspondence, stationery, checks, invoices and any and all documents and papers executed by the Company.

27. **Successors.** This Agreement and all of the terms and provisions thereof shall be binding upon the Members and new Members who subsequently execute the same, and their respective legal representatives, heirs, successors and assigns.

28. **Notices.** All notices or other communications under this agreement shall be in writing and shall be considered properly given if mailed by registered or certified United States mail, postage prepaid, addressed in care of the respective Members at their last-known address. Notice of change of address shall be given to the Company by registered or certified United States mail, after the date of receipt of which notice, the change of address shall be effective. When notice is required to be given to a Member of the Company, a waiver in writing signed by the person or persons to which the notice is to be given, whether before or after the time stated in it, is equivalent to the giving of notice.

29. **Applicable Law.** This Agreement and the rights of the Members thereunder shall be construed and interpreted under the laws of the State of Nebraska.

30. **Validity.** In the event that any provision of this Agreement is held invalid by a court of competent jurisdiction, such holding shall not affect in any manner the validity of the other provisions.

31. **Amendments.** Except as to those matters requiring unanimous consent of Members, upon the approval of those Members then holding a majority in interest of the Members of the

Company, amendments to this Agreement may be adopted, and each Member shall promptly execute such amendments or other documents as the Company deems appropriate to reflect such amendments under the laws of the State of Nebraska. No amendment to this Agreement shall be made by implication.

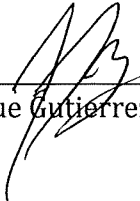
32. **Waiver of Partition and Acceptance of Prior Acts.** Each of the Members of the Company irrevocably waives any right to maintain any action for partition with respect to the property of the Company. Each person becoming a Member, by becoming a Member, ratifies all actions duly taken by the Company, pursuant to the terms of this Operating Agreement, prior to the date such person becomes a Member.

33. **Contracts and Competition with Related Parties.** Nothing in this Operating Agreement or in law shall prevent or be construed to prevent any of the Members, or any person related to any Member, from dealing with the Company as to any matter whatever, provided the terms of such dealing are fair and reasonable to the Company as determined by a majority in interest of the other Members.

34. **Entire Operating Agreement.** This is the entire operating agreement between the members. There are no other oral, written, or implied terms to this operating agreement.

IN WITNESS WHEREOF, this Operating Agreement is executed effective the 3rd day of June, 2020.

[Signature Block Follows]



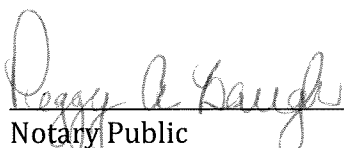
Josue Gutierrez, Member

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

On this 3rd day of June, 2020, before me, the undersigned, a Notary Public, personally came Josue Gutierrez, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act.

WITNESS my hand and notarial seal on the date above written.





Notary Public

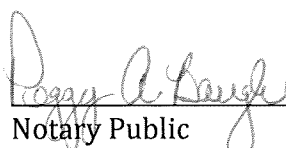


Casey Moeller, Member

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

On this 3rd day of June, 2020, before me, the undersigned, a Notary Public, personally came Casey Moeller to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act.

WITNESS my hand and notarial seal on the date above written.



Notary Public

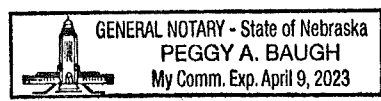


EXHIBIT "A"

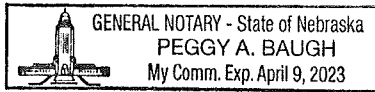
Cash contributed by the organizational members as capital:

<u>NAME & ADDRESS OF MEMBER</u>	<u>INITIAL CAPITAL CONTRIBUTION</u>	<u>CAPITAL INTEREST</u>
Josue Guti	\$667.00 cash	66.7%
Casey Moeller	\$333.00 cash	33.3%

STATE OF NEBRASKA)
) ss
COUNTY OF Saline)

On this 30th day of June, 2020, before me, the undersigned, a Notary Public, personally came Josue Gutierrez, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and notarial seal on the date above written.



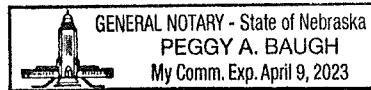
Peggy A. Baugh
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF Saline)

On this 30th day of June, 2020, before me, the undersigned, a Notary Public, personally came Casey Moeller, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and notarial seal on the date above written.

Peggy A. Baugh
Notary Public

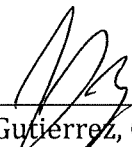


**CERTIFICATE OF ORGANIZATION
OF
SALINE MEDICAL PLAZA, LLC**

The undersigned, desiring to form a limited liability company (the "Company") for the purposes hereinafter set forth, under and in conformity with the laws of the State of Nebraska, do hereby make this written certificate in duplicate and hereby verify:

1. **Name.** The name of the Company shall be Saline Medical Plaza, LLC.
2. **Purpose.** The Company is organized to engage in the business of real estate, as well as to do any and all actions and things convenient, expedient, ancillary or otherwise necessary to accomplish the foregoing; and to engage in any and all lawful business, other than banking or insurance, for which a limited liability company may be organized under the laws of Nebraska.
3. **Designated Office.** The address of the designated office of the Company in Nebraska shall be: 969 East Highway 33, Crete, Nebraska 68333
4. **Registered Agent.** The name and address of the Company's registered agent in Nebraska shall be Dr. Josue Gutierrez, 969 East Highway 33, Crete, Nebraska 68333. The Company may change its principal place of business, registered address and registered agent at any time and from time to time in accordance with the terms of the Act.

EXECUTED in duplicate original counterparts by the undersigned organizers on the 3rd day of June, 2020.



Josue Gutierrez, Organizer



Casey Moeller, Organizer

RESOLUTION NO. 2020-01

A RESOLUTION OF THE CITY OF CRETE, NEBRASKA RESTRICTING PARKING ON THE WEST SIDE OF FOREST AVENUE BETWEEN THIRTEENTH AND FIFTEENTH STREETS.

WHEREAS, Forest Avenue is an older, narrow street constructed according to obsolete street construction standards, and

WHEREAS, the location of the new City Library at Fifteenth Street and Forest Avenue will create traffic congestion and pedestrian safety issues along Forest Avenue between Thirteenth and Fifteenth Streets, and

WHEREAS, parking is currently prohibited on the east side of Forest Avenue between Thirteenth and Fifteenth Streets, and

WHEREAS, the City of Crete has determined it is in the public's best interests to restrict parking on the west side of Forest Avenue between Thirteenth and Fifteenth Streets.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. That parking be prohibited on the west side of Forest Avenue from the intersection of Thirteenth Street and Forest Avenue to the intersection of Fifteenth Street and Forest Avenue.

PASSED AND ADOPTED this 18th day of August 2020.

Mayor

ATTEST:

City Clerk

**Library Board Meeting Minutes
July 20, 2020 12:00 PM
Public Library Community Room
1515 Forest Ave.**

1. Open Meeting

2. **Roll Call**—Jan Sears, Vice president called the meeting to order at 12:03. Other board members present were Jim Crouse, Fabiola Dimas and Tom King. Also present were Joy Stevenson (Library Director)

3. **Consent Agenda**—Board will consider approval for the following items. Explanation may occur for each item and the council approves and/or amends and approves the items listed.

A. **Minutes of Previous Meeting.** Members reviewed and approved the minutes of the June 8th, 2020 meeting; motion by Tom King accept the minutes seconded by Jim Crouse, all in favor.

4. Reports—

A. **Friends of the Library**—No report

B. **City Administrator**—Absent

C. **Director**—Stevenson discussed the following with the board:

1. Library response to COVID-19: Discussed about phase three opening. Copy of protocols was given to the board to review. Implementations of restrictions are set to keep everyone safe. Director in the process in writing the internal protocols. Currently – The library will open to the public August 3. There are protocols established to keep everyone safe. Some of the restrictions are: Face coverings and hand sanitizers use are required, Computer usage will be limited, children under 12 need to be accompanied by an adult, wavers will be needed for computer and meeting room use, among others restrictions. Future preparation – Director will be attending CASTL meeting in Wahoo.

D. **President:** —

1. Absent.

5. Special Order of Business—

A. **Personnel:** Library personnel continues to work together and shared responsibilities.

B. **Building and Equipment concerns:** Discussion about care of plants around the library. The Board recommended placing plaques with information about the plants.

C. **Board Duties:** Director will send a link to watch webinars.

6. **Petitions**-Communication- Citizen concern –none

7. **Adjournment**—Meeting adjourned at 12:31 motion by King second by Crouse and approved by all.

LEGISLATURE RESUMES SESSION

LEGISLATIVE BULLETIN

LEAGUE OF NEBRASKA MUNICIPALITIES

106th Legislature, Second Session

Aug. 7, 2020 - Bulletin 34



- **Recently passed Bills of Interest to Municipalities**
 - **LB 632: Plastic bag ban preemption stalls**
 - **LB 1107: “Grand Compromise” on Tax Incentives, Property Tax Relief and \$300 million for a Project at UNMC, advanced to Select File after heated debate**
-

Recently passed Bills of Interest to municipalities

LB 797 (M. Hansen) Change restrictions on municipal annexation

LB 797 changes current restrictions on the annexation of territory by cities of the first class, cities of the second class, and villages. Under the bill, a city of the first class, city of the second class, or village which elects its city council or village board of trustees by district could not annex any territory during the period from five months prior to the primary election through the general election if such annexation brings sufficient new residents into the city or village so as to require the city council districts or village board of trustees districts to be redrawn to maintain substantial population equality between districts.

LB 797 also requires any redistricting required to maintain substantial population equality between the city council districts or village board of trustees districts to be completed at least five months prior to the primary election in which candidates for the city council or village board of trustees are nominated.

The League testified in opposition to this bill because it reduced the amount of time municipalities currently have to annex. The Nebraska Association of County Officials and the Secretary of State testified in favor of the bill. The bill passed on a vote of 33-1 with 14 present not voting and 1 member excused and not voting.

LB 858 (Hughes) Change provisions of the Municipal Coopera-

tive Financing Act, the Petroleum Release Remedial Action Act, the Niobrara Scenic River Act, and the Nebraska Litter Reduction and Recycling Act

LB 858 is designed to update and simplify the governance of MEAN, the Municipal Energy Agency of Nebraska. MEAN is currently governed by the Municipal Cooperative Financing Act. This Act has not had any major revisions in almost 40 years. The bill was supported by NMPP Energy General Counsel Chris Dibbern, Lincoln Electric System Vice President Shelley Sahling-Zart and a representative from the League. The bill passed on a vote of 47-0 with 1 member present not voting and 1 member excused not voting.

LB 1003 (Walz) Change provisions relating to cities and villages

LB 1003, introduced by Sen. Lynne Walz of Fremont, allows cities of the second class and villages to annex noncontiguous lands for the purpose of relocating such city or village due to catastrophic flooding. Any annexation of noncontiguous land under the bill would require a two-thirds vote of the city council or village board of trustees. An emergency clause was added to the bill in the Urban Affairs Committee standing committee amendment.

Several bills are amended into LB 1003 by the Urban Affairs Committee standing committee amendment and are described below.

LB 795, introduced by Sen. Matt Hansen of Lincoln, amends the

Enterprise Zone Act to provide that unemployment criteria to determine eligibility for designation as an enterprise zone is based on an average rate of unemployment as determined by either the most recent federal decennial census or American Community Survey 5-year Estimate.

Two clean-up bills introduced by the Urban Affairs Committee are also included in the standing committee amendment. LB 799 is a clean-up bill relating to cities of the primary class. LB 801 is a TIF clean-up bill that consolidates all TIF notice requirements into a single section; clarifies that the annual TIF reports to the governing body are only required for active TIF projects; clarifies that language allowing the reimbursement of certain specified costs incurred prior to the approval of a redevelopment project does not require the reimbursement of legal fees; clarifies that a municipality may not approve a redevelopment plan unless the governing body has declared the area substandard and blighted; clarifies that a community development agency has the same powers as a community development authority; and provides a definition for substantial modification.

LB 821, introduced by Sen. Tom Brewer of Gordon, provides that if no business is pending before the planning commission, the chairperson may cancel a quarterly meeting, but no more than three

Continued on page 3

LB 632: Plastic bag ban preemption stalls

On Aug. 4, the Legislature debated on select file, **LB 632**, which was amended to include the provisions of LB 933, which would modify the utility disconnect laws, and LB 861, which would prohibit municipalities from adopting any ordinance that prohibits the use of consumer merchandise containers

such as plastic bags. The bill did not advance when Omaha Sen. Megan Hunt and others led a filibuster in protest of the sections of the bill that would prohibit the adoption of any ordinance that prohibits the use of consumer merchandise containers such as plastic bags. After one-and-a-half hours of debate, the Speaker

of the Legislature moved to the next item on the agenda without a vote on LB 632.

LB 632 was on the agenda again Aug. 8, but the Legislature adjourned before taking up that section of the agenda. LB 632 will likely come before the Legislature again next week.

Recently passed Bills of Interest to Municipalities

Continued from page 2

quarterly meetings may be cancelled per calendar year.

Sen. Kate Bolz introduced LB 885 that amends the Civic and Community Center Financing Act to change requirements for grants under the Act for the preservation and restoration of a historic building or district. Under the bill, an applicant must submit a notification of approval from the State Historic Preservation Officer with their grant application indicating that the work proposed in the application conforms to the United States Secretary of the Interior's Standards for the Treatment of Historic Properties in order to be eligible for grant consideration.

LB 957, introduced by Sen. Lynne Walz of Fremont, clarifies the situation of when a mayor can count toward a quorum. With the bill, when the city council of a city of the first- or second- class consists of 4 members as established by ordinance or home rule charter, the

mayor is deemed to be a member of the city council for purposes of establishing a quorum when the mayor's presence is necessary to establish the quorum.

LB 993, introduced by Sen. John Lowe of Kearney gives municipalities who have adopted the city manager plan of government added flexibility regarding the number of city council members they may have. Currently, cities with the city manager plan with population between 1,000 and 40,000 have 5 city council members. City manager plan cities with a population greater than 40,000 and less than 200,000 have seven city council members and cities between 25,000 and 40,000 in population have the option of having five or seven city council members. With this bill, cities with the city manager plan of government with a population between 10,000 and 40,000 have the option of five or seven city council members. Cities that will

be impacted by this bill include Lexington and Scottsbluff.

LB 984, introduced by Sen. Megan Hunt, requires vacancies on certain municipally appointed boards, authorities, and agencies be filled no later than six months after the date of the vacancy. Under the bill, vacancies on airport authority boards, metropolitan transit authority boards, land bank boards, riverfront development authority boards, and housing authority boards that are appointed must be filled no later than six months after the date of the vacancy.

LB 821, LB 957, and LB 993 are bills the League Executive Board voted to introduced. Thanks to Sen. Brewer, Sen. Walz and Sen. Lowe for introducing these important pieces of legislation!

LB 1107: “Grand Compromise” on Tax Incentives, Property Tax Relief and \$300 million for a Project at UNMC, advanced to Select File after heated debate

On Aug. 5, following heated debate the Legislature adopted **AM 3316** to **LB 1107** and advanced the bill to select file with 43 Senators voting "yes," two Senators voting "no" (**Sens. Chambers** and **Hunt**) and four Senators "present and not voting" (Sens. Cavanaugh, Erdman, Groene and Wayne).

In 149 pages, AM 3316 incorporates what now is referred to as the "GRAND COMPROMISE" on the following three major issues: 1) the "ImagiNE Nebraska Act" to replace the "Nebraska Advantage Act", the current tax incentive program which expires on Dec. 31, 2020; 2) the soon-to-be-named "Nebraska Property Tax Incentive Act," including a "new" property tax credit program of \$125 million in FY 20/21 (with increasing funds in future years), in addition to the existing \$275 million "Property Tax Relief Credit Fund"; and 3) a \$300 million pledge of state funds for UNMC's "NEXt Project", contingent upon private donors contributing another \$300 million and the federal government committing \$1 billion for a national center to address pandemics and disasters, natural and man-made.

On Aug. 4, the Revenue Committee advanced AM 3316 to LB 1107, noting that additional amendments would be offered and considered on select file; in essence, senators were provided the attached page and a half summary of AM 3316, underscoring that AM 3316 is a comprehensive amendment that would need additional provisions. On Aug. 4, **Speaker Scheer** selected LB 1107 as a "major proposal" to enable him to structure the order of amendments to control the bill.

On Aug. 5, during the debate on general file on AM 3316 to LB 1107, Speaker Scheer said that he "facilitated" the negotiations which resulted in the "GRAND COMPROMISE" with the following 6 key senators: **Sen. Linehan**, Chair of the Revenue Committee, who introduced LB 1106, which failed to garner enough support to address the property tax issue since all school districts (large and small) opposed it for several reasons, including more restrictive lids; **Sen. Stinner**, Chair of the Appropriations Committee; **Sen. Lathrop**, Chair of

the Judiciary Committee; **Sen. Kolterman**, Chair of the Retirement Committee, who introduced LB 720, the "ImagiNE Nebraska Act" and LB 1084, the "Nebraska Transformational Projects Act" (the UNMC "NEXt Project"); **Sen. Briese**, Chair of the General Affairs Committee, who introduced numerous bills relating to property tax relief; and **Sen. McDonnell**, a member of the Appropriations Committee, who also committed countless hours working on the UNMC "NEXt Project." Speaker Scheer, plus these six Senators have been dubbed by the media and others as the "Super Seven."

Notwithstanding several procedural motions to stop the bill on general file, it advanced to select file with the support of 43 senators, as previously noted, and is expected to pass next week. A number of amendments will be considered on select file to address some remaining issues before LB 1107 passes on final reading and is sent to the Governor for his signature.

Revenue Committee Amendment for Incentives and Property Tax Relief (Aug. 4, 2020)

The Revenue Committee advanced AM3316 to LB1107 with additional voice amendments to be made today. This summary explains the changes already incorporated into AM3316 as well as the approved voice amendments that are currently in progress.

LB1107 Amendment 3316

Existing Property Tax Credit Fund – Tier 1 Property Tax Relief

- Provisions of LB930 are incorporated
- Sets a minimum requirement of \$275 million per year in the fund
- If gambling petition on the ballot in November passes, any additional funds generated will go into the Property Tax Credit Fund over and above the \$275 million floor

New Property Tax Refundable Income Tax Credit

- **Refundable** income tax credit based on amount of school district property taxes paid during the prior year
- Claimed on individual or corporate return
- \$125 million beginning in FY 20-21
- If net receipts exceed forecast by 3.5% AND Cash Reserve is below \$500 million, then 50% of excess over 3.5% is certified to be added to original \$125 million to increase amount of refund
- If net receipts exceed forecast by 3.5% AND Cash Reserve is at or above \$500 million, then 100% of excess over 3.5% is certified to be added to original \$125 million to increase amount of refund
- These provisions notwithstanding, by the 5th year, the amount available for the credit must be \$375 million
- Once amount reaches \$375 million, it increase annually by the amount of overall statewide increase in valuations
- Will be available to resident and non-resident property taxpayers (See Attorney General Opinion Number 18-001, March 21, 2018)
- Repeals Personal Property Tax Exclusion (Approximately \$14.8 million)

Changes to Imagine Act

- New caps as follows:
 - \$25 million each Years 1 and 2, also beginning in FY 20-21
 - \$100 million each Years 3 and 4
 - \$150 million Year 5
 - After 5th year the cap will be equal to 3% of state net tax receipts
- If the cap will be exceeded in any year, then claims to use credits will be approved on a first-come, first-served basis
- Employees must be residents of Nebraska

Changes to Nebraska Transformational Projects Act

- No funds will be expended under this Act until
 - The applicant has been selected for participation in the federal program
 - Funding totaling \$1,300,000,000 (\$1.3 billion) have been received from the federal government and private donations only
 - No transfer of funds will occur prior to FY 25-26 in any event
 - No transfer of funds before new Property Tax Refundable Income Tax Credit amount reaches \$375 million

Voice Changes to Be Made to AM3316

- New property tax credit program will be called the Nebraska Property Tax Incentive Act
- \$375 target for new credit program must be achieved by tax year 2024, not 2026
- All references to excess revenue being directed to the new credit program must be changed from “shall not exceed” to “shall be”
- ImagiNE Act clarification that the limit on applications is separate from the cap on credits that may be paid
 - Cap on annual credits used is a hard cap meaning no credits or refunds may be paid out by the Department of Revenue in excess of the cap
 - Only exception is approval by the Governor that additional funds should be made available for an extraordinary project
 - “Complete applications” as defined in the Act will be approved unless the hard cap on annual credits is expected to be exceeded

LEGISLATURE ADJOURNS SINE DIE

LEGISLATIVE BULLETIN

LEAGUE OF NEBRASKA MUNICIPALITIES

106th Legislature, Second Session

Aug. 14, 2020 - Bulletin 35



- **LB 424: League land bank bill passes on Final Reading on Aug. 11**
- **LB 632: Legislature adopts changes to utility disconnects and plastic bag ban ordinances**
- **LB 1107: 'Grand Compromise' on Tax Incentives, Property Tax Relief and \$300 million for a Project at UNMC passed on Final Reading with the emergency clause on Aug. 13**
- **Legislature adjourns sine die on Aug. 13**

LB 424: League land bank bill passes on Final Reading on Aug. 11

On Aug. 11, LB 424, the League bill that allows land banks statewide was passed by the Legislature on a 31-12 vote, with 5 Senators present and not voting and one Senator excused and not voting.

Thanks to the many municipal officials who emailed Gov. Ricketts asking him to sign LB 424 to allow the creation of municipal land banks statewide to return vacant, abandoned, nuisance and tax-delinquent properties to the tax rolls, revitalize neighborhoods and transform these distressed properties into affordable/workforce housing. Although the Governor has five days to decide whether to sign LB 424, he may make his decision before then.

BACKGROUND: On the final round of debate, called Final Reading, Sen. Steve Erdman of Bayard filed a motion to bracket, which would have essentially ended the bill for the session if it had been successful. Sen. Erdman along with other Senators filibustered the bill requiring Sen. Dan Quick of Grand Island to file a cloture motion. Cloture is the motion filed to end a filibuster. Cloture requires 33 votes in order to “invoke cloture” and end the filibuster. The cloture motion only received the required 33 votes which ended



Sen. Dan Quick



Sen. John Stinner

the filibuster allowing the bill to pass the legislature. Sen. Erdman’s bracket motion was not successful.

Cloture Vote:

Thirty-three Senators voted for cloture: Arch, Blood, Bolz, Brandt, Briese, Cavanaugh, Chambers, Crawford, DeBoer, Dorn, Friesen, Gragert, Matt Hansen, Hilkemann, Howard, Hughes, Hunt, Kolowski, Kolterman, Lathrop, Lindstrom, McCollister, McDonnell, Morfeld, Moser, Pansing Brooks, Quick, Scheer, Stinner, Vargas, Walz, Wayne, Williams and Wishart.

Twelve Senators voted against cloture: Albrecht, Bostelman, Brewer, Clements, Erdman, Geist, Halloran, Ben Hansen, Hilgers, La Grone, Lowe and Slama.

Three Senators were present and not voting: Arch,

Linehan and Murman.

Sen. Mike Groene was excused and not voting.

Vote to Pass the Bill:

Thirty-one Senators voted for the bill: Arch, Blood, Bolz, Brandt, Briese, Cavanaugh, Chambers, Crawford, DeBoer, Dorn, Gragert, Matt Hansen, Hilkemann, Howard, Hunt, Kolowski, Kolterman, Lathrop, Lindstrom, McCollister, McDonnell, Morfeld, Moser, Pansing Brooks, Quick, Scheer, Stinner, Vargas, Walz, Wayne, Williams and Wishart.

Twelve Senators voted against the bill: Albrecht, Bostelman, Brewer, Clements, Erdman, Geist, Halloran, Ben Hansen, Hilgers, La Grone, Lowe and Slama.

Five Senators were present and not voting: Arch, Friesen, Hughes, Linehan and Murman.

Continued on page 3

LB 632: Legislature adopts changes to utility disconnects and plastic bag ban ordinances

On Aug. 13, the Legislature adopted **LB 632**, which was amended to include the provisions of **LB 933**, which would modify the utility disconnect laws, and **LB 861**, which would prohibit municipalities from adopting any ordinance that bans the use of consumer merchandise containers such as plastic bags. As of the date of publication of this *Legislative Bulletin*, the Governor has not yet signed this measure.

If signed by the Governor, LB 632 would make three changes to the utility disconnect statutes:

1. A disconnect or reconnect fee may not exceed the reasonable cost of providing such service. There was discussion on the floor recognizing that some reconnects might

involve much more work and expense than other disconnects. Consequently, reconnect and disconnect fees do not have to be uniform.

2. Adds physician assistants and advance practice registered nurses to the list of professionals that can sign a certificate that can delay a disconnection 30 days.
3. Requires that all publicly owned utilities other than those owned by a village make service termination rules readily available on the website of the utility, and by mail upon request.

If signed by the Governor, LB 632 also would prohibit a county, municipality or agency from adopting an ordinance or resolution that bans (or

that sets standards, fees, prohibitions or requirements regarding) the sale, use or marketing of containers. The prohibition would not apply to recycling or solid waste collection programs of counties, municipalities or agencies or restrict such programs from the environmental and lawful operation of program facilities and imposition of user fees at such facilities. However, the exempted programs cannot have the effect of prohibiting the sale, use or marketing of any containers. The immediate effect of this law would be to prohibit cities or villages from adopting ordinances that prohibit the use of plastic bags at businesses like grocery stores.

The effective date of these provisions will be Nov. 14, 2020, if signed by the Governor.

LB 424: League land bank bill passes on Final Reading on Aug. 11

Continued from page 2

Sen. Mike Groene was excused and not voting.

After the vote, the bill was delivered to the Governor who decides whether to sign the bill, veto the bill or allow it to become law without his signature.

Thanks to all the Senators who voted for cloture and to advance the bill! A special thank you to **Sen. Dan Quick** of Grand Island and **Sen. John Stinner** of Gering and their staff for all their amazing work on the bill! Please thank your Sena-

tor if he or she voted for cloture or to pass the bill.

And finally, thanks again to the municipal officials who contacted the Governor's office this week urging him to sign LB 424. We are so grateful for your advocacy!

LB 1107: 'Grand Compromise' on Tax Incentives, Property Tax Relief and \$300 million for a Project at UNMC passed on Final Reading with the emergency clause on Aug. 13

On Aug. 13, following another round of heated debate, the Legislature passed **LB 1107** on Final Reading with 41 Senators voting "yes"; four Senators voting "no" (**Sens. Chambers, Erdman, Halloran and Hunt**); two Senators "present and not voting" (**Sens. Cavanaugh and Wayne**); and two Senators "excused and not voting" (**Sens. Briese and Groene**).

LB 1107 passed on Final Reading following a successful cloture motion filed by Speaker Scheer to end the filibuster. *The cloture motion was successful with 42 Senators voting "yes"; three Senators voting "no" (Sens. Cavanaugh, Erdman and Hunt); one Senator "present and not voting" (Sen. Wayne); two Senators "excused and not voting" (Sens. Briese and Groene); and one Senator "absent and not voting" (Sen. Chambers).*

Prior to the cloture motion which ended debate, Sen. Wayne's motion to bracket the bill until Aug. 13, 2020, to prevent the bill from passing failed, garnering only four votes in favor of doing so (Sens. Cavanaugh, Erdman, Hunt and Wayne). Sen. Wayne advocated waiting to pass LB 1107 due to the financial implications of COVID-19 facing the state, businesses and individuals.

With the additional amendments adopted on Select File, LB 1107 passed on Final Reading with 155 pages incorporating what now is referred to as the "**GRAND COMPROMISE**" on the following three major issues: 1) the "**ImagiNE Nebraska Act**" to replace the "Nebraska Advantage Act," the current tax incentive program which expires on Dec. 31, 2020; 2) the "**Nebraska Property Tax Incentive Act**," including a "new" property tax credit program of \$125 million in FY 20/21 (with increasing funds in future years), in addition to the existing \$275 million currently in the "Property Tax Relief Credit Fund"; and 3) a \$300 million pledge of state funds for UNMC's "**NExT Project**," contingent upon private donors contributing another \$300 million and the federal

government committing \$1 billion for a national center to address pandemics and disasters, natural and man-made.

Speaker Scheer said that he "facilitated" the negotiations which resulted in the "**GRAND COMPROMISE**" with the following six key Senators: **Sen. Linehan**, Chair of the Revenue Committee, who introduced LB 1106, which failed to garner enough support to address the property tax issue since all school districts (large and small) opposed it for several reasons, including more restrictive lids; **Sen. Stinner**, Chair of the Appropriations Committee; **Sen. Lathrop**, Chair of the Judiciary Committee; **Sen. Kolterman**, Chair of the Retirement Committee, who introduced LB 720, the "ImagiNE Nebraska Act" and LB 1084, the "Nebraska Transformational Projects Act" (the UNMC "NExT Project"); **Sen. Briese**, Chair of the General Affairs Committee, who introduced numerous bills relating to property tax relief; and **Sen. McDonnell**, a member of the Appropriations Committee, who also committed countless hours working on the UNMC "NExT Project." Speaker Scheer, plus these six Senators have been referenced by the media and others as the "Super Seven."

[Click here](#) to review the **Fiscal Note on LB 1107**, dated Aug. 11, 2020. The Fiscal Note provides a more detailed analysis of the bill which adopts the ImagiNE Nebraska Act, the Key Employer and Jobs Retention Act, the Renewable Chemicals Production Tax Credit Act, the Customized Job Training Act, the Nebraska Transformational Projects Act, and the Nebraska Property Tax Incentive Act. The bill also amends provisions of the Property Tax Credit Act and eliminates the Personal Property Tax Relief Act for tax year 2020 and thereafter.

In his closing remarks before the Legislature adjourned sine die on Aug. 13, Gov. Ricketts thanked the Legislature for passing LB 1107.

**CITY OF CRETE, NEBRASKA
ECONOMIC DEVELOPMENT ADVISORY BOARD
MINUTES OF AUGUST 13, 2020**

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

Advisory Board Chair Cody Vance called the meeting to order at 12:15pm.

2. Roll Call

Manny Dimas: Absent

Ken Marvin: Absent

Mike Pavelka: Absent

Paul Heath: Present

Scott Kuncel: Present

Lizeth Umana: Present

Cody Vance: Present

Present: 4, Absent: 3.

Also present: City Administrator Tom Ourada, City Clerk Judi Meyer, Finance Director Jerry Wilcox, members of the public.

3. Consent Agenda

Approve the Consent Agenda items. Carried with a motion by Paul Heath and a second by Lizeth Umana.

Paul Heath: Aye, Scott Kuncel: Aye, Lizeth Umana: Aye, Cody Vance: Aye

Aye: 4, No: 0

3.A. Meeting Minutes

3.A.1. Advisory Board Meeting Minutes of July 9, 2020.

3.B. Financial Report

4. Special Order of Business

4.A. City of Crete Economic Development Plan

4.A.1. Housing

Tom Ourada reported that there may be two housing applications presented yet this year.

4.B. Applications for Consideration

4.B.1. Saline Medical Plaza LLC Request for \$100,000

Recommend City Council approve the Saline Medical Plaza LLC request for \$100,000 of LB840 funds. Carried with a motion by Paul Heath and a second by Lizeth Umana.

Paul Heath: Aye, Scott Kuncl: Aye, Lizeth Umana: Aye, Cody Vance: Aye
Aye: 4, No: 0

Tom Ourada reported that the requested funds assist at least three to four businesses as a combined project. The building has been vacant since September of 2019. Traffic flows should be similar to what was experienced with the previous occupancy. The accessibility for Doane students and faculty is a benefit.

4.B.2. Consider matching funds for Crete DTR project application.

Suspend the rules regarding the thirty day review period. Carried with a motion by Paul Heath and a second by Scott Kuncl.

Paul Heath: Aye, Scott Kuncl: Aye, Lizeth Umana: Aye, Cody Vance: Aye
Aye: 4, No: 0

Recommend City Council approve LB840 funds for a Crete DTR project application for matching funds of 25% of the project costs not to exceed \$110,000. Carried with a motion by Paul Heath and a second by Scott Kuncl.

Paul Heath: Aye, Scott Kuncl: Aye, Lizeth Umana: Aye, Cody Vance: Aye
Aye: 4, No: 0

5. Officers' Reports

6. Adjournment

Motion to adjourn. Carried with a motion by Paul Heath and a second by Scott Kuncl.

Paul Heath: Aye, Scott Kuncl: Aye, Lizeth Umana: Aye, Cody Vance: Aye
Aye: 4, No: 0

The meeting was adjourned at 12:40pm.

Recorded by City Clerk Judi Meyer

Airport Authority

Minutes of Thursday, August 13, 2020

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

Airport Authority Chair Blaine Spanjer called the meeting to order at 8:15am.

2. Roll Call

Kirk Keller: Present
Howard Nitzel: Present
Dan Papik: Present
Zoraida Ramos: Present
Blaine Spanjer: Present

Present: 5. Absent: 0.

Also present: City Clerk Judi Meyer, Finance Director Jerry Wilcox, Airport Manager Shaun Krzycki, Chris Corr with Olsson Assoc., members of the public.

3. Petitions - Communications - Citizen Concerns

4. Items of Business

4.A. Consider Fuel Project components

4.A.1. Discuss Cares Act Airport Grant Agreement and project.

Authorize Blaine Spanjer to complete steps necessary to the Cares Act grant approval and receipt. Carried with a motion by Dan Papik and a second by Kirk Keller.

Kirk Keller: Aye, Howard Nitzel: Aye, Dan Papik: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye
Aye: 5, No: 0

4.A.2. Discuss Engineering Agreement with Olsson Assoc.

4.A.3. Additional requirements for FAA grant.

Authorize Blaine Spanjer to create statements as required for the FAA grant.

Carried with a motion by Dan Papik and a second by Howard Nitzel.

Kirk Keller: Aye, Howard Nitzel: Aye, Dan Papik: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye

Aye: 5, No: 0

4.B. Consider turning fuel sales over to the FBO/LLC.

Enter Executive Session. Carried with a motion by Dan Papik and a second by Zoraida Ramos.

Kirk Keller: Aye, Howard Nitzel: Aye, Dan Papik: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye

Aye: 5, No: 0

Exit Executive Session. Carried with a motion by Dan Papik and a second by Kirk Keller.

Kirk Keller: Aye, Howard Nitzel: Aye, Dan Papik: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye

Aye: 5, No: 0

Authorize Blaine Spanjer to negotiate contract terms with the FBO/LLC parties.

Carried with a motion by Dan Papik and a second by Kirk Keller.

Kirk Keller: Aye, Howard Nitzel: Aye, Dan Papik: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye

Aye: 5, No: 0

The Authority entered into Executive Session at 8:20am. The Authority exited Executive Session at 8:50am with no action taken.

4.C. Review and approve Crete Skydiving leases.

Approve the Crete Skydiving leases with modified term commencement date of September 1, 2020. Carried with a motion by Kirk Keller and a second by Dan Papik.

Kirk Keller: Aye, Howard Nitzel: Aye, Dan Papik: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye

Aye: 5, No: 0

4.D. Consider changing fiscal year period to match the City's fiscal year period.

Approve a change to the fiscal year period o October 1 through September 30.

Carried with a motion by Howard Nitzel and a second by Kirk Keller.

Kirk Keller: Aye, Howard Nitzel: Aye, Dan Papik: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye

Aye: 5, No: 0

4.E. Discussion regarding 2020-21 budget.

The Authority will hold a Public Hearing regarding the 2020-21 budget for the September meeting.

4.F. Discuss CIP/priority projects by year.

5. Officers' Reports

Jerry will follow up with the City Attorney regarding whether the City will collect regarding the outstanding lease payments on the Bonanza. Shaun will follow up with two tenants that are past due with lease payments.

6. Consent Agenda

Approve the Consent Agenda items with the addition of several invoices. Carried with a motion by Zoraida Ramos and a second by Dan Papik.

Kirk Keller: Aye, Howard Nitzel: Aye, Dan Papik: Aye, Zoraida Ramos: Aye, Blaine Spanjer: Aye

Aye: 5, No: 0

6.A. Approve Meeting Minutes

6.A.1. Airport Authority Meeting Minutes of June 11, 2020.

6.A.2. Airport Authority Meeting Minutes of July 9, 2020.

6.B. Accept the City Treasurer's Report

6.C. Approve the Payment of Claims Against the Airport Authority

7. Adjournment

The meeting was adjourned at 9:45am.

Recorded by City Clerk Judi Meyer



Papillion Landing

How to Ride Heartland B-cycle

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