

Planning Commission Meeting
Monday, March 27, 2023 7:00 PM
Crete City Hall
243 E 13th Street
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.

2. **Roll Call**

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

3. **Items of Business**

The Planning Commission may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

3.A. Approve Planning Commission Minutes

3.B. Public Hearing to obtain public comment prior to consideration of the declaration of an area of the City (the "Subject Area") as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law.

3.C.

3.D. Public Hearing to obtain public comment prior to consideration of the approval of a redevelopment plan for the Subject Area.

3.E. Consider a recommendation to the City Council regarding Annexation Area #1.

3.F. A worksession will be scheduled for April 18, 2023 to receive an informational presentation by the planner on the comprehensive plan.

4. **Officers' Reports**

Reports may be given by Department Heads, other Committees and Commission members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Planning Commission on matters presented under this title except to answer any question posed and to refer the matter for further action.

5. **Adjournment**

The Planning Commission will review the above matters and take such actions as they deem appropriate. The Planning Commission may enter into closed session to discuss any matter on this agenda when it is determined by the Commission that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such and 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 the presiding officer immediately prior to the closed session 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.

Disclaimers & Notices

- 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.



CRETE PLANNING COMMISSION MEETING

February 28, 2023 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

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 board 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. Additional copies are available to read. The board 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.

1. Open Meeting

2. Roll Call

Jay Quinn:	Absent
Drew Rische:	Absent
Anthony Fitzgerald:	Present
Ryan Jindra:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kuncel:	Present
Tom Ourada:	Present
Jennifer Robison:	Present
Jeff Wenz:	Present

Present: 8, Absent: 2.

3. Items of Business

3.A. Approve Planning Commission Minutes

Member Scott Kuncel noted that Tom Ourada was in the minutes as a voter, but he did not vote due to there being a quorum. Fixing that is the only change that needs to be made.

Approve Planning Commission Minutes with the changes discussed. Carried with a motion by Scott Kuncel and a second by Jennifer Robison.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye

Aye: 7, No: 0

3.B. Provide a recommendation to the City Council on adopting Ordinance 2164: An ordinance to annex Area #6 into the corporate limits of the City of Crete.

Open a public hearing on the annexation of Area #6 at 7:04pm. Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye

Aye: 7, No: 0

Attorney Alison Borer explained that this annexation was requested by the property owners. She mentioned that the owners are looking to develop the land, and that the developers want to use Tax Increment Financing (TIF) for the development. In order to qualify for TIF, the land needs to be inside city limits. There is already a plan to extend city services to the property. There was discussion on the intent of the developer and possibly needing to rezone down the road for those plans. It was also mentioned that on March 7, the City Council will have their public hearing on the annexation and will be voting on whether to accept the ordinance's second reading.

There were no members of the public present to speak on the matter.

Close the public hearing at 7:16pm. Carried with a motion by Ryan Jindra and a second by Dave Jurena.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye

Aye: 7, No: 0

Recommend to the City Council to enact Ordinance 2164 to annex Area #6 into city limits. Carried with a motion by Jennifer Robison and a second by Scott Kuncl.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jeff Wenz: Aye, Jennifer Robison: Aye

Aye: 7, No: 0

4. Officers' Reports

City Administrator Tom Ourada gave an update on the other proposed annexations. Engineers are doing a study of the entire area to get a better idea of what it would cost to extend city services to all of the proposed properties. Ourada also reported that Attorney Alison Borer is working on the agreement with Nestle regarding the pavement of North Boswell. There are a few details that need to be worked out.

5. Adjournment

2023

City of Crete
East Crete Area



JEO Consulting Group, Inc.

Introduction

Purpose of the Study

This East Crete Study Area blight and substandard study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Crete's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Crete finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "East Crete Study Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines existing conditions of land use, buildings, and structures within the designated study area in the City of Crete's authority to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Crete to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Crete must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use of land and the occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Blighted area means an area, which.

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;

- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;*
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or*
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.*

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;



Substandard and Blight Eligibility Analysis

Designated Study Area

Portions of the designated study area are located adjacent, but outside the corporate limits of the City of Crete. Land areas outside the corporate limits will need to be annexed to be included in the CDA's area of operation and become eligible for Tax Increment Financing as part of a redevelopment project. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Crete can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Crete can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Crete is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Crete can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in section 18-2103(31), **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*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Age or obsolescence

Estimate age of structures (40+ years criteria)

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

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

4. Other substandard conditions

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the

public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**
Condition of streets/inadequate access including sidewalks
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk conditions.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
Conditions associated with accessibility/usefulness of the lots.
 - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris, and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**
Examination of public records to determine the status of taxation of properties.
 - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**
Examine public records to determine any defective or unusual title defects.
 - Examples include improper filings, lines, defective titles, etc.
9. **Improper subdivision or obsolete platting**
Examine public records to determine improper subdivision and obsolete platting

- Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

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

Examine conditions which endanger life or property.

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability

Economic and/or socially undesirable land uses

- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.

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:

- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
- (c) 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 (Public records);
- (d) 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 (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing a way of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind- or waterproof),

- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

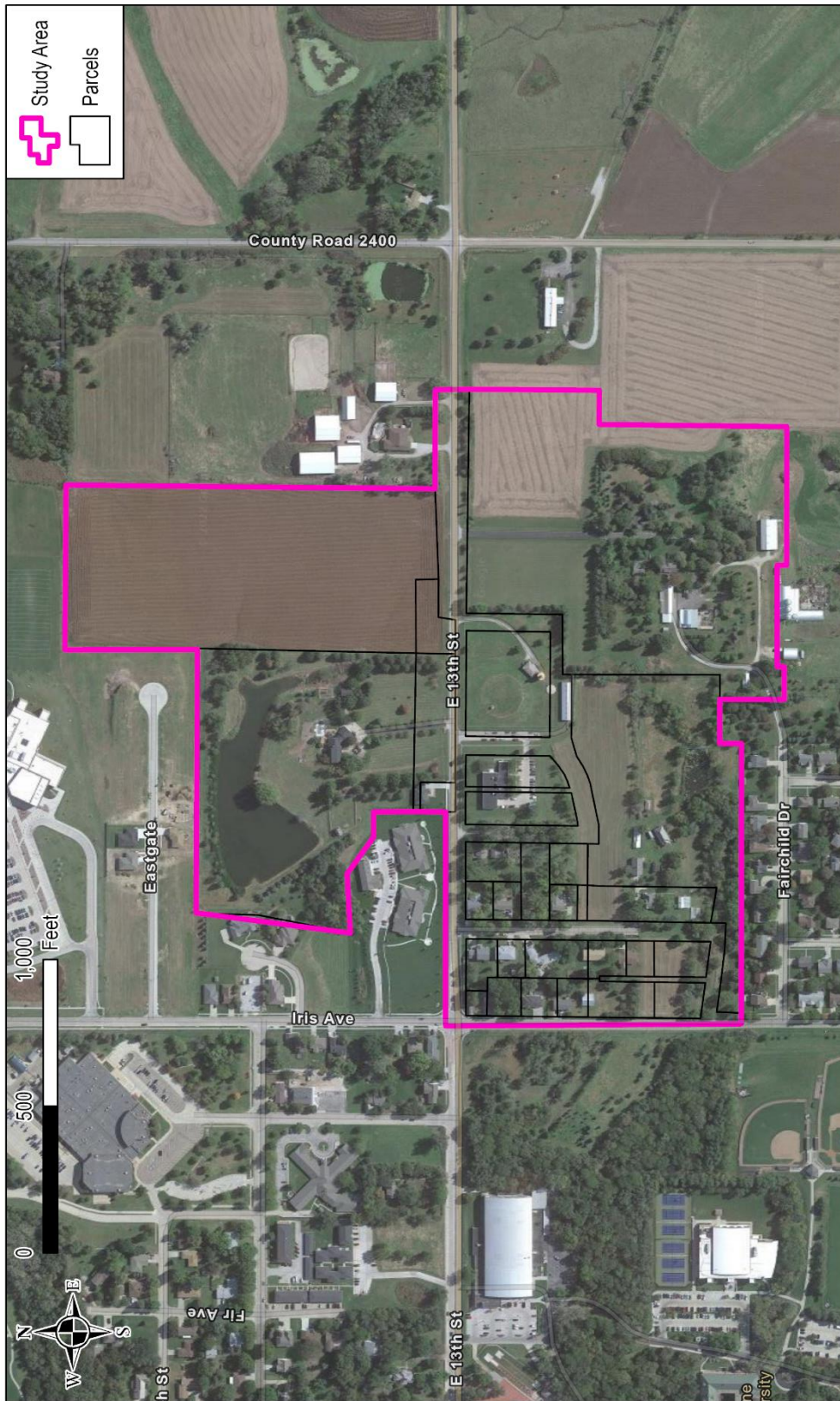
Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Created By: J. Ray; M. Frates; M. Woodrum

Date: December 2022

Software: ArcGIS Pro 3.0.3

File: 201828.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



City of Crete, NE

Crete Blight Study Area

Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 84.0 acres. The following legal description delineates the Recommended Area

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 8 NORTH, RANGE 4 EAST, AND ALL OF COLLEGE PARK ADDITION TO THE CITY OF CRETE IN SALINE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE PARK ADDITION AND THE EAST RIGHT OF WAY LINE OF IRIS AVENUE; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COLLEGE PARK ADDITION, A DISTANCE OF 976 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-01615; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 964 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 370, PAGES 901-902; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 143 FEET, MORE OR LESS, THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 210 FEET; THENCE NORTH CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 24 FEET, MORE OR LESS, THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 346 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID SOUTH, A DISTANCE OF 32 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 374 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 630, MORE OR LESS; THENCE CONTINUING NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE CONTINUING NORTH 33.00 FEET TO THE NORTH LINE OF A PUBLIC ROAD RIGHT OF WAY; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 335 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 400, PAGE 96; THENCE NORTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ON NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 560 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF EAST RIDGE 1ST ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1ST ADDITION, A DISTANCE OF 889 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF EAST RIDGE ESTATES; THENCE SOUTH ON THE EAST LINE OF SAID EAST RIDGE ESTATES, A DISTANCE OF 152 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EAST LINE, A DISTANCE OF 328 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID EAST RIDGE ESTATES, AND BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 410, PAGES 84-85; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 189 FEET, MORE OR LESS; THENCE SOUTHEASTRLY CONTINUING ON SAID NORTH LINE, A DISTANCE OF 154 FEET, MORE OR LESS; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 86 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 246 FEET, MORE OR LESS; TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 695 FEET, MORE OR LESS, TO THE POINT OF BEGINGING.

Findings and Contributing Factors

The intent of this study is to determine whether the East Crete Study Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on October 19, 2022, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the East Crete Study Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the East Crete Study Area Blight Study Area based upon the statutory definitions, the planning team's observations during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions that led to each factor's determination. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the East Crete Study Area Blight Study Area.

BLIGHTED CRITERIA CONDITIONS

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

Substantial Number of Deteriorated or Deteriorating Structures

Each parcel within the East Crete Study Area Blight Study Area was examined for the structural conditions. A total of 23 structures were evaluated and 6 or 26% of the structures within the designated study area were graded as deteriorating or dilapidated. The structure condition ratings are illustrated in Figure 2. This is considered a contributing factor.

Defective or Inadequate Street Layout

Street Conditions and Accessibility

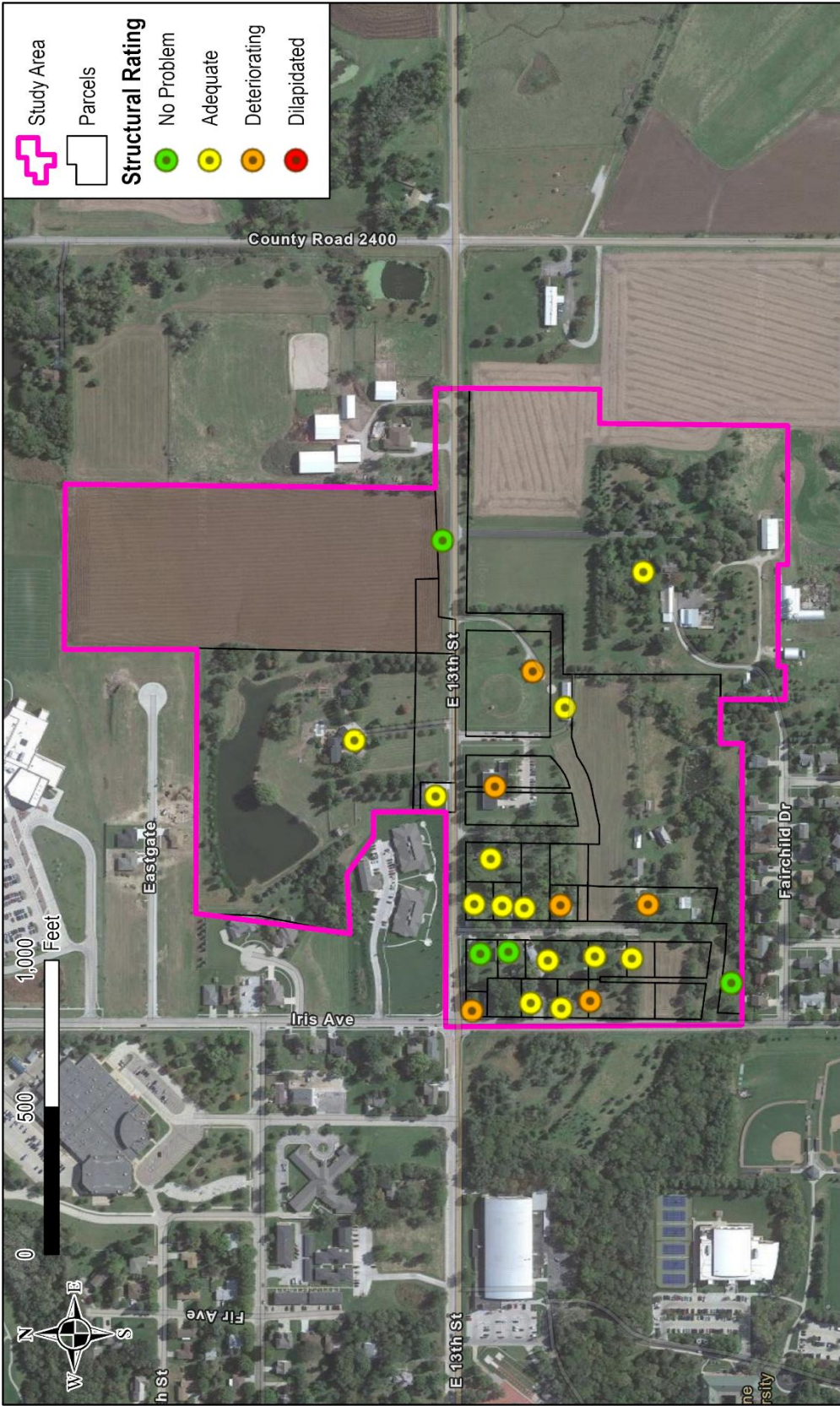
Street conditions and accessibility within the East Crete Study Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The noted deficiencies are: missing portions or incomplete streets; limited urban grid pattern or connectivity, unpaved and undeveloped roads, and the lack of sidewalks in the area. The transportation infrastructure conditions are illustrated in Figure 3.

Overall, the East Crete Study Area Blight Study Area has limited connectivity with the adjacent street grid due to the topography, drainage, and incomplete streets. Due to the lack of connectivity and sidewalks, this is considered a contributing factor.

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

Throughout the East Crete Study Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivisions and some lack developed street access. In addition, a portion of the area lacks public infrastructure improvements for accessibility, utilities, and usefulness. Overall, this factor is considered to be contributing to the recommended blight designation.

Figure 2: Structural Conditions



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Date: December 2022

Software: ArcGIS Pro 3.0.3

File: 201828.00

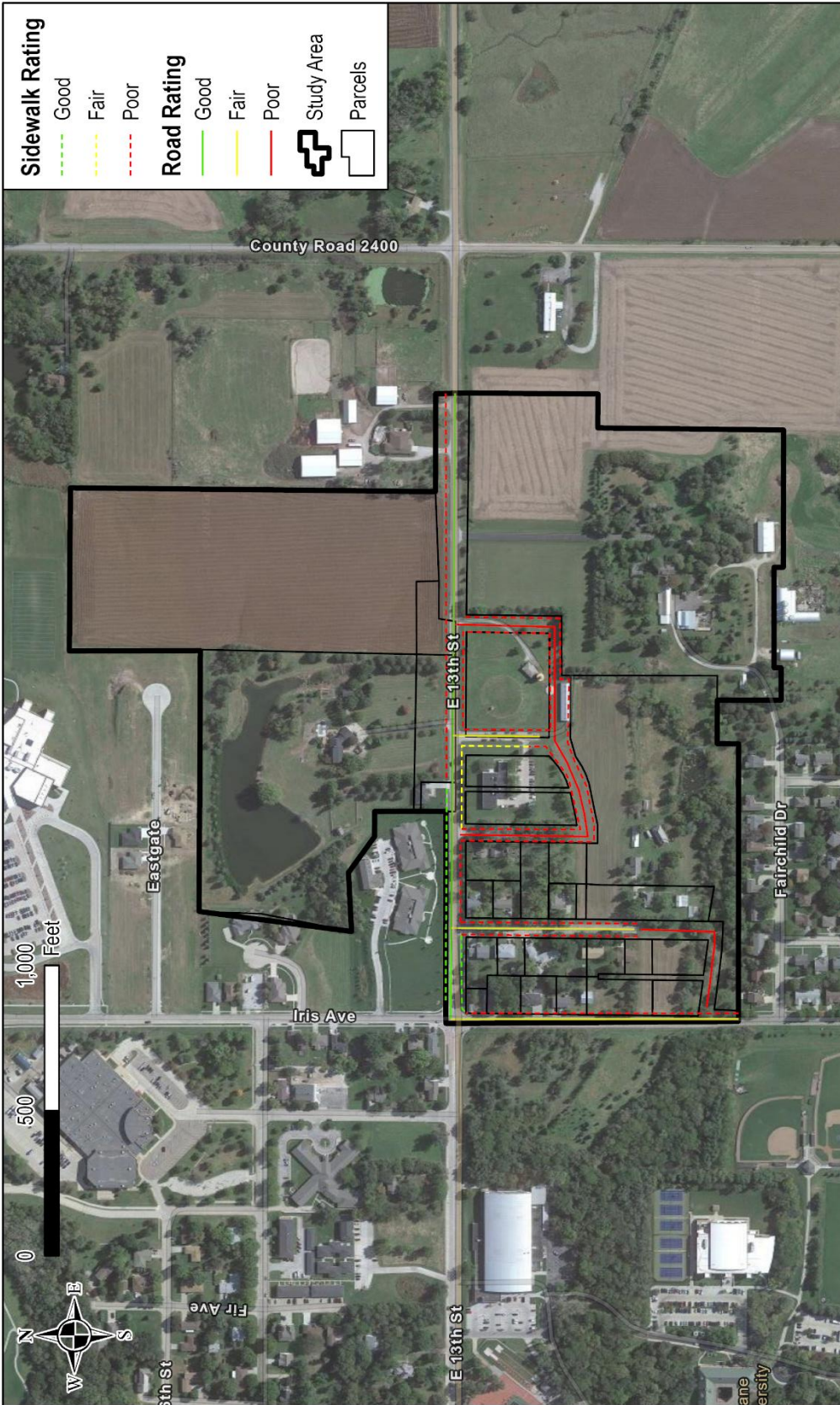
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City of Crete, NE

Crete Blight Study: Structural Rating

Figure 3: Transportation Conditions



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Software: ArcGIS Pro 3.0.3

File: 201828.00

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City of Crete, NE

Crete Blight Study: Transportation

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Debris

Debris piles were noted in the field analysis in 3 locations. This along with heavily wooded areas can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Open drainage Channel

The area on the southern perimeter has a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and structures in the vicinity.

As a result, this factor is considered to be contributing to the recommended blight designation.

Deterioration of site or other improvements

Sidewalks

The lack of sidewalks, including accessible crosswalks, inhibits pedestrian movement through the study area.

Driveways or Parking Areas

Several private driveways or parking areas were noted as unimproved or not improved for all-weather access.

Vehicle Circulation

The lack of connectivity of paved streets, a land locked lot, and non-paved parking surfaces can impede travel to or from the study area. Deteriorated surface parking and driveway areas were observed throughout the study area.

As a result, this factor is considered to be contributing to the recommended blight designation.

Diversity of ownership

The diversity of ownership was not evident in the East Crete Study Area Blight Study Area. There are 22 unique private property owners in the East Crete Study Area Blight Study Area. Thus, this is considered a contributing factor.

Improper subdivision or obsolete platting

Obsolete platting

Throughout the East Crete Study Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped or have limited use due to acute angles and or narrowness. In addition, some parcels are land locked without proper street frontage.

As a result, this factor is considered to be contributing to the recommended blight designation.

The existence of conditions which endanger life or property.

Conditions which pose a threat to public health and safety

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average year structures were built is 1971.

Debris

Debris piles were noted in the field analysis in three locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

Sidewalks

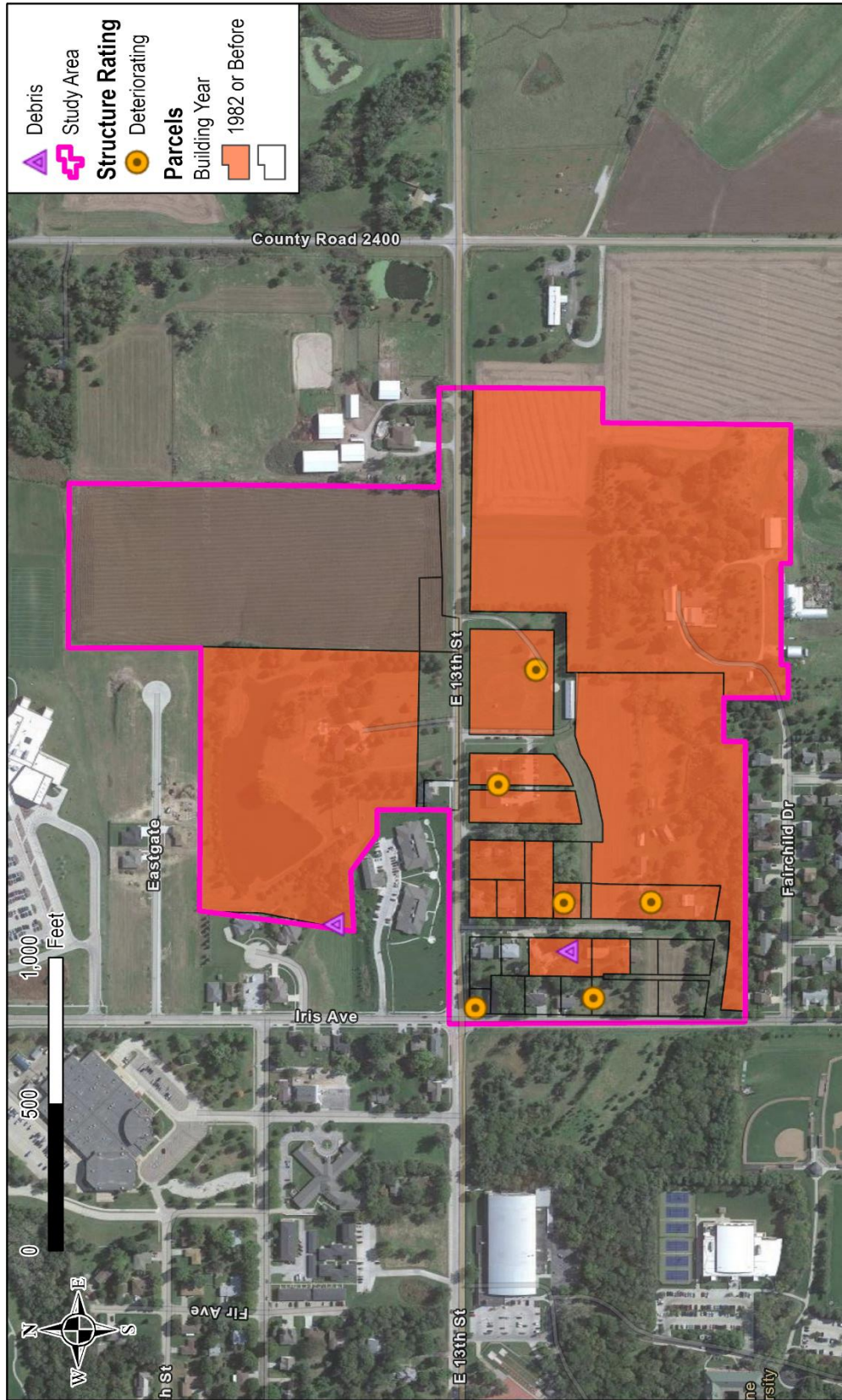
The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Open drainage Channel

The area along the southern perimeter of the study area is an open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and or structures in the vicinity.

As a result, this factor is considered to be contributing to the recommended blight designation.

Figure 4: Potential Hazards of Site



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City of Crete, NE

Crete Blight Study: Potential Hazards

Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

Many conditions or factors were observed in the field analysis that could impair sound growth of the community.

Debris

Debris piles were noted in the field analysis in 3 locations. This can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Open drainage Channel

The area is bisected by a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and structures in the vicinity.

Vehicle circulation and parking

The lack of connectivity of paved streets, land locked parcels, and non-paved parking surfaces can impede travel to or from the study area and contribute to inefficient stormwater collection. Deteriorated surface parking and driveway areas were observed throughout the study area.

As a result, it is considered a substantial contributor to the East Crete Study Area Blight Study Area to be considered blighted.

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:

The average age of the residential structures in the area is at least 40 years. The average age of the documented residential structures is 52 years (1982). Thus, this is considered a contributing factor.

SUBSTANDARD CRITERIA

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:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the East Crete Study Area Blight Study Area.

A total of 6 or 26% of the structures within the designated study area were graded as deteriorating within the study area. This is considered a contributing factor but not at a predominate level.

Age or obsolescence

Information regarding the age of the permanent structures within the East Crete Study Area Blight Study Area was provided by the Saline County Assessor's Office.

The average age of documented residential structures is 52 years old, therefore, this is considered a contributing substandard factor.

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

Poor Drainage and Sanitation

The East Crete Study Area Blight Study Area contains limited areas of street connectivity with storm drainage. However, this is not considered significant to be considered a predominate factor.

Other Substandard Conditions

The existence of conditions which endanger life or property.

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average year structures were built is 1971.

Debris

Debris piles were noted in the field analysis in three locations. This can contribute to fire hazards, harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

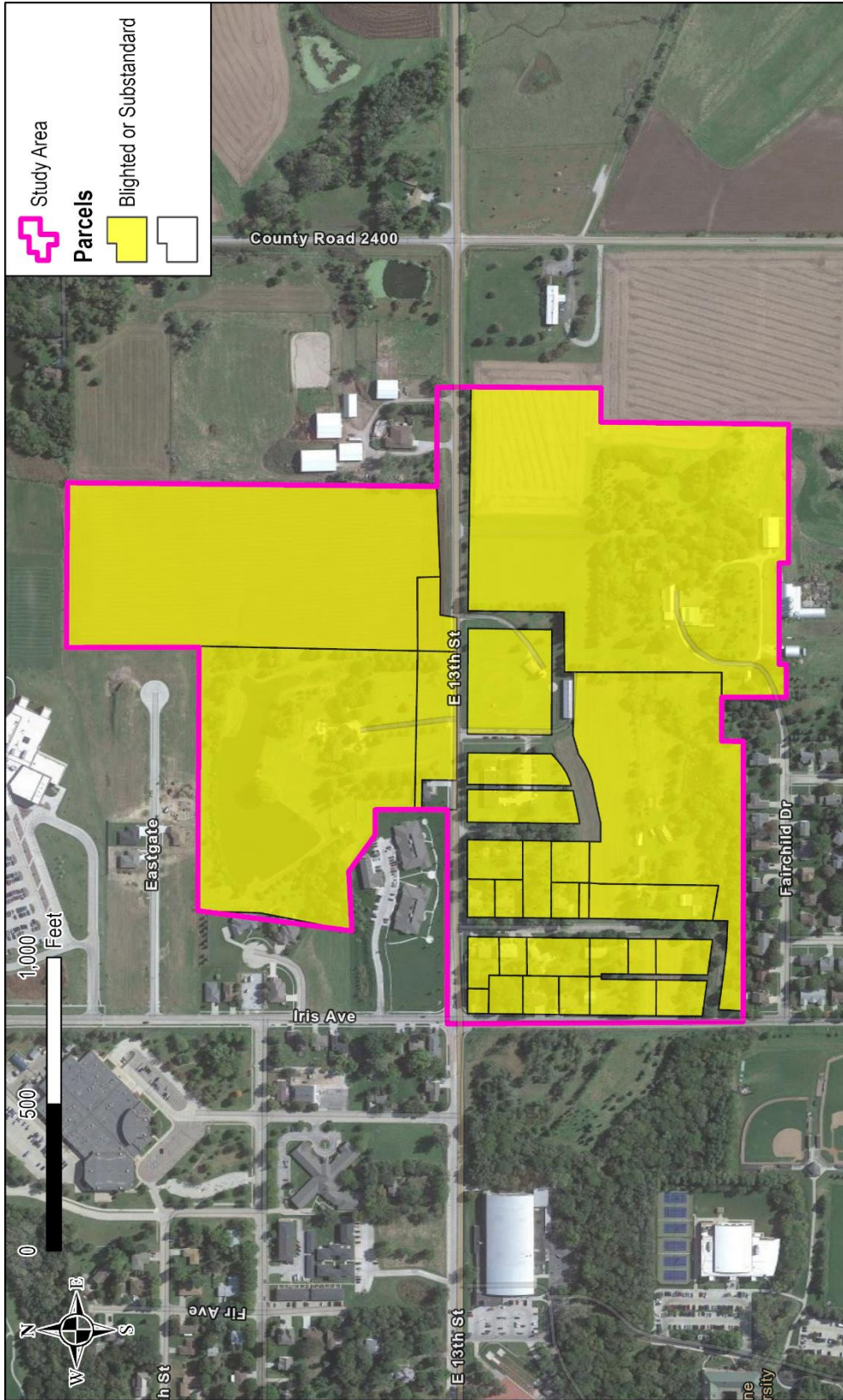
Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Open drainage Channel

The southern perimeter of the study area contains a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people in the vicinity. As a result, this factor is considered to be contributing to the recommended blight designation.

Figure 5: Parcels Showing Blight and Substandard Criteria



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City of Crete, NE

Crete Blight Study: Characteristics of Blight and Substandard Area

Blighted and Substandard Findings

The East Crete Study Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has assorted items that were considered beyond the remedy and control of the normal regulatory process of the City of Crete or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

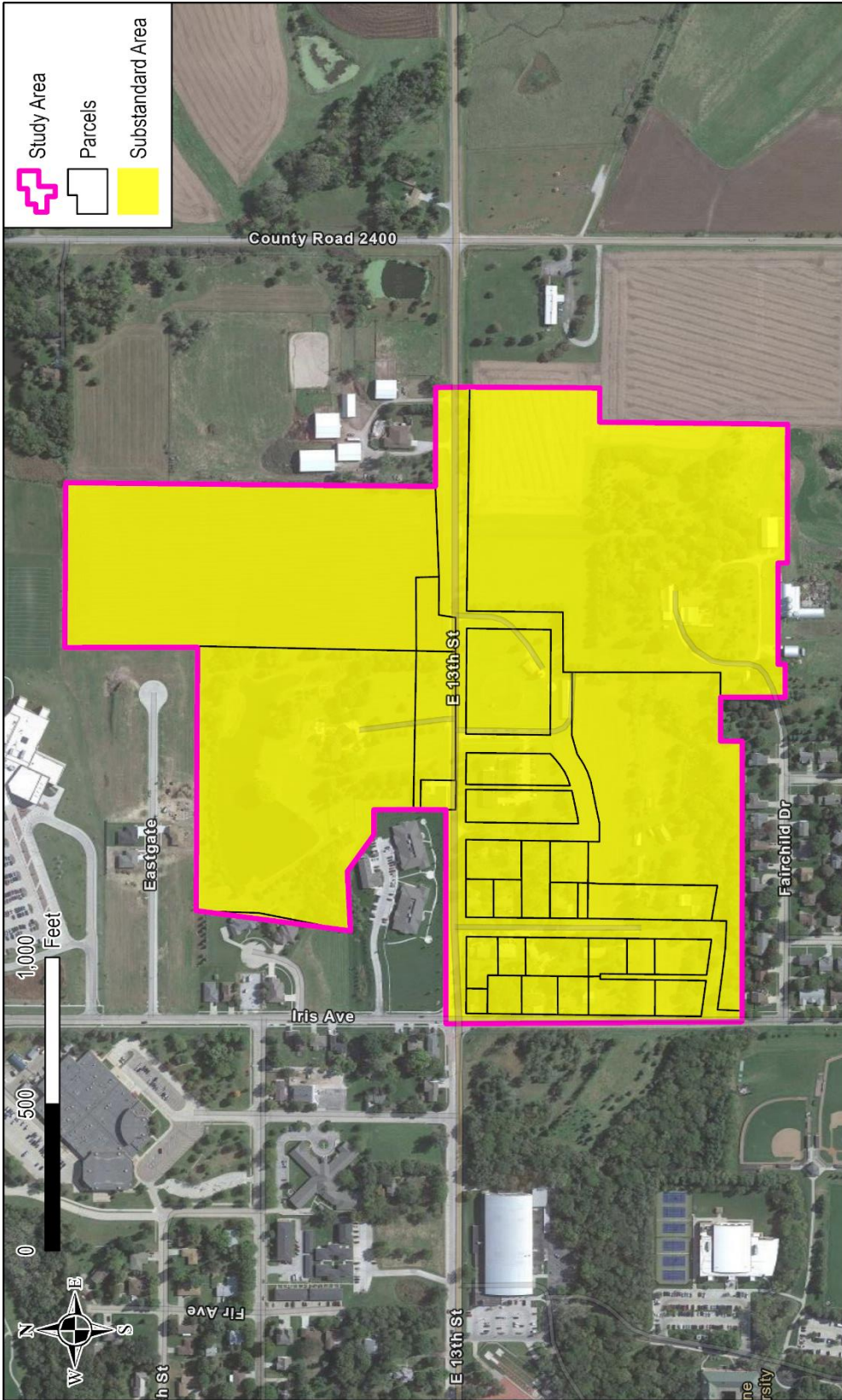
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of Structure	Yes
BLIGHT TOTALS	10/12
Exterior inspection of structures	No
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	2/4
TOTALS	12/16

Conclusion

Several conditions within the East Crete Blight Study Area were observed during the field survey which warrants a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the East Crete Study Area Blight Study Area, and as such, parcels within the boundaries of the East Crete Study Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the East Crete Study Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Crete and the Community Development Agency. The city should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the East Crete Study Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 6 Recommended Blight and Substandard Designation



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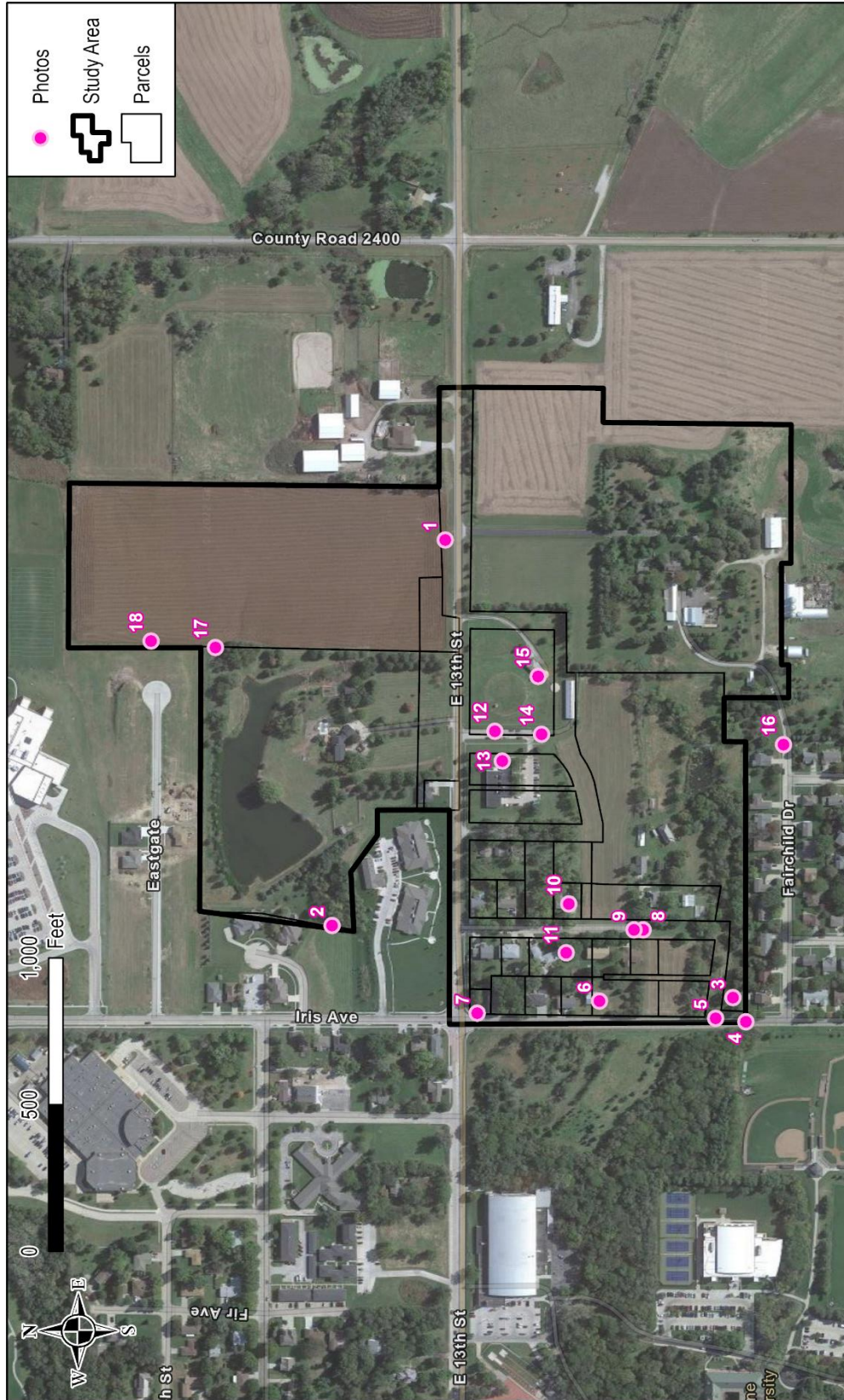
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City of Crete, NE

Crete Blight Study:
Recommended Blight and Substandard Area

Appendix A
Photo Exhibit



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City of Crete, NE

Crete Blight Study: Photo Guide

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Phot 17



Photo 18



Gary F. Lothrop, DVM
Eric S. Post, DVM
Sarah Lothrop Post, DVM, MPH



607 County Road 2400
Crete, NE 68333
(402) 826-5149

Lothrop Animal Clinic

To Mayor Bauer, Tom Ourada, City Council Members and Planning commission Members,

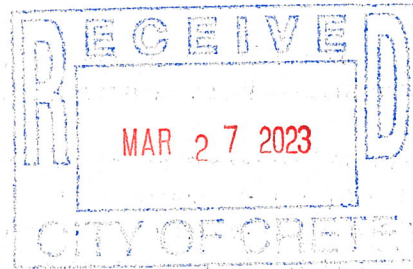
I am against having my 20 Acre grounds and Home given a "Blighted" designation and even though the 3 structures on the ground are all 100 years old, they have been maintained and are in excellent structural condition.

However, if my 20 acres are needed to get the blighted area up past there 80 acre level so that others may take advantage of TIF financing, then I will not fight the designation. However, I want to make sure that everyone understands that I do not want the "East Crete Revelopment Study Area" to allow any planner or engineer to subdivide any of my 20 acre Homestead into any size or type of future developmental lots. Other than lot 6 on south Iris avenue, We will not be subdividing or developing any lots on our 20 acre for at least the next 20 years.

Thank you for your efforts to make Crete a Better place to live.....

Gary F. Lothrop DVM 3/27/2023

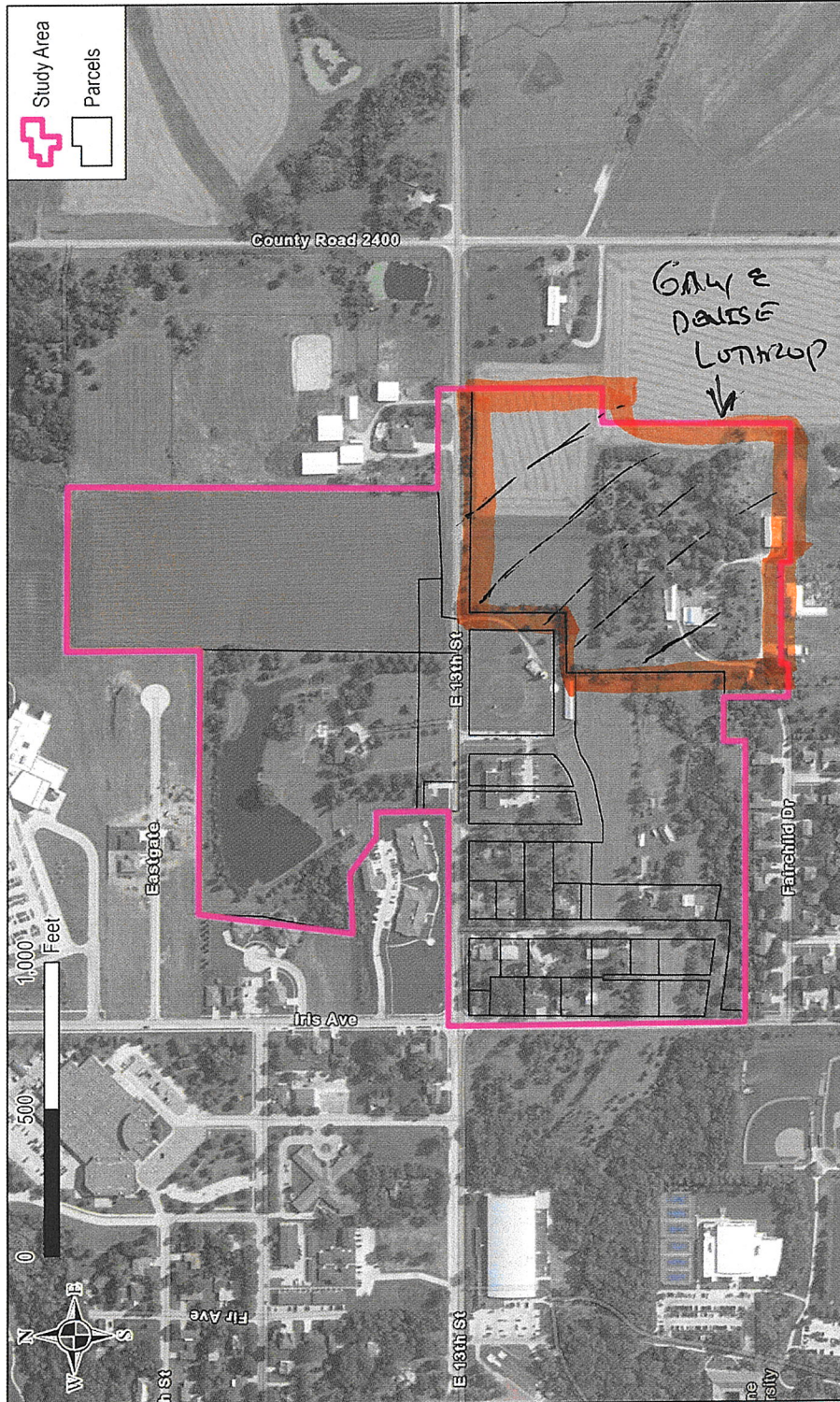
A handwritten signature in black ink that reads "Gary F. Lothrop".



Designated Area

The designated Blight and Substandard Area identified by the City of Crete and JEO Consulting can be found in Figure 1 below. For this General Redevelopment Plan, the 80.0 acre Designated Blight and Substandard Area will be known as the “East Crete Redevelopment Area.”

Figure 1: Designated Blight and Substandard Area



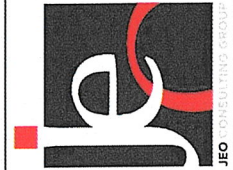
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City of Crete, NE

Crete Blight Study Area

2023

East Crete Area Redevelopment Plan



JEO Consulting Group, Inc.

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Introduction

Background

The East Crete Area Redevelopment Plan (Redevelopment Plan) provides a guideline for the community to develop remedies for designated “Community Redevelopment Area(s)” exhibiting a variety of deteriorating or dilapidated physical, social, or economic conditions. The Redevelopment Plan attempts to eliminate problems and issues identified in these community redevelopment areas that are detrimental to the social and economic well-being of the neighborhoods in which they exist. The existing conditions in these community redevelopment areas are considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise.

The purpose of this Redevelopment Plan is to identify general goals and objectives for the redevelopment of the area identified in the East Crete Area, Blight and Substandard Study. With the adoption of this Plan, the City of Crete will recognize the need to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, encourage needed urban rehabilitation, provide for the redevelopment of substandard and blighted areas, and/or undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein.

The East Crete Area Redevelopment Plan consists of two major parts. First is the General Redevelopment Plan, that addresses the broader goals of the entire redevelopment area. In the future as specific projects are identified, there will be the second portion of the Redevelopment Plan with project specific redevelopment goals and objectives that address a specific area to greater detail but tier from the General Redevelopment Plan. These project specific redevelopment projects shall comply with the Community Development Agency Public Policy Statement for City of Crete Tax Increment Program and the requirements under Nebraska’s Community Redevelopment Law.

As these additional projects are approved, the Redevelopment Plan shall be amended to include the specific projects criteria and site plan.

Nebraska Community Development Law

The Nebraska Legislature enacted the Community Development Law (Neb. Rev. Stat. §18-2101 through §18-2154), which permits cities of all classes and villages to establish a Community Development Agency (CDA). The laws permit CDAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. The Community Development Law enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for purposes of redevelopment or through the conservation and rehabilitation of property.

The City of Crete, in accordance with the Nebraska Community Development Law, prepared the General Redevelopment Plan. Prior to recommending the General Redevelopment Plan to the City Council for approval, the CDA shall:

...consider whether the proposed land uses and building requirements in the redevelopment project area(s) 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, general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of the population, the provision of adequate transportation, water, sewerage, 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 unsanitary or unsafe dwelling accommodations, or conditions of blight. Neb. Rev. Stat. §18-2113.

General Redevelopment Plan Components

After an area has been designated as blighted and substandard, the city may proceed with the preparation of a General Redevelopment Plan. The purpose of the General Redevelopment Plan is to identify possible redevelopment project(s) in the identified area(s), and it shall:

- Be consistent with the general plan of the community; and
- Indicate the actions that will be needed to carry out the redevelopment project, including land acquisition, demolition and removal of structures, redevelopment, improvements, rehabilitation, zoning changes, land uses, densities, and building requirements.

Redevelopment Plan Projects

The General Redevelopment Plan identifies general redevelopment projects within eligible Community Redevelopment Areas as identified in the Blight and Substandard Study. Project specific redevelopment plans shall conform to the General Redevelopment Plan added to the East Crete Area Redevelopment Plan.

Pursuant to the Nebraska Community Development Law, the city shall afford maximum opportunity for redevelopment of the area, consistent with the needs of the city as a whole and by private enterprise undertaking redevelopment activities within the area(s) discussed herein. A redevelopment project may involve a broad range of activities in a designated area, including:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas,
- To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan,
- To sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project,
- To dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan,
- To acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- To carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- A detailed proposal outlining the redevelopment project/or activity must be submitted to the CDA for evaluation prior to approval as a qualified Redevelopment Project.
- All redevelopment projects shall comply with the City of Crete, Nebraska, Community Development Agency Public Policy Statement for City of Crete Tax Increment Program.

Relationship to General Plan

The general plan for the development of the City of Crete, Nebraska, known as “The Comprehensive Plan”, is incorporated herein by reference. In the event the terms and conditions of this General Redevelopment Plan are not in conformance with the Comprehensive Plan, the provisions of the Comprehensive Plan shall supersede those of the Redevelopment Plan. The adoption of this Redevelopment Plan, or any modifications, additions, or amendments thereto, shall not be deemed to be an amendment of the Comprehensive Plan.

Funding for Redevelopment Projects

There are a number of funding sources available for communities to use in order to initiate redevelopment activities in designated blighted and substandard areas. These include, in addition to city, state, and federal funds commonly utilized to undertake redevelopment activities, the use of Community Development Block Grant funding programs, special assessments, general obligation bonds, and tax increment financing. The following narrative further describes tax increment financing in Nebraska.

Tax increment financing (TIF) in Nebraska is designed to finance certain costs associated with a private development and is a common tool utilized for redevelopment activities in designated blighted and substandard community redevelopment areas. TIF provides a means of encouraging private investment in deteriorating areas by allowing local governments to use the increase in certain property tax revenues to pay the costs of certain public improvements needed to attract private development. Under the Nebraska Community Development Law, local governments may use TIF only in designated blighted and substandard community redevelopment areas. Following such designation, the CDA prepares a Redevelopment Plan and amends the Generalized Redevelopment Plan as necessary including redevelopment areas to be annexed that were in the designated Blight and Substandard Area. TIF projects may include commercial, residential, industrial, or a mix of these uses.

Generally, TIF funds can be used for land acquisition, public improvements, infrastructure, and utilities. The city shall conduct, a ***cost-benefit analysis*** for each redevelopment project that proposes the use of TIF as a financing tool. This ***cost-benefit analysis*** must use a specific model developed for use by local projects, and shall consider and analyze the following factors:

- Tax shifts resulting from the approval of the use of funds pursuant to Neb. Rev. Stat. §18-2147, as indicated below:
 - ...any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of provision by the governing body, as follows:
 - That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
 - That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Agency to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Agency shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies.
- Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

- Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- Impacts on other employers and employees within the city and the immediate areas that are located outside of the boundaries of the area of the redevelopment project, and
- Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

After a project is approved, the city typically authorizes the issuance of TIF bonds to finance public improvements in the designated area. Since this process can work for large developments without increasing any tax rates or adding any new taxes or fees, it appeals to jurisdictions wishing to promote economic development or redevelopment of blighted and substandard areas.

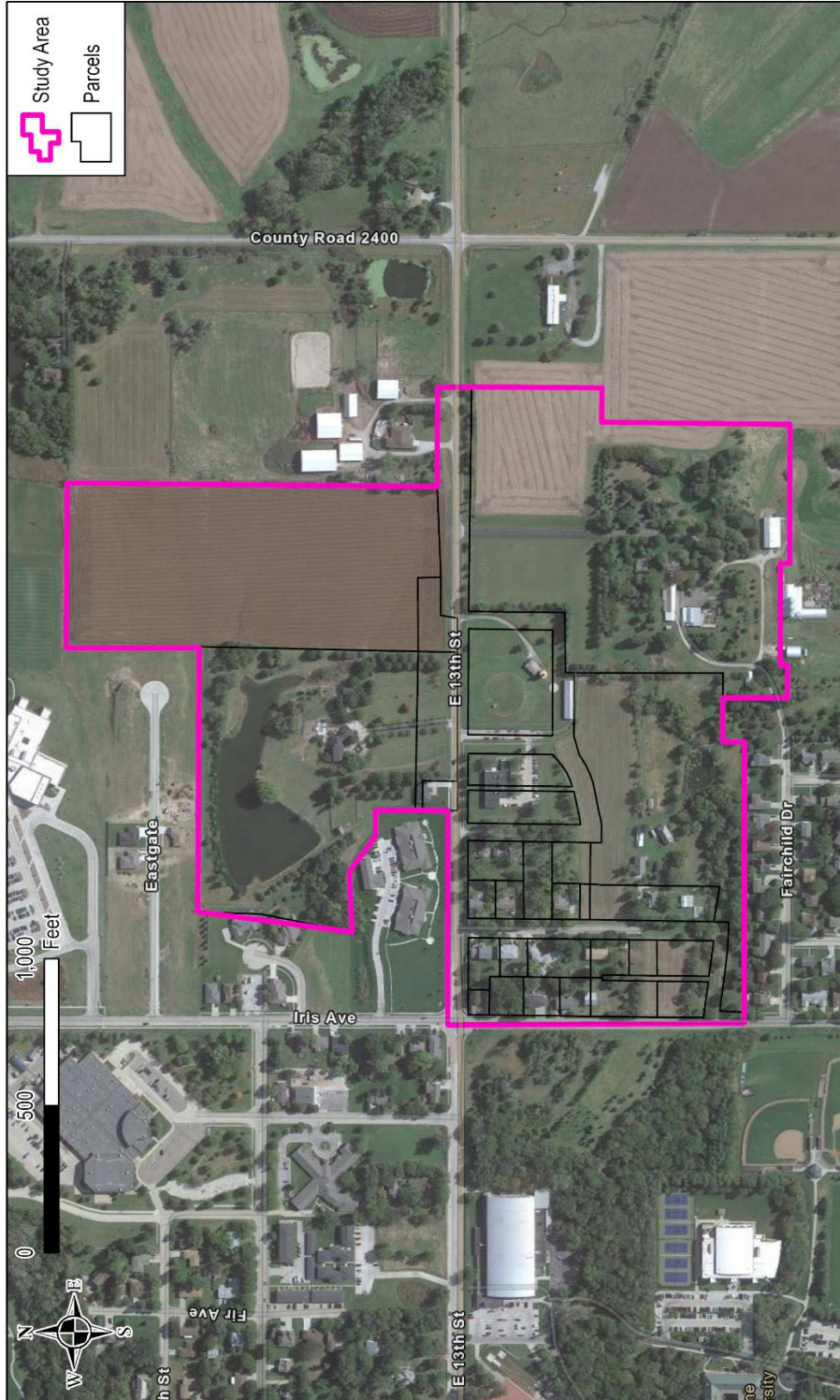
Outline of the General Redevelopment Plan

All provisions of the East Crete Area Blight and Substandard Study are incorporated herein by reference. The General Redevelopment Plan will evaluate the Community Redevelopment Area and identify general redevelopment projects aimed at rehabilitating Designated Blight and Substandard Area of the City of Crete. Project specific redevelopment plan(s) follow the Generalized Redevelopment Plan.

Designated Area

The designated Blight and Substandard Area identified by the City of Crete and JEO Consulting can be found in Figure 1 below. For this General Redevelopment Plan, the 80.0 acre Designated Blight and Substandard Area will be known as the “East Crete Redevelopment Area.”

Figure 1: Designated Blight and Substandard Area



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City of Crete, NE

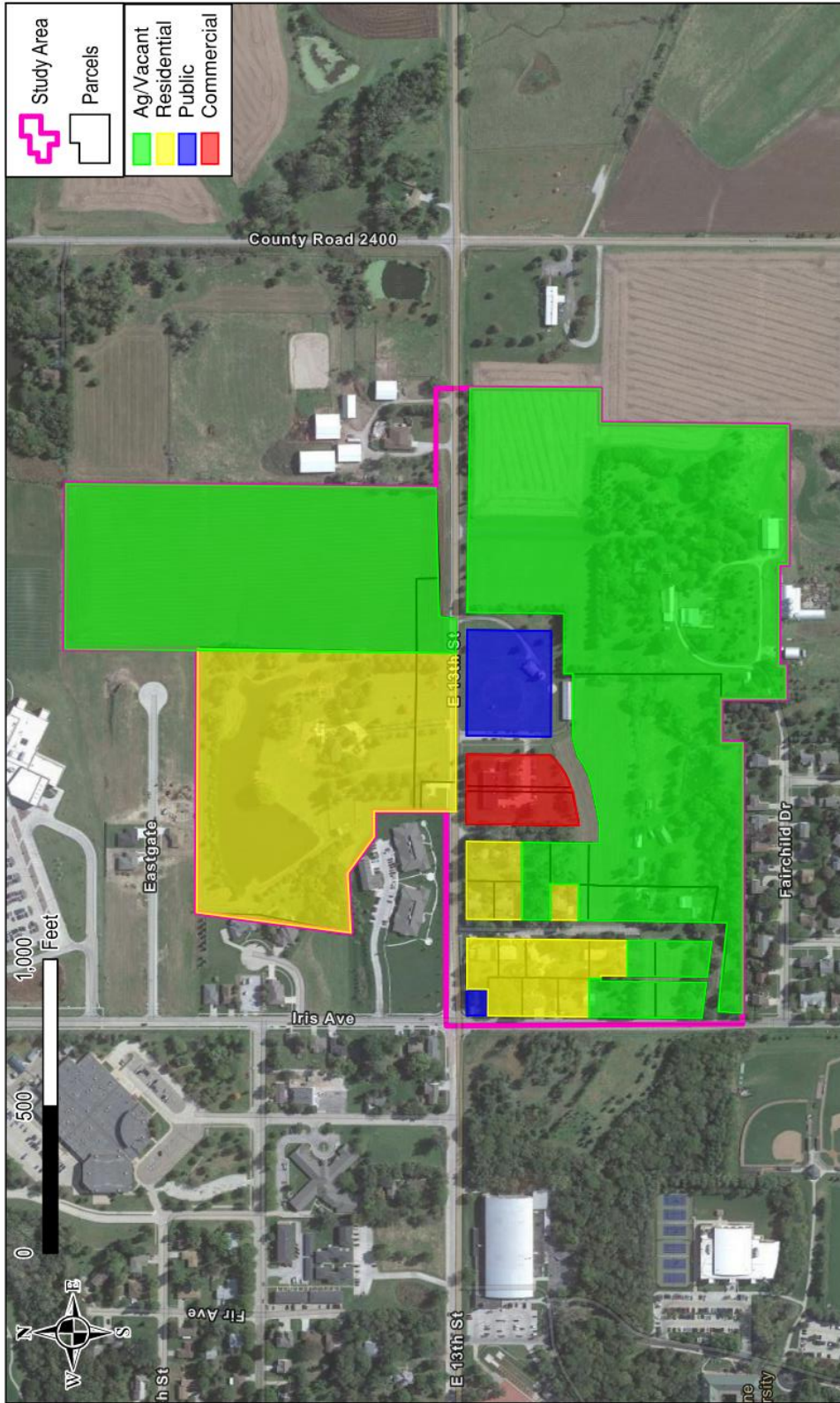
Crete Blight Study Area

Legal Description of the Redevelopment Area:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 8 NORTH, RANGE 4 EAST, AND ALL OF COLLEGE PARK ADDITION TO THE CITY OF CRETE IN SALINE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE PARK ADDITION AND THE EAST RIGHT OF WAY LINE OF IRIS AVENUE; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COLLEGE PARK ADDITION, A DISTANCE OF 976 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-01615; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 964 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 370, PAGES 901-902; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 143 FEET, MORE OR LESS, THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 210 FEET; THENCE NORTH CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 24 FEET, MORE OR LESS, THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 346 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID SOUTH, A DISTANCE OF 32 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 374 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 630, MORE OR LESS; THENCE CONTINUING NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE CONTINUING NORTH 33.00 FEET TO THE NORTH LINE OF A PUBLIC ROAD RIGHT OF WAY; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 335 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 400, PAGE 96; THENCE NORTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ON NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 560 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF EAST RIDGE 1ST ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1ST ADDITION, A DISTANCE OF 889 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF EAST RIDGE ESTATES; THENCE SOUTH ON THE EAST LINE OF SAID EAST RIDGE ESTATES, A DISTANCE OF 152 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EAST LINE, A DISTANCE OF 328 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID EAST RIDGE ESTATES, AND BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 410, PAGES 84-85; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 189 FEET, MORE OR LESS; THENCE SOUTHEASTLY CONTINUING ON SAID NORTH LINE, A DISTANCE OF 154 FEET, MORE OR LESS; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 86 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 246 FEET, MORE OR LESS; TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 695 FEET, MORE OR LESS, TO THE POINT OF BEGINGING.

Existing Land Use

Figure 2: Existing Land Use in the Blighted and Substandard Area



Created By: J. Ray; M. Frates; M. Woodrum
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 File: 201828.00



This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

City of Crete, NE

Crete Blight Study Area

Condition of the Real Property

The Designated Blight and Substandard Area has several items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the Redevelopment Area has several items that were considered beyond the remedy and control of the normal regulatory process of the City of Crete or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

A number of conditions within the Designated Blight Area were evaluated during the field survey which contributed to blighted and substandard conditions. The remediation of such conditions in the Redevelopment Plan Area, Figure 1, are recommended for further action.

Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe Conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles Conditions	No
Obsolete Platting	Yes
Endanger Life/Property	Yes
Any Combination	Yes
Detrimental to Public Health, Safety	Yes
BLIGHT TOTALS	10/12
Exterior inspection of structures	No
Age of Structures	Yes
Inadequate provision for ventilation, sanitation	No
<i>Other Substandard – (The existence of conditions which endanger life or property)</i>	Yes
SUBSTANDARD TOTALS	2/4
TOTALS	12/16

Study Area General Redevelopment Recommendations

As redevelopment projects are considered for the area, a number of existing conditions should be improved through planning and redevelopment activities. These activities include:

- Encourage and consider incentives to develop or redevelop parcels for a mix of housing typologies to address the housing shortage.
- Utilize nuisance abatement tools for the repair or removal deteriorating structures and hazardous conditions on parcels in the area.
- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area, including sidewalks.
- The extension of paved public roads and utilities that continue the rectilinear grid of the community;
- Enforcement of the land use and zoning regulations that will guide the future development and redevelopment of structures within the Redevelopment Area as the existing Comprehensive Plan depicts the area.
- All new development should be consistent with the Future Land Use Map shown in Figure 3 and the standards of population densities, land coverage, and building intensities regulated by the Zoning Regulations of the City of Crete.
- Removal of deteriorating or dilapidated structures, the determination of which will depend upon the severity of the substandard condition of the individual structure(s) by adopting and enforcing Crete's Building and Property Maintenance Codes.
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues.
- Development and improvement of public infrastructure including streets, sidewalks, water, sanitary sewer, storm drainage, electrical, gas, and telecommunication systems, on a case-by-case basis to support redevelopment projects in the area.
- The Generalized Redevelopment Plan does not propose any changes to the zoning ordinance, street layouts, street levels or grades or building codes.
- Amend this Generalized Redevelopment Plan upon review and approval of qualified Project Specific Redevelopment Plans within this Designated Blight and Substandard Area.

Figure 3, Proposed Future Land Use Map



Source: The Crete Comprehensive Plan

Conclusion

As stated in the Blight and Substandard Study, there are a variety of factors contributing to the blighted and substandard conditions of the Designated Blighted and Substandard Area. The recommendations listed above will aid the City of Crete in creating a viable and sustainable urban environment in order to lessen the impact of the blight and substandard conditions located in the Generalized Redevelopment Area. In addition, portions of the area are critical to the redevelopment of and proper clearance of substandard conditions within the city, as well as preparing the area for redevelopment and/or the development of a specific project. The city should concentrate their efforts to remove or rehabilitate some if not all the structures that were rated as deteriorating/dilapidated and development of the public infrastructure within the Study Area. This can be accomplished through either public or private development / redevelopment.

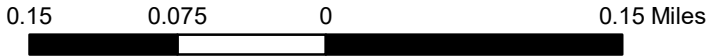
Project Specific Redevelopment Plan(s)

Proposed Annexations



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

City Limits
Proposed Areas



Author: Emerson Aschoff
Data: The City of Crete