

RESOLUTION NUMBER 7283

WHEREAS, the Mayor and City Council of the City of Beatrice, Nebraska (the "City") passed and approved Ordinance Number 97-43 creating the Community Redevelopment Authority of the City of Beatrice, Nebraska (the "Authority") pursuant to the Community Development Law, R.R.S. 1943, §18-2101, et seq., as amended (the "Act"); and

WHEREAS, on April 15, 2024, the City adopted a resolution declaring the Lincoln Elementary School and Paddock Lane Elementary School Sites, as blighted and substandard in accordance with Section 18-2103 of the Act; and

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act; and

WHEREAS, the Authority has prepared proposed Redevelopment Plans for Redevelopment Areas No. 11 and 12 for consideration by the City pursuant to Section 18-2111 of the Act; and

WHEREAS, the Authority submitted the proposed Redevelopment Plans to the Planning and Zoning Commission of the City of Beatrice on April 12, 2024, and on April 15, 2024 the Planning and Zoning Commission submitted recommendations with respect to the proposed Redevelopment Plans which have been incorporated into the proposed Redevelopment Plans; and

WHEREAS, there has been submitted to the Mayor and City Council of the City, for its consideration, the proposed Redevelopment Plan for Redevelopment Area No. 11 prepared by the Authority. A copy of the Redevelopment Plan, as recommended to the City, marked as Exhibit "A", is attached hereto and incorporated by reference; and

WHEREAS, there has been submitted to the Mayor and City Council of the City, for its consideration, the proposed Redevelopment Plan for Redevelopment Area No. 12 prepared by the Authority. A copy of the Redevelopment Plan, as recommended to the City, marked as Exhibit "B", is attached hereto and incorporated by reference; and

WHEREAS, the City has published notices of public hearings on the proposed Redevelopment Plans and held public hearings for both proposed Redevelopment Plans on April 15, 2024, pursuant to and in accordance with Section 18-2115 of the Act.

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

SECTION 1. That the Mayor and City Council hereby make the following findings with respect to the Redevelopment Plans for Redevelopment Areas No. 11 and 12:

A. The Redevelopment Plans are feasible as a plan of redevelopment of the Redevelopment Area in accordance with and as contemplated by Section 18-2116 of the Act;

B. The Redevelopment Plans are in conformity with the Comprehensive Plan of the City of Beatrice, Nebraska, which includes a general plan for the development of the City as a whole;

C. The Redevelopment Plans are in conformity with the legislative declarations and determinations set forth in the Community Development Law, Neb. Rev. Stat. Sections 18-2101 et. seq., which such declarations and determinations are incorporated in this resolution by reference; and

D. Further findings and determinations required by Neb. Rev. Stat. Section 18-2116 shall be made as and when deemed appropriate by the Mayor and City Council of the City of Beatrice as and when plan modifications relating to specific projects for which funds authorized by Neb. Rev. Stat. Section 18-2147 are to be used are presented for hearing and approval.

SECTION 2. That the Redevelopment Plan for Redevelopment Area No. 11 in the form attached as Exhibit "A" to this resolution, is hereby approved pursuant to and in accordance with Section 18-2116 of the Act.

SECTION 3. That the Redevelopment Plan for Redevelopment Area No. 12 in the form attached as Exhibit "B" to this resolution, is hereby approved pursuant to and in accordance with Section 18-2116 of the Act.

SECTION 4. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 15th day of April, 2024.

Attest:


Erin Saathoff, CMC, City Clerk


Mike McLain, Acting Mayor

EXHIBIT "A"

Beatrice, Nebraska.

Redevelopment Area #11 Lincoln Elementary School Site Blight & Substandard Determination Study & General Redevelopment Plan.

April, 2024.



HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

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BLIGHT & SUBSTANDARD DETERMINATION STUDY

Purpose of Study

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 designate **Redevelopment Area #11 Lincoln Elementary School Site**, in the **City of Beatrice, Nebraska**. The results of this **Study** will assist the City in declaring the proposed **Redevelopment Area** as both **blighted and substandard**.

For a project in the City of Beatrice 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 #11** as a “**blighted and substandard area**” in accordance with provisions of the law.

Location

Redevelopment Area #11 is located in the west central portion of the City of Beatrice, as identified in **Illustration 1, Context Map, Page 2**. The **Redevelopment Area** includes the entirety of the **Lincoln Elementary School Site** and the adjacent rights-of-way of North 19th Street and Lincoln Street. The total **Area** consists of an estimated 10 acres of land. The **Redevelopment Area** consists, entirely, of a **public/quasi-public land use** and is located within the “**R-2 Single Family (Small Lot) Residential**” **Zoning District**. This land use/zoning designation is also highlighted in **Illustration 1**.

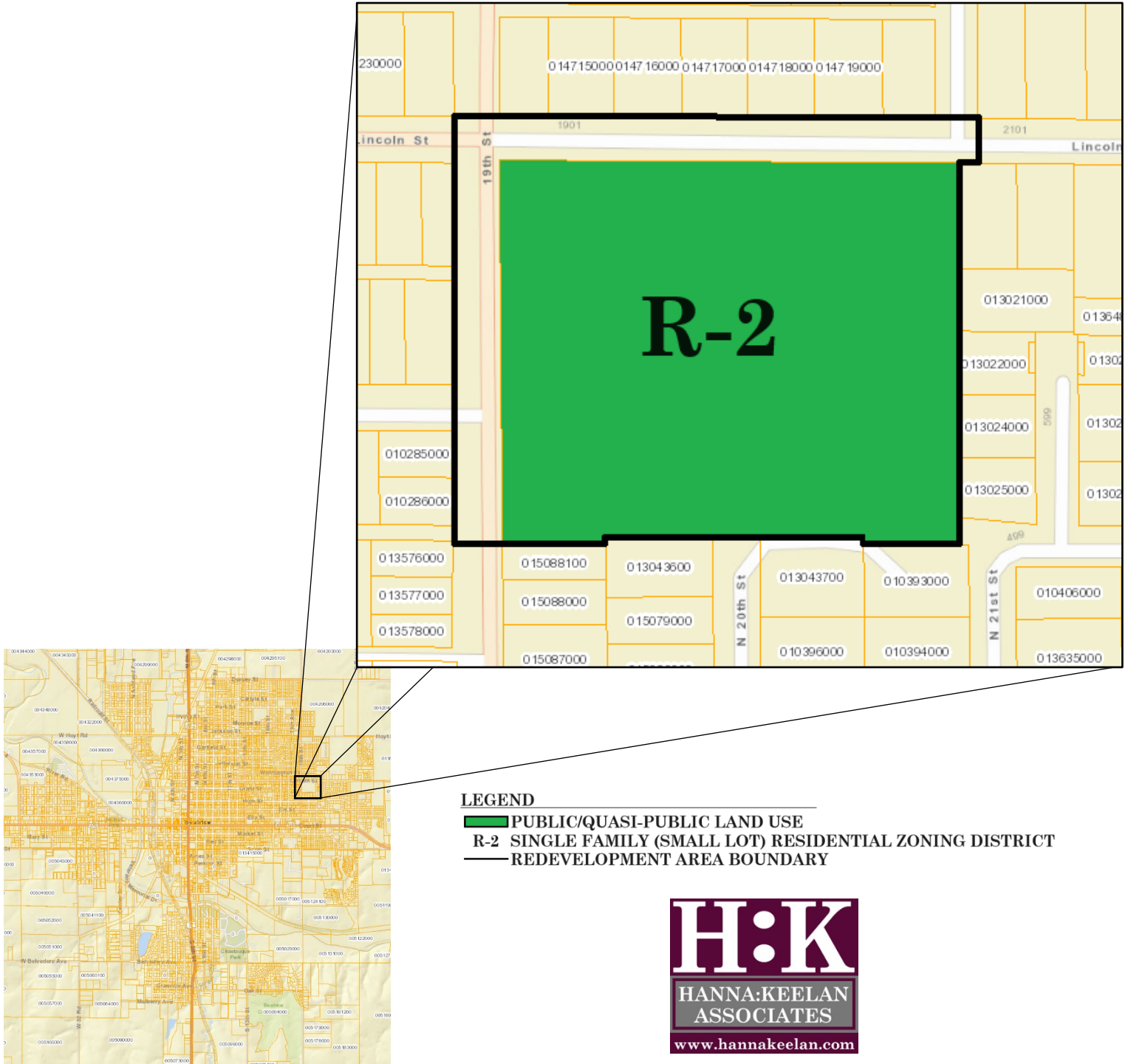
Legal Description

The **legal description** for the **Redevelopment Area #11 Lincoln Elementary School Site** is as follows:

“LINCOLN SCHOOL ADDITION, CITY OF BEATRICE, GAGE COUNTY, NEBRASKA.”

CONTEXT MAP

REDEVELOPMENT AREA #11
BEATRICE, NEBRASKA
ILLUSTRATION 1



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 Nebraska Revised Statutes (Cumulative Supplement 2012), 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, condition or small diameter of water mains;
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; 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 #11** must, at a minimum, be “reasonably distributed” so other areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**. 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 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 Beatrice City Council of Beatrice, 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.

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #11** 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/Site Conditions 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 results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in February, 2024. The Lincoln Elementary School building received a comprehensive exterior inspection to document structural deficiencies and to identify related environmental deficiencies in the **Redevelopment Area**. Structural information was also obtained from the Beatrice Public Schools Building and Maintenance Director.

The **Structural/Site Conditions Survey** also evaluated the conditions on the single **legal parcel** of record identified by the Gage County Assessor's Office. The parcel were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions.

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. The following details the structural/site conditions review process. The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #11 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" The **four substandard Factors** are present to a reasonable or strong extent in the **Area**, as highlighted in **Table 1**. Of the 12 possible **blight Factors** highlighted in **Table 2 (Page 7)**, **nine** have a strong or reasonable presence in the **Redevelopment Area**.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #11
BEATRICE, 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, 2024.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #11
BEATRICE, 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.	At least 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, 2024.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #11**, the conclusion is that the age and condition of the structure, deterioration of site and other improvements and presence of functionally and economically obsolete properties (structures and land) are a sufficient basis for designation of the **Area** as **blighted** and **substandard**. Thus, the **Redevelopment Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Beatrice and support a variety of new developments.

ANALYSIS & PRESENCE OF SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures.

The results of the **Survey** identified the condition of the structure in **Redevelopment Area #11**, as **deteriorating with minor defects**. These defects are evident in both primary and secondary structural components. Primary and secondary structural components include but are not limited to roof and wall foundation issues, paint, doors, windows, driveways and roof surface.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structural conditions are a reasonable presence in Redevelopment Area #11.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey** and by confirmation from the Beatrice Public Schools Superintendent's Office, the structure in **Redevelopment Area #11** was built in 1955, thus 40+ years of age (built in or prior to 1984).

Conclusion.

The age and obsolescence is a strong presence in Redevelopment Area #11.

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

As per the results of the **Structural/Site Conditions Survey**, the Lincoln Elementary School building in the **Area** was rated as **deteriorating with minor defects**, which could pose health, safety and sanitary problems.

The overall site condition in the **Redevelopment Area** was found to be in a **“good”** condition. Factors contributing to substandard conditions include sidewalks and parking areas observed to be in **“fair”** condition and the presence of a structure deteriorating with minor defects.

According to City of Beatrice staff, an 18” PVC sanitary sewer main, constructed in 1994, exists along Lincoln Street. An 8” vitrified clay pipe sewer main constructed in 1964 exists along 19th Street. City staff identified no capacity or condition issues within these sewer mains.

A 12" water main exists along 19th Street consisting of cast iron with no water main breaks reported. The age of this water main is an estimated 70 years old. A 10" cast iron water main also exists along Lincoln Street. This water main is an estimated 60 years of age with no water main breaks reported. Additionally, a dead end 6" main exists at 20th and Grant Street and an 8" main at 21st and Grant, both comprised of PVC plastic. These have been replaced in the last five years.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces is a reasonable presence in Redevelopment Area #11.

(4) Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.

1. Age and Deterioration of Building/Structure.

The Lincoln Elementary School building in **Redevelopment Area #11** was recorded as **deteriorating with minor defects**. The structure in **Redevelopment Area #11** was built in 1955, thus 40+ years of age (built in or prior to 1984).

2. Lack of Modern Infrastructure.

The **Area** is comprised of aging infrastructure including water and sanitary sewer mains. Existing sewer mains servicing the residential properties in the **Redevelopment Area** were described by City Staff as **"good"**, but an estimated 30 to 60 years old. These mains are 8" and 18" pipes constructed of PVC and vitrified clay pipe. Water mains in the **Area** are an estimated 60 to 70 years of age. Appropriate water and sewer mains would need to be extended/into the Lincoln Elementary School property prior to future development activities.

3. Overall Site Condition.

The **Structural/Site Conditions Survey** identified the existing **parcel** to be in a **"good"** condition. This determination included the evaluation of the general condition of the Lincoln Elementary School building and sidewalk and off-street parking areas in **"fair"** condition.

Conclusion.

The combination of factors that are detrimental to the public health, safety, morals or welfare are a reasonable presence in Redevelopment Area #11.

ANALYSIS & PRESENCE OF BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The results of the **Survey** identified the condition of the structure in **Redevelopment Area #11**, as **deteriorating with minor defects**. Additional details on structural deterioration are identified within the **Appendix**.

Conclusion.

The results of the **Structural/Site Conditions Survey** indicate the presence of a deteriorating structure is a reasonable presence in **Redevelopment Area #11**.

(2) Existence of Defective or Inadequate Street Layout.

The two streets within **Redevelopment Area #11** consists of North 19th Street (north/south) and Lincoln Street (east/west), located, in the western and norther portion of the **Area**. These streets, overall, were found to be in **“fair”** condition. These two streets experience moderate traffic congestion before and after school hours, as several vehicles are parked along both streets.

Conclusion.

The existence of defective or inadequate street layout is a reasonable presence in **Redevelopment Area #11**.

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

The **Redevelopment Area** consists of an estimated 10 acres of land and consists, entirely, of the Lincoln Elementary School Site. Approximately half of the parcel is undeveloped, **resulting in functional and economic obsolescence of the parcel**.

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout **Redevelopment Area #11**.

(4) **Insanitary and Unsafe Conditions.**

The Lincoln Elementary School building in **Redevelopment Area #11** was recorded as **deteriorating with minor defects**. Additionally, the structure in **Redevelopment Area #11** was built in 1955, thus 40+ years of age (built in or prior to 1984).

The **Area** is comprised of aging infrastructure including water and sanitary sewer mains. Existing sewer mains servicing the residential properties in the **Area** were described by City Staff as “**good**”, but an estimated 30 to 60 years of age. These mains are 8” and 18” pipes constructed of PVC and vitrified clay pipe. Water mains in the **Area** are an estimated 60 to 70 years of age. Appropriate water and sewer mains would need to be extended into the Lincoln Elementary School property prior to future development activities.

The **Structural/Site Conditions Survey** identified the existing **parcel** to be in a “**fair**” condition. This determination included the Lincoln Elementary School building being rated as deteriorating with minor defects and sidewalk and off-street parking areas in “**fair**” condition.

Conclusion.

Insanitary and unsafe conditions are a strong presence of Factor throughout Redevelopment Area #11.

(5) **Deterioration of Site or Other Improvements.**

The **Redevelopment Area** consists of 10 acres of land and the entirety of the Lincoln Elementary School building site. Approximately half of the parcel is undeveloped, resulting in **functional and economic obsolescence**.

Streets within **Redevelopment Area #11** consists of North 19th Street (north/south) and Lincoln Street (east/west), located, respectively, in the western and northern portion of the **Area**. These streets were found to be in “**fair**” condition. These two streets experience traffic congestion during school hours, as many vehicles are parked on both streets.

The Lincoln Elementary School building in **Redevelopment Area #11** was recorded as **deteriorating with minor defects**.

Conclusion.

Deterioration of site improvements is a reasonable presence in Redevelopment Area #11.

(6) Diversity of Ownership.

Only one individual or ownership group owns property within **Redevelopment Area #11**. The entirety of the **Area** is owned and maintained by Beatrice Public Schools.

Conclusion.

There is no presence of the Factor, diversity of ownership, in the Redevelopment Area.

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

An examination of public records was conducted to determine the status of taxation for properties located within **Redevelopment Area #11**. 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. A public protest system is designed to give the owner appeal rights for potential tax adjustment. **The total estimated assessed valuation of the Area is not recorded, as it is a public use property. The parcel is also fully exempt from property taxes.**

Conclusion.

Taxes or special assessments delinquency have little or no presence in Redevelopment Area #11.

(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 #11.

(9) **Improper Subdivision or Obsolete Platting.**

Improper subdivision and obsolete platting is prevalent in **Redevelopment Area #11**. The parcel that encompasses the **Area** is a size not in conformance with modern planning standards. Nearly half of the parcel in the **Redevelopment Area** is undeveloped, thus functionally and economically obsolete and would need to be properly subdivided (as per the *Beatrice Subdivision Regulations*) to support future development.

Conclusion.

A strong presence of Factor exists for improper subdivision or obsolete platting in Redevelopment Area #11.

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

1. **Age and Deterioration of Building/Structure.**

The Lincoln Elementary School building in **Redevelopment Area #11** was recorded as **deteriorating with minor defects**. The structure in **Redevelopment Area #11** was built in 1955, thus 40+ years of age (built in or prior to 1984).

2. **Lack of Modern Infrastructure.**

The **Redevelopment Area** is comprised of aging infrastructure including water and sanitary sewer mains. Existing sewer mains servicing the residential properties in the **Area** were described by City Staff as “**good**”, but an estimated 30 to 60 years of age. These mains are 8” and 18” pipes constructed of PVC and vitrified clay pipe. Water mains in the **Area** are an estimated 60 to 70 years of age. Appropriate water and sewer mains would need to be extended into the Lincoln Elementary School property prior to future development activities.

3. **Overall Site Condition.**

The **Structural/Site Conditions Survey** identified the existing **parcel** to be in a “**fair**” condition. This determination included the evaluation of the general condition of the Lincoln Elementary School building and sidewalk and off-street parking areas in “**fair**” condition.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence of Factor in Redevelopment Area #11.

(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes a statement of purpose regarding 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.

The **Area** is comprised of aging infrastructure including water and sanitary sewer mains. Existing sewer mains servicing the residential properties in the **Area** were described by City Staff as “**good**”, but an estimated 30 to 60 years old. These mains are 8” and 18” pipes constructed of PVC and vitrified clay pipe. Water mains in the **Area** are an estimated 60 to 70 years of age. Appropriate water and sewer mains would need to be extended/ into the Lincoln Elementary School property prior to future development activities.

Functional and **economic obsolescence** is apparent in both developed and undeveloped properties within the **Redevelopment Area**. The structure in **Redevelopment Area #11** was built in 1955, thus 40+ years of age (built in or prior to 1984). Due to the age and lack of adequate maintenance and upkeep, these structures are deteriorating and in need of moderate- to substantial rehabilitation, or possible demolition.

Conclusion.

Other Environmental Blighting Factors are a strong presence in Redevelopment Area #11, containing a functionally and economically obsolete parcel.

(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 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 both residential and commercial units in the area is at least forty (40) years.

The Lincoln Elementary School building in **Redevelopment Area #11** was built in 1955, thus 40+ years of age. The estimated age of the building is **69 years.**

Conclusion.

The criteria of average age of the Lincoln Elementary School building in Redevelopment Area #11 is at least 40 years of age. One of the five additional blighting conditions has a strong presence in Redevelopment Area #11.

REDEVELOPMENT AREA SITE PHOTOS



GENERAL REDEVELOPMENT PLAN

A **General Redevelopment Plan** prepared for **Redevelopment Area #11** must contain the general planning elements required by **Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6)**. This includes the following:

- (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 City of Beatrice must consider prior to Plan 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."

Project Planning and Implementation Recommendations.

The planning process for **Redevelopment Area #11** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the age and condition of the existing structure, defective or inadequate layout, deterioration of site and other improvements and presence of functionally and economically obsolete properties (both structures and land) are a sufficient basis for designation of **Redevelopment Area #11** as **blighted and substandard**.

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

General Development/Redevelopment Initiatives.

- Develop **public and private partnerships** with funding entities and property developers to attract development to the **Redevelopment Area**. Create a **“Housing/Economic Development Initiative”** for **Redevelopment Area #11**, directed at increasing the property tax bases via primarily, commercial redevelopment activities. Utilize **TIF** and other available public and private sources of economic development funding, including State and Federal and private Foundation grants, as well as private investment, for the expansion of both existing and new developments. Such development activities must be in conformance with the City’s ***Comprehensive Plan*** and current ***Zoning and Subdivision Regulations***, pending changes or amendments to both documents.
- **Promote redevelopment activities of within the Redevelopment Area by targeting areas that are both functionally and economically obsolete.** Infill development should occur on vacant, development-ready tracts of land, which are suitable for residential use.
- Commission a **proposed “site plan”** for the **Redevelopment Area**, complete with appropriate lot delineation for residential development, streets, sidewalks and water and sewer infrastructure.
- Plan and implement **alternative energy efficient systems** for development/redevelopment projects in **Redevelopment Area #11**, in conformance with Nebraska State Statutes regarding **Net Metering**. New innovations in solar energy have reduced the costs and increased the efficiency of solar panels, making solar a particularly attractive option for the **Redevelopment Area**.

Infrastructure & Utility Systems Initiatives.

- Create new, or amend the local Capital Improvement Plan to expand and improve both **public** and **private** water and sanitary sewer service systems as well as fiber and electric updates.
- Establish a **program** to install **sidewalks** where necessary, as well as **rehabilitate and resurface existing streets**, including **new street lighting, landscaping** in the **Redevelopment Area**, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a timeline 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 timeline to complete the redevelopment activities identified in the **Plan** would be seven to 15 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. Community Development Block Grants, Special Assessments, General Obligation Bonds and TIF. The use of TIF for development and redevelopment projects in the **Redevelopment Area** is deemed to be an essential and integral element of financing. 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 this **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 Beatrice and Gage 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 **Redevelopment Area #11**.

1. **Future Land Use & Zoning.**

The existing land use in **Redevelopment Area #11** are described in the **Blight and Substandard Determination Study (Page 2)**. The **Redevelopment Area** currently consists, entirely, of the **Lincoln Elementary School Site**, a public/quasi-public land use. The **Structural/Site Conditions Survey** identified the Lincoln Elementary School building as being in a deteriorating condition with minor defects. Irregular tracts of undeveloped land should be targeted for future residential development for appropriate platting procedures, as per the *Beatrice Zoning and Subdivision Regulations*.

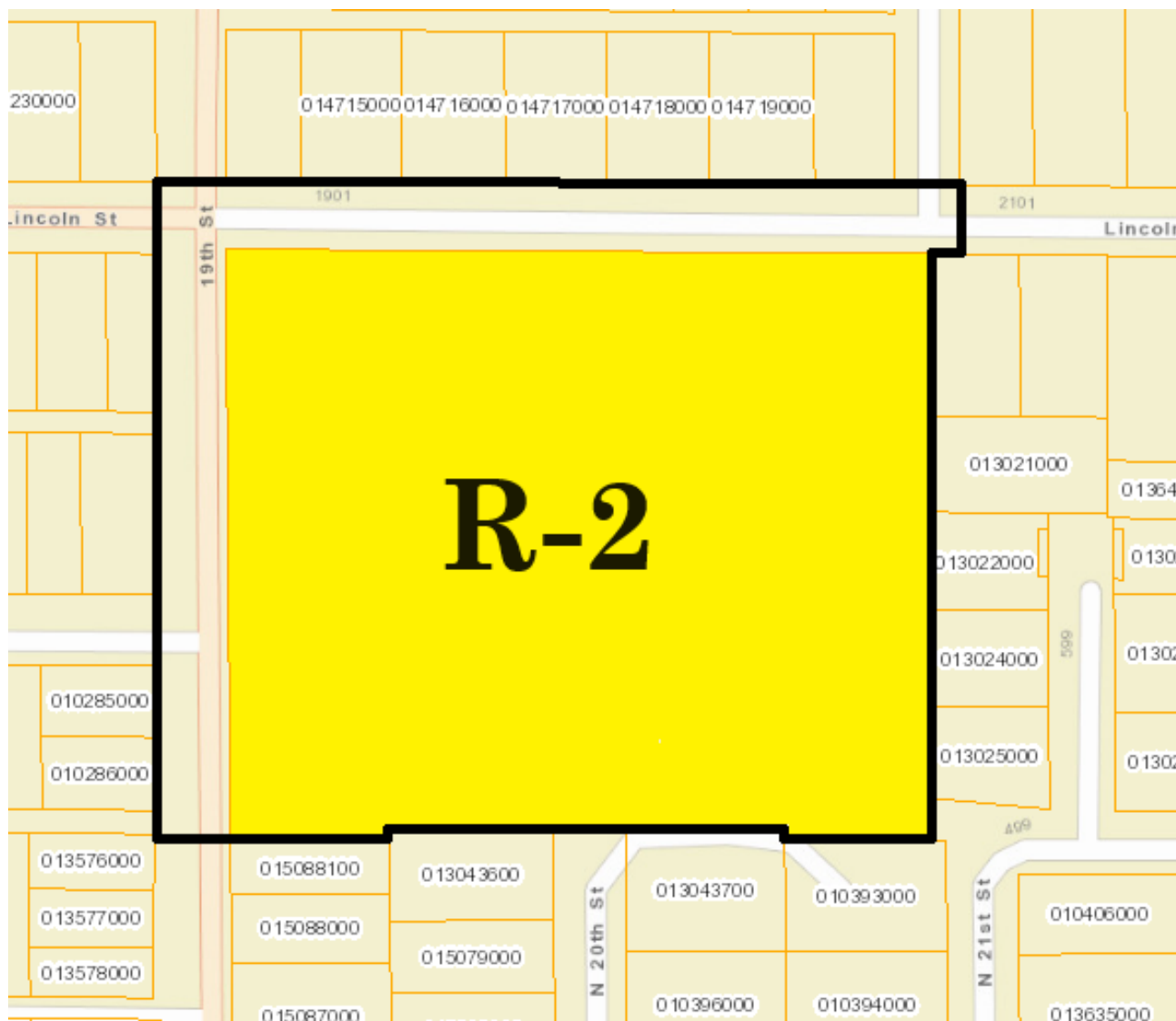
Illustration 2, Page 21, features a **Future Land Use & Zoning Map**, which identifies the land use density and coverage, as well as a general site plan for the **Redevelopment Area**. The recommendations in this **General Redevelopment Plan** are consistent with the *Beatrice Comprehensive Plan* and *Beatrice Zoning and Subdivision Regulations*.

The future land use and zoning designation within the **Redevelopment Area** would support a residential development of single or mixed use housing types/price points. A proposed housing development program should be matched with an appropriate Zoning designation.

REDEVELOPMENT AREA #11

BEATRICE, NEBRASKA

ILLUSTRATION 2



 RESIDENTIAL LAND USE
 R-2 SINGLE FAMILY (SMALL LOT) RESIDENTIAL ZONING DISTRICT
 — REDEVELOPMENT AREA BOUNDARY



2. Recommended Public Improvements.

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a "**first step**" for public improvements and encourage private development within **Redevelopment Area #11**. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, and planned open space uses.

The primary infrastructure concerns in the **Redevelopment Area** are the limited/lack of a complete street and sidewalk systems, as well as limited water and sewer infrastructure.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service both developed and undeveloped land throughout the **Redevelopment Area**. It is recommended the City of Beatrice work closely with developers to ensure that future public roads and private driveways and parking areas within the **Area** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the *City of Beatrice Subdivision Regulations*.

3. Alternative Energy Considerations.

Development within Redevelopment Area #11 is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger commercial businesses are strongly recommended to access 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.

Conclusions.

A successful **General Redevelopment Plan** for **Redevelopment Area #11** should guide both development and redevelopment opportunities and activities adjacent the **Redevelopment Area**.

The City of Beatrice should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the **Redevelopment Area**. The demolition of selected substantially deteriorated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development.

Prior to continued street and pedestrian transportation network improvements, the City should develop a plan for such improvements, comparing the costs of these improvements to the revenue generated by the Community's tax base.

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

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 \$63 per square yard. Asphalt overlay has a cost of \$4.20 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$210 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$420 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$28 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$56 per linear foot.

Ramped Curb Cuts

\$1,700 each

Sanitary Sewer

\$75 to \$85 per linear foot

Water Valves

\$1,500 each

Fire Hydrants

\$5,000 each

Overlay of Parking Lots

Asphalt overlay costs \$3.60 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 \$18,000.

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 \$70 per linear foot
18" RCP costs \$80 per linear foot
24" RCP costs \$95 per linear foot
30" RCP costs \$150 per linear foot
36" RCP costs \$165 per linear foot
42" RCP costs \$180 per linear foot
48" RCP costs \$225 per linear foot

Inlets cost an estimated \$5,000 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$90,500.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #11**, in Beatrice, 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.

Public/Private Funding Sources

Building Improvement District
Tax Increment Financing
LB 840, LB 1240
Low Income Housing Tax Credits (NIFA & State)
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community Development Assistance Act

American Rescue Act Plan
Intermodal Surface Transportation Efficiency Act
Small Business Administration-Micro Loans
Local Lender Financing
Owner Equity
Donations and Contributions

Foundations

American Express Foundation
Kellogg Corporate Giving Program
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper Sandler 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
Siouxland Community Foundation

GENERAL REDEVELOPMENT PLAN AMENDMENTS

REDEVELOPMENT AREA #11

<u>PROJECT NAME / LOCATION AND COST</u>	<u>RESOLUTION #</u>
1. _____ \$ _____	_____
2. _____ \$ _____	_____
3. _____ \$ _____	_____
4. _____ \$ _____	_____
5. _____ \$ _____	_____
6. _____ \$ _____	_____
7. _____ \$ _____	_____
8. _____ \$ _____	_____
9. _____ \$ _____	_____
10. _____ \$ _____	_____

APPENDIX

Structural/Site Conditions Survey Form

Parcel # _____
Address: _____

Section I: EXISTING LAND USE.

1. Type of Units: ___ SF ___ MF ___ Mobile Home
2. Vacant Parcel: _____ Developable _____ Undevelopable
3. Non-residential Use: _____ Commercial _____ Industrial _____ Public
4. Mixed Use _____
5. Occupied _____ Vacant _____

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					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: PARCEL/SITE COMPONENTS

1. Street Surface Type: _____
2. Street Condition: _____ E _____ G _____ F _____ P
3. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
4. Parking (Off-Street): _____ N _____ E _____ G _____ F _____ P
 _____ # of Spaces _____ Surface
5. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
6. Existence of Debris: _____ MA _____ MI _____ N
7. Overall Site Condition: _____ E _____ G _____ F _____ P

Redevelopment Area #11 - Site and Structural Conditions.

Overall Site Conditions

	Total
Excellent	0
Good	1
Fair	0
Poor	0
Total	1

Street Type

	Total
None	0
Concrete	1
Asphalt	0
Gravel	0
Brick	0
Total	1

Street Condition

	Total
None	0
Excellent	0
Good	1
Fair	0
Poor	0
Total	1

Sidewalk Condition

	Total
None	0
Excellent	0
Good	0
Fair	1
Poor	0
Total	1

Debris

	Total
None	1
Minor	0
Major	0
Total	1

Age of Structures

	Total
1-5 Years	0
5-10 Years	0
10-20 Years	0
20-40 Years	0
40-100 Years	1
100+ Years	0
Total	1

Final Structure

Rating	Total
Sound	0
Deteriorating - Minor	1
Deteriorating - Major	0
Dilapidated	0
Total	1

Doors	Total
None	0
Sound	0
Minor	1
Substandard	0
Critical	0
Total	1

Windows	Total
None	0
Sound	0
Minor	1
Substandard	0
Critical	0
Total	1

Porches and Steps	Total
None	0
Sound	0
Minor	1
Substandard	0
Critical	0
Total	1

Paint	Total
None	1
Sound	0
Minor	0
Substandard	0
Critical	0
Total	1

Driveway and Site	Total
None	0
Sound	0
Minor	1
Substandard	0
Critical	0
Total	1

Roof Structure	Total
None	0
Sound	1
Minor	0
Substandard	0
Critical	0
Total	1

Wall Foundation	Total
None	0
Sound	1
Minor	0
Substandard	0
Critical	0
Total	1

Foundation	Total
None	1
Sound	0
Minor	0
Substandard	0
Critical	0
Total	1

Foundation Type	Total
None	1
Concrete	0
Stone	0
Rolled Asphalt	0
Brick	0
Other	0
Total	1

Roof Structure	Total
None	0
Sound	1
Minor	0
Substandard	0
Critical	0
Total	1

Roof Type	Total
None	0
Asphalt Shingles	0
Rolled Asphalt	1
Cedar	0
Combination	0
Other	0
Total	1

Chimney	Total
None	1
Sound	0
Minor	0
Substandard	0
Critical	0
Total	1

Gutters	Total
None	0
Sound	0
Minor	1
Substandard	0
Critical	0
Total	1

Wall Surface	Total
None	0
Sound	0
Minor	1
Substandard	0
Critical	0
Total	1

Wall Surface Type	Total
Wood	0
Masonry	1
Siding	0
Combination	0
Stucco	0
Other/None	0
Total	1

Parking Surface	Total
None	0
Concrete	0
Asphalt	1
Gravel	0
Dirt	0
Brick	0
Total	1

Parking Spaces	Total
None	0
1 to 2	0
3 to 5	0
6 to 10	0
11 to 20	0
21 or more	1
Total	1

EXHIBIT "B"

Beatrice, Nebraska.

Redevelopment Area #12 Paddock Lane Elementary School Site Blight & Substandard Determination Study & General Redevelopment Plan.

April, 2024.



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BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

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 designate **Redevelopment Area #12 Paddock Lane Elementary School Site** in the **City of Beatrice, Nebraska**. The results of this **Study** will assist the City in declaring the proposed **Redevelopment Area** as both **blighted and substandard**.

For a project in the City of Beatrice 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 #12** as a “**blighted and substandard area**” in accordance with provisions of the law.

Location

Redevelopment Area #12 is located in the north central portion of the City of Beatrice, as identified in **Illustration 1, Context Map, Page 2**. The **Redevelopment Area** includes the entirety of the **Paddock Lane Elementary School Site** and the adjacent rights-of-way of 14th and 16th Streets, East Park and Monroe Streets. The **Area** is comprised of seven total buildings and an estimated 13.5 acres of land and public street rights-of-way. The **Redevelopment Area** consists, entirely, of a **public/quasi-public land use** and is located within the “**R-2 Single Family (Small Lot) Residential**” **Zoning District**. This land use/zoning designation is also highlighted in **Illustration 1**.

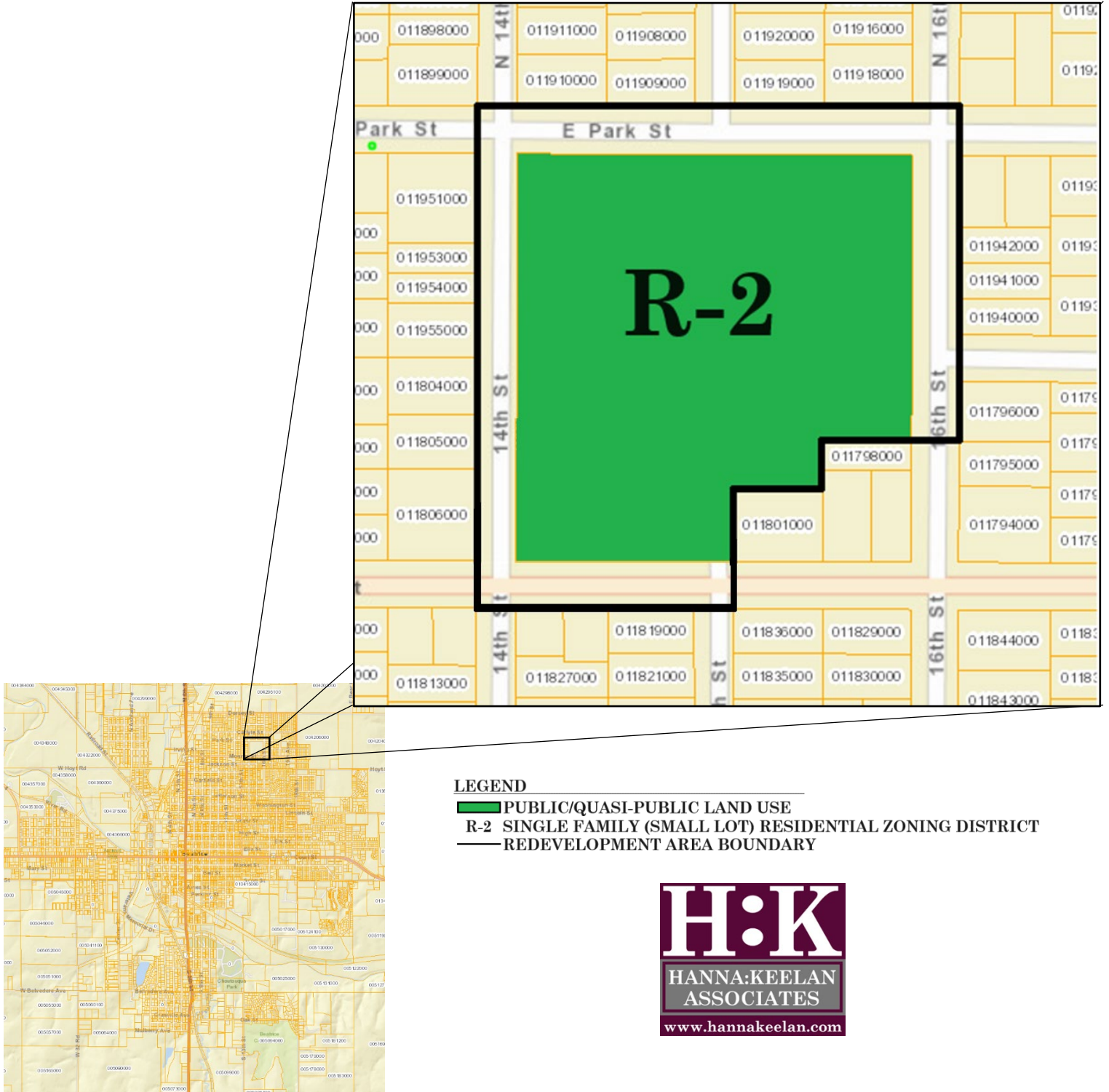
Legal Description

The **legal description** for the **Redevelopment Area #12 Paddock Lane Elementary School Site** is as follows:

“PADDOCK LANE ELEMENTARY SCHOOL ADDITION, CITY OF BEATRICE, GAGE COUNTY, NEBRASKA.”

CONTEXT MAP

REDEVELOPMENT AREA #12
BEATRICE, NEBRASKA
ILLUSTRATION 1



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 Nebraska Revised Statutes (Cumulative Supplement 2012), 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, condition or small diameter of water mains;
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; 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 #12** must, at a minimum, be “reasonably distributed” so other areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**. 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 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 Beatrice City Council, 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.

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #12** 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/Site Conditions 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 results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in February, 2024. The Lincoln Elementary School building received a comprehensive exterior inspection to document structural deficiencies and to identify related environmental deficiencies in the **Redevelopment Area**. Structural information was also obtained from the Beatrice Public Schools Building and Maintenance Director.

The **Structural/Site Conditions Survey** also evaluated the conditions on the single **legal parcel** of record identified by the Gage County Assessor's Office. The parcel was evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions.

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. The following details the structural/site conditions review process. The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #12 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area**." All **four substandard Factors** are present to a reasonable or strong extent in the **Area**, as highlighted in **Table 1**. Of the 12 possible **blight Factors** highlighted in **Table 2 (Page 7)**, **nine** have a strong or reasonable presence in the **Redevelopment Area**.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #12
BEATRICE, 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, 2024.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #12
BEATRICE, 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.	At least 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, 2024.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #12**, the conclusion is that the age and condition of the structure, deterioration of site and other improvements and presence of functionally and economically obsolete properties (structures and land) are a sufficient basis for designation of the **Area** as **blighted** and **substandard**. Thus, the **Redevelopment Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Beatrice and support a variety of new developments.

ANALYSIS & PRESENCE OF SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures.

The results of the **Survey** identified five of the total seven structures in **Redevelopment Area #12**, as **deteriorating with minor or major defects**. These defects are evident in both primary and secondary structural components. Primary and secondary structural components include but are not limited to roof and wall foundation issues, paint, doors, windows, driveways and roof surface.

Conclusion.

The results of the **Structural/Site Conditions Survey** indicate **deteriorating structural conditions are a strong presence throughout Redevelopment Area #12.**

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey** and by confirmation from the Beatrice Public Schools Superintendent's Office, the average age of structures in **Redevelopment Area #12** is estimated to be 40 years (built in or prior to 1984).

Conclusion.

The age and obsolescence is a strong presence in Redevelopment Area #12.

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

As per the results of the **Structural/Site Conditions Survey**, the Paddock Lane Elementary School buildings in the **Area** was rated as **deteriorating with minor defects**, which could pose health, safety and sanitary problems.

The overall site condition in the **Redevelopment Area** was found to be in a **“good”** condition. Factors contributing to substandard conditions include sidewalks and parking areas observed to be in **“fair”** condition, a structure deteriorating with minor defects.

An 8" vitrified clay pipe sanitary sewer exists along Park Street, which was installed in 1963. A sewer main also extends south along 15th street and was constructed in 1959. No capacity or condition issues have been identified. A 12" cast iron water main is located along Monroe Street that is over 60 years of age with no history of breaks. Additional 60+ aged water mains along North 14th Street, 16th Street and Park Street are all 6" cast iron mains with no history of breaks.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces is a reasonable presence in Redevelopment Area #12.

(4) Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.

1. Age & Deterioration of Buildings/Structures.

The average age of structures in **Redevelopment Area #12** is estimated to be 40 years (built in or prior to 1984). Five of the total seven structures in **Redevelopment Area #12**, as **deteriorating with minor or major defects**.

2. Lack of Modern Infrastructure.

The **Area** lacks modern infrastructure including a complete street and sidewalk system as well as a modern water and sanitary sewer system. Existing water mains servicing the **Redevelopment Area** were described by City Staff as **"good"**, but significantly aged. These mains are 6" and 12" cast iron pipes, which do not meet today's development standards. The **Area** contains 8" sanitary sewer mains that are significantly aged. Modern water and sewer mains will need to be extended/developed prior to future development activities.

3. Overall Site Condition

The **Structural/Site Conditions Survey** identified the existing **parcel** to be in a **"fair"** condition. This determination included the evaluation of the general condition of the Paddock Lane Elementary School building and associated structures and sidewalks in **"fair"** condition.

Conclusion.

The combination of factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout Redevelopment Area #12.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The results of the **Survey** identified five of the total seven structures in **Redevelopment Area #12**, as **deteriorating with minor or major defects**. These defects are evident in both primary and secondary structural components. Primary and secondary structural components include but are not limited to roof and wall foundation issues, paint, doors, windows, driveways and roof surface.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a strong presence throughout Redevelopment Area #12.

(2) Existence of Defective or Inadequate Street Layout.

Streets within **Redevelopment Area #12** consists of 14th and 16th Streets (north/south) and East Park and Monroe Streets (east/west), located in the western and northern portion of the **Area**. These streets, overall, were found to be in **“fair”** condition. A portion of 15th Street extends into the **Redevelopment Area**. These streets experience moderate traffic congestion before and after school hours, as several vehicles are parked along both streets.

Conclusion.

The existence of defective or inadequate street layout is a reasonable presence in Redevelopment Area #12.

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

The single parcel within the **Redevelopment Area** consists of 13.5 acres of land, including street rights-of-way and all Paddock Lane Elementary School buildings. Approximately half of the parcel is undeveloped, **resulting in functional and economic obsolescence of the parcel.**

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout Redevelopment Area #12.

(4) **Insanitary and Unsafe Conditions.**

Five of the total seven structures in **Redevelopment Area #12** were recorded as **deteriorating with minor or major defects**. Additionally, the average age of structures in **Redevelopment Area #12** is estimated to be 40 years (built in or prior to 1984).

The **Area** lacks modern infrastructure including a complete street and sidewalk system as well as a modern water and sanitary sewer system. Existing water mains servicing the **Area** were described by City Staff as “**good**”, but significantly aged. These mains are 6” and 12” cast iron pipes, which do not meet today’s development standards. The **Area** contains 8” sanitary sewer mains that are significantly aged. Modern water and sewer mains will need to be extended/developed prior to future development activities.

The **Structural/Site Conditions Survey** identified the existing **parcel** to be in a “**fair**” condition. This determination included the evaluation of the general condition of the Paddock Lane Elementary School building and associated structures and sidewalks in “**fair**” condition.

Conclusion.

Insanitary and unsafe conditions are a strong presence of Factor throughout Redevelopment Area #12.

(5) **Deterioration of Site or Other Improvements.**

The single parcel within the **Redevelopment Area** consists of 13.5 acres of land, including street rights-of-way and the entirety of the Paddock Lane Elementary School building and associated buildings. Approximately half of the parcel is undeveloped, thus **functional and economic obsolescence of the parcel**.

Streets within **Redevelopment Area #12** consists of 14th and 16th Streets (north/south) and East Park and Monroe Streets (east/west), located, respectively, in the western and northern portion of the **Area**. These streets, overall, were found to be in “**fair**” condition. A portion of 15th Street extends into the **Area**. These streets experience moderate traffic congestion before and after school hours, as several vehicles are parked along both streets.

Five of the total seven buildings in **Redevelopment Area #12** were recorded as **deteriorating with minor or major defects**.

Conclusion.

Deterioration of site improvements is a strong presence in Redevelopment Area #12.

(6) Diversity of Ownership.

Only one individual or ownership group owns property within **Redevelopment Area #12**. The entirety of the **Area** is owned by Beatrice Public Schools.

Conclusion.

There is no presence of the Factor, diversity of ownership, in the Redevelopment Area.

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

An examination of public records was conducted to determine the status of taxation for properties located within **Redevelopment Area #12**. 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. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

The total estimated assessed valuation of the Area is not recorded, as it is a public use property. The parcel is also fully exempt from property taxes.

Conclusion.

Taxes or special assessments delinquency have little or no presence in Redevelopment Area #12.

(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 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 #12.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #12** revealed that improper subdivision and obsolete platting is prevalent in the **Area**. The parcel that encompasses the **Area** is a size not in conformance with modern planning standards. Nearly half of the parcel in the **Redevelopment Area** is undeveloped, thus functionally and economically obsolete and would need to be properly subdivided (as per the *Beatrice Subdivision Regulations*) to support future development.

Conclusion.

A strong presence of Factor exists for improper subdivision or obsolete platting in Redevelopment Area #12.

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

1. Age & Deterioration of Buildings/Structures.

The average age of structures in **Redevelopment Area #12** is estimated to be 40 years (built in or prior to 1984). Five of the total seven structures in **Redevelopment Area #12**, as **deteriorating with minor or major defects**.

2. Lack of Modern Infrastructure.

The **Area** lacks modern infrastructure including a complete street and sidewalk system as well as a modern water and sanitary sewer system. Existing water mains servicing the **Area** were described by City Staff as “**good**”, but significantly aged. These mains are 6” and 12” cast iron pipes, which do not meet today’s development standards. The **Area** contains 8” sanitary sewer mains that are significantly aged. Modern water and sewer mains will need to be extended/developed prior to future development activities.

3. Overall Site Condition

The **Structural/Site Conditions Survey** identified the existing **parcel** to be in a “**fair**” condition. This determination included the evaluation of the general condition of the Paddock Lane Elementary School building and associated structures and sidewalks in “**fair**” condition.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout Redevelopment Area #12.

(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes a statement of purpose regarding 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.

The **Area** lacks modern infrastructure including a complete street and sidewalk system as well as a modern water and sanitary sewer system. Existing water mains are significantly aged. These mains are 6" and 12" cast iron pipes, which does not meet today's development standards. The **Area** contains 8" sanitary sewer mains that are significantly aged. Modern water and sewer mains will need to be extended/developed prior to future development activities.

Functional and **economic obsolescence** is apparent in both developed and undeveloped properties within the **Redevelopment Area**. The average age of structures in **Redevelopment Area #12** is an estimated 40 years (built in or prior to 1984). Due to the age and lack of adequate maintenance and upkeep, these structures are deteriorating and in need of moderate- to substantial rehabilitation, or possible demolition.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout **Redevelopment Area #12**, containing a functionally and economically obsolete parcel.

(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 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 both residential and commercial units in the area is at least forty (40) years.

The average age of the total seven structures in the Redevelopment Area is 40 years. The original Paddock Lane Elementary School building was constructed in 1955.

Conclusion.

The criteria of average age of residential and commercial units in the Redevelopment Area is at least 40 years of age. One of the five additional blighting conditions has a strong presence in Redevelopment Area #12.

REDEVELOPMENT AREA SITE PHOTOS



GENERAL REDEVELOPMENT PLAN

A **General Redevelopment Plan** prepared for **Redevelopment Area #12** must contain the general planning elements required by **Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6)**. This includes the following:

- (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 City of Beatrice must consider prior to Plan 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."

Project Planning and Implementation Recommendations.

The planning process for **Redevelopment Area #12** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the age and condition of the existing structure, defective or inadequate layout, deterioration of site and other improvements and presence of functionally and economically obsolete properties (both structures and land) are a sufficient basis for designation of Redevelopment Area #12 as **blighted and substandard**.

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

General Development/Redevelopment Initiatives.

- Develop **public and private partnerships** with funding entities and property developers to attract development to the **Redevelopment Area**. Create an **“Housing/Economic Development Initiative”** for **Redevelopment Area #12**, directed at increasing the property tax bases via primarily, commercial redevelopment activities. Utilize **TIF** and other available public and private sources of economic development funding, including State and Federal and private Foundation grants, as well as private investment, for the expansion of both existing and new developments. Such development activities must be in conformance with the City’s ***Comprehensive Plan*** and current ***Zoning and Subdivision Regulations***, pending changes or amendments to both documents.
- **Promote redevelopment activities within the Redevelopment Area by targeting areas that are both functionally and economically obsolete.** Infill development should occur on vacant, development-ready tracts of land, which are suitable for residential use.
- Commission a **proposed “site plan”** for the **Redevelopment Area**, complete with appropriate lot delineation for residential development, streets, sidewalks and water and sewer infrastructure.

- Plan and implement **alternative energy efficient systems** for development/redevelopment projects in **Redevelopment Area #12**, in conformance with Nebraska State Statutes regarding **Net Metering**. This would include, but not limited to the potential use of one or combination of wind, solar, biomass, geothermal and methane energy systems in both existing and new development areas and buildings. New innovations in solar energy have reduced the costs and increased the efficiency of solar panels, making solar a particularly attractive option for the **Redevelopment Area**.

Infrastructure & Utility Systems Initiatives.

- Create new, or amend the local Capital Improvement Plan to expand and improve both **public** and **private** water and sanitary sewer service systems as well as fiber and electric updates.
- Establish a **program** to install **sidewalks** where necessary, as well as **rehabilitate and resurface existing streets**, including **new street lighting, landscaping** in the **Redevelopment Area**, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a timeline 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 timeline to complete the redevelopment activities identified in the **Plan** would be seven to 15 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. Community Development Block Grants, Special Assessments, General Obligation Bonds and TIF. The use of TIF for development and redevelopment projects in the **Redevelopment Area** is deemed to be an essential and integral element of financing. 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 this **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 Beatrice and Gage 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 **Redevelopment Area #12**.

1. **Future Land Use & Zoning.**

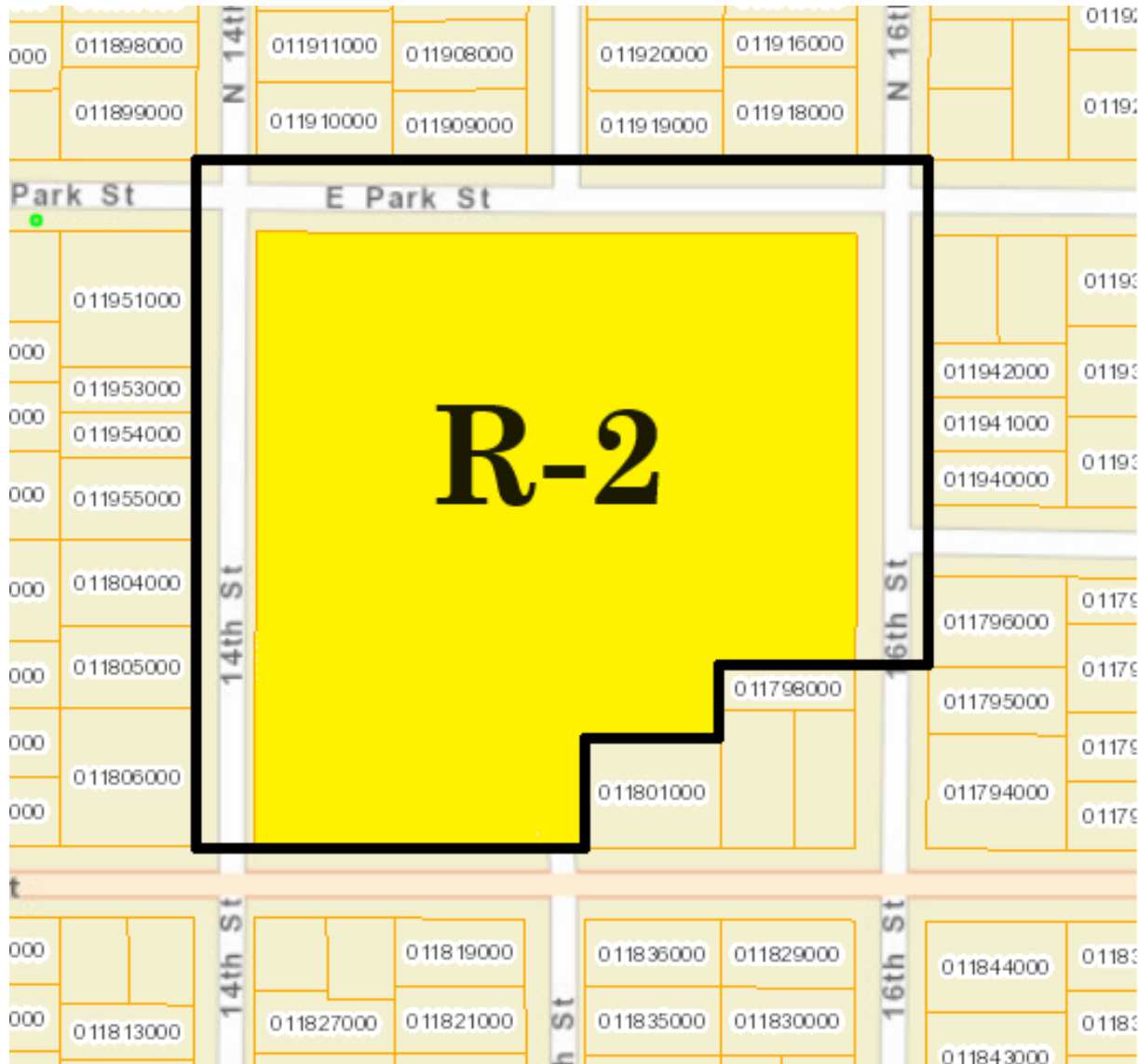
The existing land use in **Redevelopment Area #12** is described in the **Blight and Substandard Determination Study (Page 2)**. The **Redevelopment Area** currently consists, entirely, of the Paddock Lane Elementary School Site, a public/quasi-public land use. The **Structural/Site Conditions Survey** identified the Lincoln Elementary School building as being in a deteriorating condition with minor defects. Irregular tracts of undeveloped land should be targeted for future residential development for appropriate platting procedures, as per the *Beatrice Zoning and Subdivision Regulations*.

Illustration 2, Page 21, features a **Future Land Use & Zoning Map**, which identifies the land use density and coverage, as well as a general site plan for the **Redevelopment Area**. The recommendations in this **General Redevelopment Plan** are consistent with the *Beatrice Comprehensive Plan* and *Beatrice Zoning and Subdivision Regulations*.

The future land use and zoning designation within the **Redevelopment Area** would support a residential development of single or mixed use housing types/price points. A proposed housing development program should be matched with an appropriate Zoning designation.

FUTURE LAND USE & ZONING MAP

REDEVELOPMENT AREA #12
BEATRICE, NEBRASKA
ILLUSTRATION 2



LEGEND

- RESIDENTIAL LAND USE
- R-2 SINGLE FAMILY (SMALL LOT) RESIDENTIAL ZONING DISTRICT
- REDEVELOPMENT AREA BOUNDARY



2. Recommended Public Improvements.

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a "**first step**" for public improvements and encourage private development within **Redevelopment Area #12**. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, and planned open space uses.

The primary infrastructure concerns in the **Redevelopment Area** are the limited/lack of a complete street and sidewalk systems, as well as limited water and sewer infrastructure.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service both developed and undeveloped land throughout the **Redevelopment Area**. It is recommended the City of Beatrice work closely with developers to ensure that future public roads and private driveways and parking areas within the **Area** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the *City of Beatrice Subdivision Regulations*.

3. Alternative Energy Considerations.

Development within Redevelopment Area #12 is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger commercial businesses are strongly recommended to access 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.

Conclusions.

A successful **General Redevelopment Plan** for **Redevelopment Area #12** should guide both development and redevelopment opportunities and activities adjacent the **Redevelopment Area**.

The City of Beatrice should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the **Redevelopment Area**. The demolition of selected substantially deteriorated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development.

Prior to continued street and pedestrian transportation network improvements, the City should develop a plan for such improvements, comparing the costs of these improvements to the revenue generated by the Community's tax base.

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

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 \$63 per square yard. Asphalt overlay has a cost of \$4.20 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$210 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$420 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$28 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$56 per linear foot.

Ramped Curb Cuts

\$1,700 each

Sanitary Sewer

\$75 to \$85 per linear foot

Water Valves

\$1,500 each

Fire Hydrants

\$5,000 each

Overlay of Parking Lots

Asphalt overlay costs \$3.60 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 \$18,000.

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 \$70 per linear foot
18" RCP costs \$80 per linear foot
24" RCP costs \$95 per linear foot
30" RCP costs \$150 per linear foot
36" RCP costs \$165 per linear foot
42" RCP costs \$180 per linear foot
48" RCP costs \$225 per linear foot

Inlets cost an estimated \$5,000 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$90,500.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #12**, in Beatrice, 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.

Public/Private Funding Sources

Building Improvement District
Tax Increment Financing
LB 840, LB 1240
Low Income Housing Tax Credits (NIFA & State)
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community Development Assistance Act

American Rescue Act Plan
Intermodal Surface Transportation Efficiency Act
Small Business Administration-Micro Loans
Local Lender Financing
Owner Equity
Donations and Contributions

Foundations

American Express Foundation
Kellogg Corporate Giving Program
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper Sandler 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
Siouxland Community Foundation

GENERAL REDEVELOPMENT PLAN AMENDMENTS

REDEVELOPMENT AREA #12

<u>PROJECT NAME / LOCATION AND COST</u>	<u>RESOLUTION #</u>
1. _____ \$ _____	_____
2. _____ \$ _____	_____
3. _____ \$ _____	_____
4. _____ \$ _____	_____
5. _____ \$ _____	_____
6. _____ \$ _____	_____
7. _____ \$ _____	_____
8. _____ \$ _____	_____
9. _____ \$ _____	_____
10. _____ \$ _____	_____

APPENDIX

Structural/Site Conditions Survey Form

Parcel # _____
Address: _____

Section I: EXISTING LAND USE.

1. Type of Units: ___ SF ___ MF ___ Mobile Home
2. Vacant Parcel: _____ Developable _____ Undevelopable
3. Non-residential Use: _____ Commercial _____ Industrial _____ Public
4. Mixed Use _____
5. Occupied _____ Vacant _____

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					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: PARCEL/SITE COMPONENTS

1. Street Surface Type: _____
2. Street Condition: _____ E _____ G _____ F _____ P
3. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
4. Parking (Off-Street): _____ N _____ E _____ G _____ F _____ P
 _____ # of Spaces _____ Surface
5. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
6. Existence of Debris: _____ MA _____ MI _____ N
7. Overall Site Condition: _____ E _____ G _____ F _____ P

Redevelopment Area #12 - Site and Structural Conditions.

Overall Site Conditions

	Total
Excellent	0
Good	0
Fair	1
Poor	0
Total	1

Street Type

	Total
None	0
Concrete	1
Asphalt	0
Gravel	0
Brick	0
Total	1

Street Condition

	Total
None	0
Excellent	0
Good	0
Fair	1
Poor	0
Total	1

Sidewalk Condition

	Total
None	0
Excellent	0
Good	0
Fair	1
Poor	0
Total	1

Debris

	Total
None	1
Minor	0
Major	0
Total	1

Age of Structures

	Total
1-5 Years	0
5-10 Years	1
10-20 Years	0
20-40 Years	4
40-100 Years	3
100+ Years	0
Total	7

Final Structure

Rating	Total
Sound	2
Deteriorating - Minor	2
Deteriorating - Major	3
Dilapidated	0
Total	7

Doors	Total
None	0
Sound	1
Minor	6
Substandard	0
Critical	0
Total	7

Windows	Total
None	0
Sound	2
Minor	5
Substandard	0
Critical	0
Total	7

Porches and Steps	Total
None	0
Sound	1
Minor	6
Substandard	0
Critical	0
Total	7

Paint	Total
None	4
Sound	0
Minor	3
Substandard	0
Critical	0
Total	7

Driveway and Site	Total
None	0
Sound	0
Minor	7
Substandard	0
Critical	0
Total	7

Roof Structure	Total
None	0
Sound	4
Minor	3
Substandard	0
Critical	0
Total	7

Wall Foundation	Total
None	0
Sound	3
Minor	4
Substandard	0
Critical	0
Total	7

Foundation	Total
None	7
Sound	0
Minor	0
Substandard	0
Critical	0
Total	7

Foundation Type	Total
None	7
Concrete	0
Stone	0
Rolled Asphalt	0
Brick	0
Other	0
Total	7

Roof Structure	Total
None	0
Sound	4
Minor	3
Substandard	0
Critical	0
Total	7

Roof Type	Total
None	0
Asphalt Shingles	2
Rolled Asphalt	2
Cedar	0
Combination	0
Other	3
Total	7

Chimney	Total
None	7
Sound	0
Minor	0
Substandard	0
Critical	0
Total	7

Gutters	Total
None	4
Sound	1
Minor	2
Substandard	0
Critical	0
Total	7

Wall Surface	Total
None	0
Sound	2
Minor	2
Substandard	3
Critical	0
Total	7

Wall Surface Type	Total
Wood	0
Masonry	2
Siding	0
Combination	3
Stucco	0
Other/None	2
Total	7

Parking Surface	Total
None	0
Concrete	1
Asphalt	1
Gravel	0
Dirt	0
Brick	0
Total	2

Parking Spaces	Total
None	0
1 to 2	0
3 to 5	0
6 to 10	0
11 to 20	1
21 or more	1
Total	2