

RESOLUTION NUMBER 7281

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 Stoddard Elementary School Site, 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 a proposed Amended Redevelopment Plan for Redevelopment Area No. 2, to include the Stoddard Elementary School Site therein, for consideration by the City pursuant to Section 18-2111 of the Act; and

WHEREAS, the Authority submitted the proposed Redevelopment Plan 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 Plan which have been incorporated into the proposed Redevelopment Plan; and

WHEREAS, there has been submitted to the Mayor and City Council of the City, for its consideration, the proposed Amended Redevelopment Plan for Redevelopment Area No. 2 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, the City has published notice of a public hearing on the proposed Redevelopment Plan and held a public hearing 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 Amended Redevelopment Plan for Redevelopment Area No. 2:

A. The Redevelopment Plan is 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 Plan is 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 Plan is 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

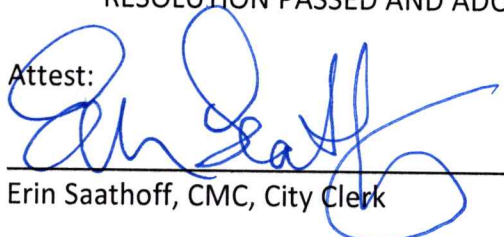
D. Further findings and determinations required by Neb. Rev. Stat. Section 18-2116 shall be made as and when deemed appropriate by the Mayor and City Council of the City of Beatrice as and when plan modifications relating to specific projects for which funds authorized by Neb. Rev. Stat. Section 18-2147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

SECTION 2. That the Amended Redevelopment Plan for Redevelopment Area No. 2 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 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 #2 Amendment Area
Stoddard Elementary School Site
Blight & Substandard Determination &
General Redevelopment Plan.

April, 2024.



HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

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REDEVELOPMENT AREA #2 AMENDMENT-STODDARD ELEMENTARY SCHOOL SITE.

Purpose of Amendment

The purpose of this **Amendment** is to include the **Stoddard Elementary School Site (Amendment Area)** within the boundary of **Redevelopment Area #2, City of Beatrice, Nebraska**. To complete this task, the School Site was studied utilizing the blight and substandard criteria set forth in the **Nebraska Community Development law, Section 18-2103**. The result will allow the City to declare the amended **Redevelopment Area #2** as both **blighted and substandard**.

Location

The original **Redevelopment Area #2** is situated at the center of the City of Beatrice, Nebraska. The majority of the Beatrice Central Business District, or Downtown, including adjacent older residential and industrial areas are contained in **Redevelopment Area #2**. The **Amendment Area**, including the entirety of the Stoddard Elementary School property and all public streets/rights-of-way are located adjacent **Area #2** to the southeast and identified in **Illustration 1, Context Map, Page 2**. The **Amendment Area** consists of an estimated 6.5 acres of land. The **Area** consists, entirely, of a **public/quasi-public land use** and is located within the “**R-4 Multiple Family Residential**” zoning district. This land use/zoning designation is also highlighted in **Illustration 1**.

Legal Description

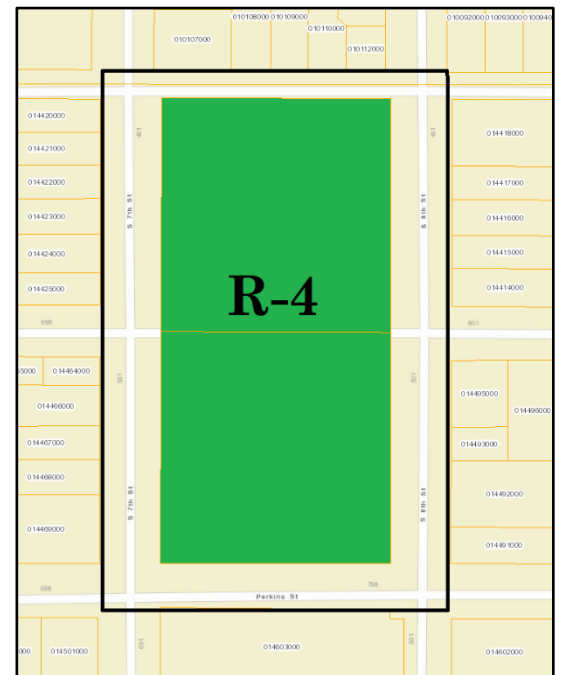
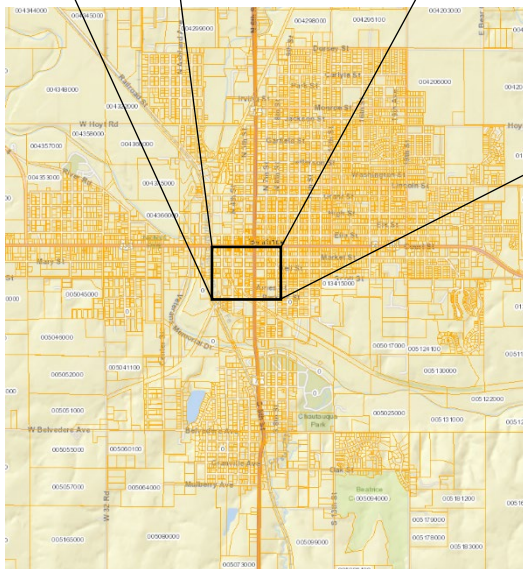
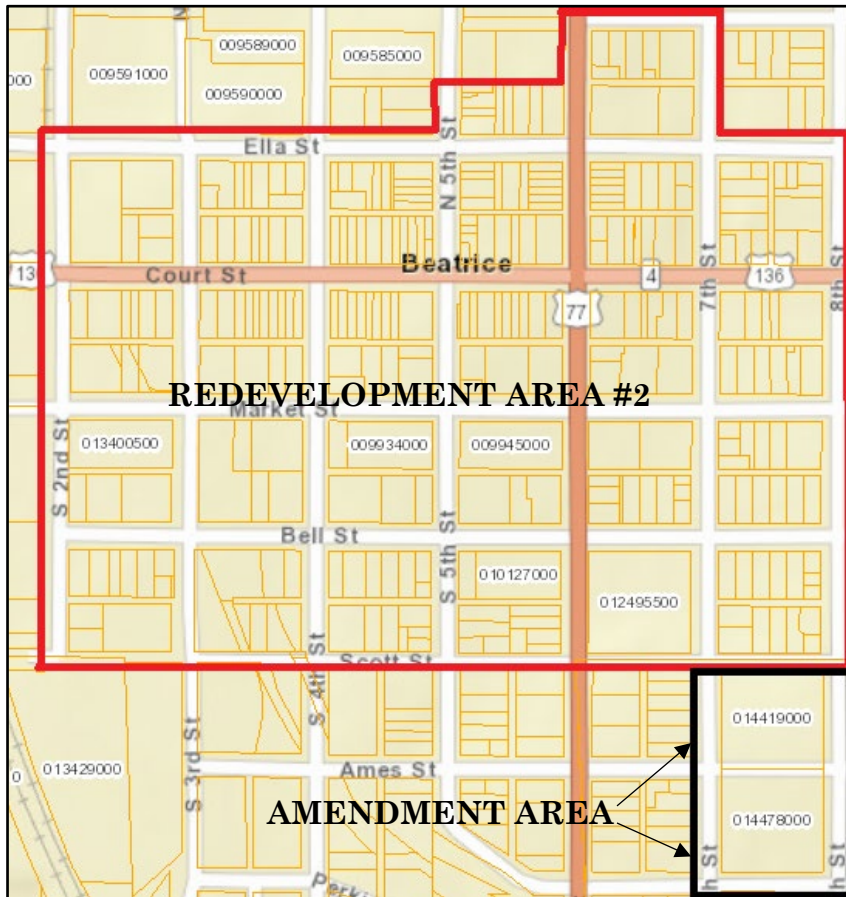
The **legal description** for the two parcels associated with the **Redevelopment Area #2 Amendment Area** is as follows:

“LOTS 19-30 & NORTH ½ OF VACATED AMES STREET, CITY OF BEATRICE, GAGE COUNTY, NEBRASKA.”

“LOTS 139-150 & SOUTH ½ OF VACATED AMES STREET, CITY OF BEATRICE, GAGE COUNTY, NEBRASKA.”

CONTEXT MAP

REDEVELOPMENT AREA #2 WITH AMENDMENT AREA BEATRICE, NEBRASKA ILLUSTRATION 1



LEGEND

- PUBLIC/QUASI-PUBLIC LAND USE
- R-4 - MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT
- REDEVELOPMENT AREA #2 BOUNDARY
- AMENDMENT AREA BOUNDARY



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 #2 Amendment Area** 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 **Amendment Area** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the City Council of 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 the amendment to **Redevelopment Area #2 Amendment Area** 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 Stoddard Elementary School building received a comprehensive exterior inspection to document structural deficiencies and to identify related environmental deficiencies in the **Redevelopment Area #2 Amendment 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 **two legal parcels** of record identified by the Gage County Assessor's Office. The parcels 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 #2 Amendment Area 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 #2 AMENDMENT AREA
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 #2 AMENDMENT AREA
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 #2 Amendment Area**, 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 **Amendment 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 the **Redevelopment Area #2 Amendment Area**, 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 throughout **Redevelopment Area #2 Amendment Area**.

(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 the **Redevelopment Area #2 Amendment Area** 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 #2 Amendment Area**.

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

As per the results of the **Structural/Site Conditions Survey**, the Stoddard 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 8” Vitrified Clay Pipe sanitary sewer main exists from the center of the **Amendment Area** and extends southward. The sewer main was originally installed in 1888. To date, there have not been any major capacity or condition issues.

A 10" water main exists on Perkins Street, currently utilizing plastic materials and has been replaced within the last 10 years. Six inch plastic water mains also exist along South 7th, South 8th and Scott Streets and have also been replaced within the last 10 years.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces is a reasonable presence in the Redevelopment Area #2 Amendment Area.

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

1. Age and Deterioration of Building/Structure.

The Stoddard Elementary School building in **Redevelopment Area #2 Amendment Area** was recorded as **deteriorating with minor defects**. The structure in **Redevelopment Area #2 Amendment Area** was built in 1955, thus 40+ years of age (built in or prior to 1984).

2. Lack of Modern Infrastructure.

According to City of Beatrice staff, an 8" Vitrified Clay Pipe sanitary sewer main exists from the middle of the Amendment Area and extends southward. The sewer main was originally installed in 1888. There have not been any major capacity or condition issues. A 10" water main exists on Perkins Street, currently utilizing plastic materials and has been replaced within the last 10 years. Six inch plastic water mains also exist along South 7th, South 8th and Scott Streets and have also replace within the last 10 years. Appropriate water and sewer mains would need to be extended/ into the Stoddard Elementary School property prior to future development activities.

3. Overall Site Condition.

The **Structural/Site Conditions Survey** identified the two existing **parcel** to be in a **"fair"** condition. This determination included the evaluation of the general condition of the Stoddard 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 throughout the Redevelopment Area #2 Amendment Area.

ANALYSIS & PRESENCE OF BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The results of the **Survey** identified the condition of the structure in **Redevelopment Area #2 Amendment Area**, 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 throughout the Redevelopment Area #2 Amendment Area.

(2) Existence of Defective or Inadequate Street Layout.

The four streets within **Redevelopment Area #2 Amendment Area** consist of South 7th and South 8th Street (north/south) and Scott and Perkins Streets (east/west). These streets, overall, were found to be in “**fair**” condition, due to significant cracking and pavement breakup, especially along South 7th Street. 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 the Redevelopment Area #2 Amendment Area.

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

The two parcels within the **Redevelopment Area** consists of 6.5 of land, including street rights-of-way and the entirety of the Stoddard Elementary School building. The parcel in the southern half of the **Area** is largely undeveloped, consisting of a school staff parking lot, resulting in functional and economic obsolescence of the parcel.

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a reasonable presence of Factor throughout the Redevelopment Area #2 Amendment Area.

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

The Stoddard Elementary School building in **Redevelopment Area #2 Amendment Area** was recorded as **deteriorating with minor defects**. Additionally, the structure in **Redevelopment Area #2 Amendment Area** was built in 1955, thus 40+ years of age (built in or prior to 1984).

According to City of Beatrice staff, an 8" Vitrified Clay Pipe sanitary sewer main exists from the middle of the Amendment Area and extends southward. The sewer main was originally installed in 1888. There have not been any major capacity or condition issues. A 10" water main exists on Perkins Street, currently utilizing plastic materials and has been replaced within the last 10 years. Six inch plastic water mains also exist along South 7th, South 8th and Scott Streets and have also replace within the last 10 years. Appropriate water and sewer mains would need to be extended/ into the School property prior to future development activities.

The **Structural/Site Conditions Survey** identified the **two parcels** to be in a **"fair"** condition. This determination included the Stoddard 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 the Redevelopment Area #2 Amendment Area.

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

The two parcels within the **Amendment Area** consists of nine acres of land (not including street rights-of-way) and the entirety of the Stoddard Elementary School building. Approximately half of the parcel is undeveloped, **resulting in functional and economic obsolescence**.

The four streets within **Redevelopment Area #2 Amendment Area** consist of South 7th and South 8th Street (north/south) and Scott and Perkins Streets (east/west). These streets, overall, were found to be in **"fair"** condition, due to significant cracking and pavement breakup, especially along South 7th Street. These streets experience moderate traffic congestion before and after school hours, as several vehicles are parked along both streets.

Conclusion.

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

(6) Diversity of Ownership.

Only one individual or ownership group owns property within Redevelopment Area #2 Amendment Area. 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 #2 Amendment Area. 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 the Redevelopment Area #2 Amendment Area.

(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 the Redevelopment Area #2 Amendment Area.

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

Improper subdivision and obsolete platting is prevalent in **Redevelopment Area #2 Amendment Area**. The two parcels that encompass the **Area** is a size not in conformance with modern planning standards. **Nearly half of the 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 the Redevelopment Area #2 Amendment Area.

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

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

The Stoddard Elementary School building in **Redevelopment Area #2 Amendment Area** was recorded as **deteriorating with minor defects**. The structure in the **Area** was built in 1955, thus 40+ years of age (built in or prior to 1984).

2. **Lack of Modern Infrastructure.**

According to City of Beatrice staff, an 8" Vitrified Clay Pipe sanitary sewer main exists from the middle of the Amendment Area and extends southward. The sewer main was originally installed in 1888. There have not been any major capacity or condition issues. A 10" water main exists on Perkins Street, currently utilizing plastic materials and has been replaced within the last 10 years. Six inch plastic water mains also exist along South 7th, South 8th and Scott Streets and have also replace within the last 10 years. Appropriate water and sewer mains would need to be extended/ into the Stoddard Elementary School property prior to future development activities.

3. **Overall Site Condition.**

The **Structural/Site Conditions Survey** identified the two existing **parcel** to be in a **"fair"** condition. This determination included the evaluation of the general condition of the Stoddard 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 throughout the Redevelopment Area #2 Amendment Area.

(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.

According to City of Beatrice staff, an 8" Vitrified Clay Pipe sanitary sewer main exists from the middle of the Amendment Area and extends southward. The sewer main was originally installed in 1888. There have not been any major capacity or condition issues. A 10" water main exists on Perkins Street, currently utilizing plastic materials and has been replaced within the last 10 years. Six inch plastic water mains also exist along South 7th, South 8th and Scott Streets and have also replace within the last 10 years.

Functional and economic obsolescence is apparent in both developed and undeveloped properties within the **Amendment Area**. The structure in **Redevelopment Area #2 Amendment Area** 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, the structure is in need of moderate- to substantial rehabilitation, or possible demolition.**

Functional and economic obsolescence is most apparent in a large undeveloped portion of the **Amendment Area**, south of the School building, suitable for future development activities. This parcel is considered **underdeveloped** and **underutilized** with the potential to support more valuable development than current uses.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout the Redevelopment Area #2 Amendment Area, 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 Stoddard Elementary School building in **Redevelopment Area #2 Amendment Area** 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 Stoddard Elementary School building in the Redevelopment Area #2 Amendment Area is at least 40 years of age. One of the five additional blighting conditions has a strong presence in the Area.

GENERAL REDEVELOPMENT PLAN – EXISTING/FUTURE LAND USE & ZONING RECOMMENDATION

The existing land use in **Redevelopment Area #2 Amendment Area** is described on **Page 2**. Irregular tracts of undeveloped land should be targeted for future residential development for appropriate platting procedures and maintain the “R-4 Multiple Family Residential” district designation, as per the *Beatrice Zoning and Subdivision Regulations*.

It is recommended that the existing General Redevelopment Plan for Redevelopment Area #2 be amended to approve residential development at the Stoddard Elementary School Site.

REDEVELOPMENT AREA SITE PHOTOS



Beatrice, Nebraska Redevelopment Area #2 Amendment Area Stoddard Elementary School Site
Blight & Substandard Determination & General Redevelopment Plan.

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 #2 Amendment Area - Site and Structural Conditions.

Overall Site Conditions

	Total
Excellent	0
Good	0
Fair	2
Poor	0
Total	2

Street Type

	Total
None	0
Concrete	1
Asphalt	1
Gravel	0
Brick	0
Total	2

Street Condition

	Total
None	0
Excellent	0
Good	1
Fair	1
Poor	0
Total	2

Sidewalk Condition

	Total
None	0
Excellent	0
Good	0
Fair	2
Poor	0
Total	2

Debris

	Total
None	2
Minor	0
Major	0
Total	2

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	0
Sound	1
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 Surface	Total
None	0
Sound	0
Minor	1
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	1
Minor	0
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	2
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	2
21 or more	0
Total	2