

RESOLUTION NO. 13-008 A

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA RELATED TO THE DESIGNATION OF AN AREA OF THE CITY AS BLIGHTED AND SUBSTANDARD.

WHEREAS, the Mayor and City Council are authorized by law to declare area, in total not to exceed 35% of the city, as blighted and substandard if the criteria identified in *Neb. Rev. Stat.* § 18-2103(10) and (11) exist.

WHEREAS, the Mayor and Council previously referred to the City's Planning Commission consideration of the Blight and Substandard Determination Study dated December 2012, prepared by RDG Planning & Design (the "Study"), which makes certain determinations concerning the following described area proposed to be declared blighted and substandard:

SITE A

Plattsmouth Outlots DB194 P938 SW4 SW4 12-12-13 (including all of adjacent vacated Rubin Drive)

Plattsmouth Outlots fraction of Sublot 2 of Lot 65 DB195 P712 and Tax Lot 128 12-12-1

Plattsmouth Outlots Tax Lot 128

Plattsmouth Outlots PTDB121P320 SW4 SW4 12-12-13

Plattsmouth Outlots Sublot 1 of Lot 75 and .28a Lot 75 NW4 NW4 13-12-13

Plattsmouth Outlots Pt Lot 75 DB96P367 except PT DB105 P402 NW4NW4 13-12-13

All of Story's Addition

All of Ritchie Place

All of Julies Subdivision

All of Johnson's Subdivision

All of Winterset Addition

All of Bestmann Addition

All of Westside Commercial Subdivision

Outlots Lot 53 SE4 NW4 13-12-13

Outlots Tax Lot 83 except Sublot 1 of Lot 83 NW4 SW4 13-12-13

Outlots Lot 74 West of Railroad NE4 SW4 13-12-13

Plattsmouth Outlots Lot 84 NW4 SW4 13-12-13

Plattsmouth Outlots fraction part Lot 22 and Sublot 2 S2 SW4 13-12-13

PJ's 2nd Subdivision Lot F

PJ's 2nd Subdivision Lot E except Highway

PJ's 2nd Subdivision Lot D

Oak Terrace Lot 6 except Highway

Oak Terrace Lot 5 except Highway

Oak Terrace Lot 4 except Highway

Oak Terrace W50' Lot 2 and fraction Lot 3 except Highway

Oak Terrace Lot 1 and 2 except W50' Lot 2 and Highway

Park Plaza Subdivision Lot 1
Park Plaza Subdivision Lot 2
24-12-13 Highway and shops
24-12-13 Tax Lot 73 SW4 NW4
24-12-13 Tax Lot 74 SW4 NW4

SITE B

Young and Hayes Addition Lot 4 and ½ vacated street except S50' Block 12
Wedner Subdivision Lot A
Young and Hayes Addition S part Lots 1,2 and ½ vacated street and alley Block 12
Young and Hayes Addition Lots 1,2 and ½ vacated street and ½ alley Block 11
Wedner Subdivision Lot B
Young and Hayes Addition Lots 3,4 Block 11
Original Town Lot 9 and W1/2 Lot 10 Block 110
Original Town E1/2 Lot 10 and all Lots 11,12 Block 110
Young and Hayes Addition Lots 1,2 Block 20
Original Town Lots 2-4 Block 111
Original Town Lot 1 Block 111
Original Town Lot 6 and 6.5' vacated alley Block 8
Original Town Lot 5 SW of Avenue and 6.5' vacated alley Block 8
Original Town Lots 3,4 and 6.5' vacated alley Block 8
Original Town N parts Lots 1,2 Block 8
Original Town Lots 7-12 Block 8
Original Town all of Lots 5,6 and Lots 7,8 except S 80' Block 22 and Block 23 except S
80' Lots 7-12
Original Town Lot 7 except Avenue and Lot 8 S of Avenue Block 9
Original Town Lots 7,8 Block 21 and Lots 1-4 and 9-12 and vacated streets Block 22
Original Town Lots 9-11 S of Avenue Block 21
Four Us Subdivision replat 1 Lot 4
Four Us Subdivision Lot 3
OC Enterprises Subdivision Lot 2
Four Us Subdivision Lot 1
Four Us Subdivision replat 1 Lot 2
Original Town Lot 8 N of Avenue and all lots 9-12 Block 9
Original Town Lot 4R Block 21
Original Town Lot 3R Block 21
Original Town Lots 1,2 Block 21
Original Town Lots 10-12 N of Washington Ave Block 21
Original Town all Block 26
Original Town all Block 37
Original Town all Block 20
Original Town all Block 27
Original Town all Block 36

Original Town S ½ Block 19
Original Town all Block 28
Original Town all Block 35
Original Town all Block 29
Original Town all Block 34
Original Town all Block 30
Original Town all Block 33
Original Town all Block 31
Original Town all Block 32
Plattsmouth Lumber Subdivision Lot 2

SITE C

Outlots Lot 28 except 330' SW4 SE4 13-12-13
Outlots Lot 60 SW4SE4 13-12-13
Outlots Lot 33 SW4SE4 13-12-13
Oakmont Estates 3rd Subdivision Lot 1
Oakmont Estates 2nd Subdivision Lot 5
Oakmont Estates 3rd Subdivision Lot 4
Oakmont Estates 3rd Subdivision Lot 3
Oakmont Estates 3rd Subdivision Lot 2
John Fitzgerald's Addition S83' Lot 5 and N29' Lot 6 and ½ vacated street Block 3
John Fitzgerald's Addition N49' of S93' Lot 6 and ½ vacated Park Avenue Block 3
John Fitzgerald's Addition S44' Lot 6 and ½ vacated Park Avenue Block 3
John Fitzgerald's Addition N ½ Lot 7 and ½ vacated Park Avenue Block 3
John Fitzgerald's Addition W 131.22' S ½ Lot 7 W 131.22' Lot 8 and adjacent vacated
Holdrege Street Block 3
Burris' Subdivision Lots 1-5
Burris' Subdivision Lots 6-8
Outlots Lot 30 NE4 NE4 24-12-13
Outlots Sublot 1 of Lot 30 NE4 NE4 24-12-13
Outlots Lot 56, 57 NE4 NE4 24-12-13
Outlots Lot 58 NE4 NE4 24-12-13
Valley View Addition N 140' Lot 9 Block 5
Valley View Addition S 62' of N 202' Lot 9 Block 5
Kahler's Subdivision Lot 2
Kahler's Subdivision Lot 1
24-12-13 Storm Water Retention Structure SW4 NE4
Outlots Lot 15 SW4 NE4 24-12-13
D&W Subdivision Lot 2
D&W Subdivision Lot 1
D&W Subdivision Lot 3
Outlots Lot 24 and S 86' Sublot 2 of 26 SW4NE4 24-12-13
Barkus Subdivision replat Lot 1

Barkus Subdivision replat Lot 2
Outlots Sublot 2 of 7 SW4 NE4 and Sublot 1 of 8 NW4 SE4 24-12-13
Outlots Sublot 2 of 8 NW4 SE4 24-12-13
Curtis Heights Lot 1 NW4 SE4 24-12-13
Curtis Heights Lot 2A NW4 SE4 24-12-13
Curtis Heights Lot 2B NW4 SE4 24-12-13

WHEREAS, if the above area was designated blighted and substandard, it would not result in the total area of the City so designated in excess of 35% of the area included in the corporate limits of the City within the meaning of *Neb. Rev. Stat.* § 18-2103 (10) and (11);

WHEREAS, the Planning Commission has recommended that such determination be made;

WHEREAS, and said hearing was held as required by law, concerning whether the Area should be determined blighted and substandard;

WHEREAS, all requirements of law have been satisfied, including publication of a notice of a public hearing and notification mailed (a) to all registered neighborhood association whose area of representation is located within a one mile radius of the redevelopment area and (b) to the president or chairperson of each county, school district, community college, educational service unit and natural resources district whose property tax receipts may be affected;

WHEREAS, the notices stated the time of hearing, date, place and purpose;

WHEREAS, all mailed notices also included a map showing the redevelopment area; and

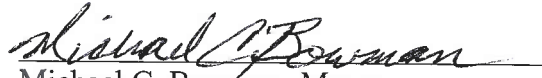
WHEREAS, a public hearing was held during which all persons desiring to be heard were so heard.

NOW, THEREFORE, BE IT RESOLVED that based on the Study, the recommendation of the Planning Commission and analysis and review of the conditions of property identified above located within the Area, the Mayor and Council hereby find, determine and declare that the Area identified above is an area which meets the criteria for designation as blighted and substandard in need of redevelopment under the terms of *Neb. Rev. Stat.* § 18- 2103 (10) and (11) in that such real estate is affected by conditions as set forth in the Study.

BE IT FURTHER RESOLVED that the Mayor and Council hereby find, determine and declare that the requirements of *Neb. Rev. Stat.* § 18-2109 have been satisfied.

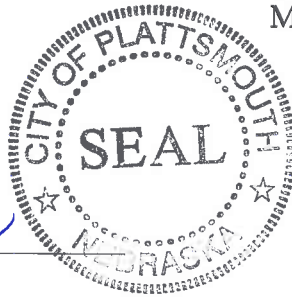
BE IT FURTHER RESOLVED that upon referral by the City's Community Redevelopment Agency of any redevelopment plan or redevelopment plan modification with respect to the area, the City Clerk is hereby authorized to set a hearing and publish and mail notice of such hearing as required by law.

PASSED AND APPROVED this 18th day of February 2013.


Michael C. Bowman, Mayor

ATTEST:


Sandra J. Meyer, City Clerk



BLIGHT AND SUBSTANDARD AREA DESIGNATION

For Three Strategic Corridors in Plattsmouth, NE

City of Plattsmouth, Nebraska

**Prepared by
RDG Planning & Design
Omaha, Nebraska**

December, 2012

This study considers the presence of blighted or substandard conditions in and around three key strategic corridors in Plattsmouth, Nebraska. These corridors are seen as being essential axes of development in Plattsmouth's future. While the corridors are presented jointly within one document, each will be address fully and separately, pursuant to the requirements of Section 18-2103 of the Nebraska Revised Statutes, and each is intended as a separately designated area.

DESIGNATION OF BLIGHT

In order to qualify as a blighted and substandard area in accordance with the requirements of Section 18-2103, a parcel or district must comply with certain objective and subjective evaluative criteria, set forth by state statute.

Objective Criteria

In order to qualify as "blighted," a site must meet at least one of five objective, or numerical, criteria. These criteria include:

1. *Unemployment.* The qualifying criterion is an unemployment rate in the designated area that is at least 120% of the state or national average. 2011 census tract data from the American Communities Survey is the most recent data available to determine the site's performance with respect to unemployment.
2. *Average age of residential or commercial units in the area.* The qualifying criterion is that structures in the proposed blighted area have an average age of at least 40 years.
3. *Per capita income.* The qualifying criterion is a per capita income figure for the area that is lower than the average per capita income of the municipality in which the area is located. Block group data from the 2010 Census is the most recent census data utilized to assess this condition. Five-year estimates, (2007-2011) from the ACS also assisted in accurately assessing this criteria.
4. *Population.* The qualifying criterion is that the area has had either a stable or decreasing population based on the last two decennial censuses. Census block group level data from 2000 and 2010 were examined to determine the presence of this condition.
5. *Unimproved land.* This criterion applies to blight designation of predominately vacant areas. Such an area qualifies as "blighted" if more than half of the plotted and subdivided property in the area has been within the city for 40 years and has remained unimproved during that time.

Subjective Criteria

In addition to meeting at least one of the objective requirements described above, a potentially blighted area must exhibit the presence of at least one of several subjective criteria. These subjective evaluative criteria include:

1. *Presence of a substantial number of deteriorated or deteriorating structures.*
2. *The 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 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 and other causes.*
11. *Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use.*

GEOGRAPHY OF SITE A, US Highway 75 Corridor

The site legal description of the site is as follows:

1. Plattsmouth Outlots DB194 P938 SW4 SW4 12-12-13 (including all of adjacent vacated Rubin Drive)
2. Plattsmouth Outlots fraction of Sublot 2 of Lot 65 DB195 P712 and Tax Lot 128 12-12-1
3. Plattsmouth Outlots Tax Lot 128
4. Plattsmouth Outlots PTDB121P320 SW4 SW4 12-12-13
5. Plattsmouth Outlots Sublot 1 of Lot 75 and .28a Lot 75 NW4 NW4 13-12-13
6. Plattsmouth Outlots Pt Lot 75 DB96P367 except PT DB105 P402 NW4NW4 13-12-13
7. All of Story's Addition
8. All of Ritchie Place
9. All of Julies Subdivision
10. All of Johnson's Subdivision
11. All of Winterset Addition
12. All of Bestmann Addition
13. All of Westside Commercial Subdivision
14. Outlots Lot 53 SE4 NW4 13-12-13
15. Outlots Tax Lot 83 except Sublot 1 of Lot 83 NW4 SW4 13-12-13
16. Outlots Lot 74 West of Railroad NE4 SW4 13-12-13
17. Plattsmouth Outlots Lot 84 NW4 SW4 13-12-13
18. Plattsmouth Outlots fraction part Lot 22 and Sublot 2 S2 SW4 13-12-13
19. PJ's 2nd Subdivision Lot F
20. PJ's 2nd Subdivision Lot E except Highway
21. PJ's 2nd Subdivision Lot D
22. Oak Terrace Lot 6 except Highway
23. Oak Terrace Lot 5 except Highway
24. Oak Terrace Lot 4 except Highway
25. Oak Terrace W50' Lot 2 and fraction Lot 3 except Highway
26. Oak Terrace Lot 1 and 2 except W50' Lot 2 and Highway
27. Park Plaza Subdivision Lot 1
28. Park Plaza Subdivision Lot 2
29. 24-12-13 Highway and shops
30. 24-12-13 Tax Lot 73 SW4 NW4
31. 24-12-13 Tax Lot 74 SW4 NW4



Figure 1: The US Highway 75 Corridor study area, as illustrated on an aerial image.

Documentation of Qualifying Conditions, Objective Criteria

The data used to evaluate the redevelopment site's blight status is primarily derived from the U.S. Bureau of the Census. To expedite the Census data collection process and provide more fine-grained information, the Census Bureau divides counties and places into several enumeration levels. These include tracts, which are subdivided into block groups and finally into individual blocks. Because the study area includes portions of a block group, examining data at the block level would provide the most accurate evaluation. However, in order to preserve the privacy of individuals, the Census Bureau does not report all types of data at the block level.

Additionally, some data from the 2010 Census is not yet available at the block group level. Some tract data is also not provided by the 2010 Census, such as "per-capita income" because the study area is unable to meet the population threshold for data accuracy. Five-year estimates, (2006-2010) from the American Community Survey are used as a result, providing the most accurate picture in assessing blight designation. Therefore, the population evaluation utilizes 2010 Census block data, while the other objective criteria are evaluated using a combination of 2010, and 2000 Census data, along with 5-year estimates from the American Community Survey.

Analysis of US Census and American Community Survey data indicates that the study area meets the statutory requirements for the first level of evaluation for the presence of blighting conditions, as required Section 18-2103 (11) of the Nebraska Revised Statutes. Table 1 illustrates the study area's performance with respect to each of the objective criteria. The area currently meets Objective Criteria 1 and 2, and does not meet Criteria 3, 4, and 5.

Table 1: Objective Criteria for Blight Determination	
1. Unemployment	Yes
2. Age of Units	Yes
3. Per Capita Income	No
4. Population	No
5. Unimproved Land	No

1. Unemployment. The study area meets this criterion. The 2011 American Communities Survey provides the most recent data for the study area. Unemployment data for the census tract containing the study area indicates an unemployment rate of 7.7%. The same study indicates an unemployment rate of 5.4% for the state of Nebraska. Hence the study area has an unemployment rate 143% that of the state as a whole, satisfying this criterion.

2. Age of Units. The study area does satisfy the criterion concerning the average age of residential or commercial structures. The finest grained level of data available for the study area is that of the Census Tract. Of the 1,587 units within the tract boundary, 983 were built prior to 1969. Of these units, 613 were built before 1939, indicating a median age of unit well over 40 years.

3. *Per Capita Income.* The project area does not meet the criterion regarding relative per capita income within the study area. The average 2011 per capita income in the Census tract containing the study area was \$27,614. This is significantly higher than that of Plattsmouth as a whole, which was \$22,678. These figures are from the 2007-2011 5-year estimates generated by the American Community Survey, which provide the most current data for the study area.

4. *Population.* The study area does not satisfy this criterion. The size and configuration of the census block and block group containing the study area changed significantly between the 2000 Census and the 2010. However, figures available for the block groups that most closely approximate the study area indicate a population which grew from 741 in 2000 to 1,949 in 2010.

5. *Unimproved Land.* The preponderance of properties in the study area have been improved within the past 40 years. The study area does not meet this criterion.

Documentation of Qualifying Conditions, Subjective Criteria

Because the area meets at least one of the objective criteria, it was further examined for the presence of subjective qualifying criteria. Analysis of these criteria indicates that the study area meets at least one criterion, which is the statutory requirements for the presence of blighting condition, as required by Section 18-2103 (11). Table 2 presents the performance of the study area relative to the subjective criteria.

Table 2: Subjective Criteria for Blight Determination	
1. Presence of a substantial number of deteriorated or deteriorating structures	No
2. The existence of defective or inadequate street layout	No
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Yes
4. Insanitary or unsafe conditions	Yes
5. Deterioration of site or other improvements	Yes
6. Diversity of ownership	Yes
7. Tax or special delinquency exceeding the fair value of the land	Unknown
8. Defective or unusual conditions of title	Unknown
9. Improper subdivision or obsolete platting	Yes
10. The existence of conditions which endanger life or property by fire and other causes	Yes
11. Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use.	Yes

The specific results of this analysis are as follows:

1. A substantial number of deteriorated or deteriorating structures

No. While certain structures within the study area are in deteriorated condition, it would be unfair to say that this condition applies to a substantial number of the structures.

2. The existence of defective or inadequate street layout

No. Although at least one of the parcels within the study area does not have access to the public right-of-way, the street network itself functions appropriately to the needs of the area.

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

Yes. The Malcolm parcel is not accessed by a road, effectively restricting its potential for productive development.



Property lines of the "Malcolm Property" indicating a lack of access to local roads.

4. *Insanitary or unsafe conditions*

Yes. Some of the areas of the site are being used for unsecured and unscreened storage of material and equipment, including vacant and dilapidated mobile home units.



Unscreened storage of equipment and materials.

5. *Deterioration of site or other improvements*

Yes. Parking surfaces and curbs show significant cracking and deterioration. Additionally, the effects of poorly managed site storm water are creating adverse erosion on nearby properties, in turn threatening the integrity of the study area.



Evidence of degrading site improvements within the study area.

6. *Diversity of ownership*

Yes. The study area is spread across a number of parcels held by a wide range of different owners, both public and private.

7. *Tax or special delinquency exceeding the fair value of the land*

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties.

8. *Defective or unusual conditions of title*

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties.

9. *Improper subdivision or obsolete platting*

Yes. Several of these properties have been within city limits for decades without being properly subdivided for economically beneficial use. The current, unstructured state of the parcels in question is the very definition of obsolete platting, in that their current condition inhibits their economic potential, while posing a threat to health and safety.

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

Yes. The site and access conditions of several of the large parcels are such that refuse and construction materials stored on site are over 500 feet from the nearest street or parking lot. This is a critical distance for in fire safety as it relates to the distance water can confidently be pumped in the event of a fire.

11. *Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.*

Yes. In addition to the previously addressed challenges posed by the study area, certain parcels present an exceptionally challenging grade change which will need to be addressed and mitigated should the properties hope to contribute to the sound growth of Plattsmouth and the economic and social health of the area.



Steep slopes on parcels within project area, which present challenges to effective and economically productive land development.

Substandard Declaration

The above findings, including the platting deficiencies, lack of streets, and storage of deteriorated materials demonstrate the existence of conditions which endanger life or property by fire and other causes and create conditions that are detrimental to the public health, safety, morals or welfare.

Conclusions

This study indicates that unemployment in the study area is greater than 120% of that statewide and the structures in the study area have an average age of greater than 40 years. This meets two of the required objective criteria.

Furthermore, this study indicates the presence of a faulty lot layout, insanitary or unsafe conditions, the deterioration of site improvements, a diversity of property ownership, improper subdivision or obsolete platting, the existence of conditions which endanger life and/or property, and of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use. This meets seven of the required subjective criteria.

The requirement for the designation of an area as blighted and substandard, as set forth by Section 18-2103 of Nebraska Revised Statutes is the presence of one of each of the objective and subjective criteria. Having demonstrated the presence of two of the objective criteria and five of the subjective criteria, the designated area is hereby determined to be eligible to be declared blighted and substandard, pursuant to the requirements of Section 18-2103 of Nebraska Revised Statutes.

GEOGRAPHY OF SITE B, Washington/Downtown Corridor

The site legal description of the site is as follows:

1. Young and Hayes Addition Lot 4 and ½ vacated street except S50' Block 12
2. Wedner Subdivision Lot A
3. Young and Hayes Addition S part Lots 1,2 and ½ vacated street and alley Block 12
4. Young and Hayes Addition Lots 1,2 and ½ vacated street and ½ alley Block 11
5. Wedner Subdivision Lot B
6. Young and Hayes Addition Lots 3,4 Block 11
7. Original Town Lot 9 and W1/2 Lot 10 Block 110
8. Original Town E1/2 Lot 10 and all Lots 11,12 Block 110
9. Young and Hayes Addition Lots 1,2 Block 20
10. Original Town Lots 2-4 Block 111
11. Original Town Lot 1 Block 111
12. Original Town Lot 6 and 6.5' vacated alley Block 8
13. Original Town Lot 5 SW of Avenue and 6.5' vacated alley Block 8
14. Original Town Lots 3,4 and 6.5' vacated alley Block 8
15. Original Town N parts Lots 1,2 Block 8
16. Original Town Lots 7-12 Block 8
17. Original Town all of Lots 5,6 and Lots 7,8 except S 80' Block 22 and Block 23 except S 80' Lots 7-12
18. Original Town Lot 7 except Avenue and Lot 8 S of Avenue Block 9
19. Original Town Lots 7,8 Block 21 and Lots 1-4 and 9-12 and vacated streets Block 22
20. Original Town Lots 9-11 S of Avenue Block 21
21. Four Us Subdivision replat 1 Lot 4
22. Four Us Subdivision Lot 3
23. OC Enterprises Subdivision Lot 2
24. Four Us Subdivision Lot 1
25. Four Us Subdivision replat 1 Lot 2
26. Original Town Lot 8 N of Avenue and all lots 9-12 Block 9
27. Original Town Lot 4R Block 21
28. Original Town Lot 3R Block 21
29. Original Town Lots 1,2 Block 21
30. Original Town Lots 10-12 N of Washington Ave Block 21
31. Original Town all Block 26
32. Original Town all Block 37
33. Original Town all Block 20
34. Original Town all Block 27
35. Original Town all Block 36
36. Original Town S ½ Block 19
37. Original Town all Block 28
38. Original Town all Block 35
39. Original Town all Block 29
40. Original Town all Block 34
41. Original Town all Block 30
42. Original Town all Block 33
43. Original Town all Block 31
44. Original Town all Block 32
45. Plattsmouth Lumber Subdivision Lot 2



Figure 1: The Washington/Downtown Corridor study area, as illustrated on an aerial image.

Documentation of Qualifying Conditions, Objective Criteria

The data used to evaluate the redevelopment site's blight status is primarily derived from the U.S. Bureau of the Census. To expedite the Census data collection process and provide more fine-grained information, the Census Bureau divides counties and places into several enumeration levels. These include tracts, which are subdivided into block groups and finally into individual blocks. Because the study area includes portions of a block group, examining data at the block level would provide the most accurate evaluation. However, in order to preserve the privacy of individuals, the Census Bureau does not report all types of data at the block level.

Additionally, some data from the 2010 Census is not yet available at the block group level. Some tract data is also not provided by the 2010 Census, such as "per-capita income" because the study area is unable to meet the population threshold for data accuracy. Five-year estimates, (2007-2011) from the American Community Survey are used as a result, providing the most accurate picture in assessing blight designation. Therefore, the population evaluation utilizes 2010 Census block data, while the other objective criteria are evaluated using a combination of 2010, and 2000 Census data, along with 5-year estimates from the American Community Survey.

Analysis of US Census and American Community Survey data indicates that the study area meets the statutory requirements for the first level of evaluation for the presence of blighting conditions, as required Section 18-2103 (11) of the Nebraska Revised Statutes. Table 1 illustrates the study area's performance with respect to each of the objective criteria. The area currently meets Objective Criteria 1 and 2, and does not meet Criteria 3, 4, and 5.

Table 1: Objective Criteria for Blight Determination

1. Unemployment	Yes
2. Age of Units	Yes
3. Per Capita Income	No
4. Population	No
5. Unimproved Land	No

1. *Unemployment.* The study area meets this criterion. The 2011 American Communities Survey provides the most recent data for the study area. Unemployment data for the census tract containing the study area indicates an unemployment rate of 7.7%. The same study indicates an unemployment rate of 5.4% for the state of Nebraska. Hence the study area has an unemployment rate 143% that of the state as a whole, satisfying this criterion.

2. *Age of Units.* The study area does satisfy the criterion concerning the average age of residential or commercial structures. The finest grained level of data available for the study area is that of the census tract. Of the 1,587 units within the tract boundary, 983 were built prior to 1969. Of these units, 613 were built before 1939, indicating a median age of unit well over 40 years.

3. *Per Capita Income.* The project area does not meet the criterion regarding relative per capita income within the study area. The average 2011 per capita income in the Census tract containing the study area was \$27,614. This is significantly higher than that of Plattsmouth as a whole, which was \$22,678. These figures are from the 2007-2011 5-year estimates generated by the American Community Survey, which provide the most current data for the study area.

4. *Population.* The study area does not satisfy this criterion. The size and configuration of the census block and block group containing the study area changed significantly between the 2000 Census and the 2010. However, figures available for the block groups that most closely approximate the study area indicate a population which grew from 613 in 2000 to 714 in 2010.

5. *Unimproved Land.* The preponderance of properties in the study area have been improved within the past 40 years. The study area does not meet this criterion.

Documentation of Qualifying Conditions, Subjective Criteria

Because the area meets at least one of the objective criteria, it was further examined for the presence of subjective qualifying criteria. Analysis of these criteria indicates that the study area meets at least one criterion, which is the statutory requirements for the presence of blighting condition, as required by Section 18-2103 (11). Table 2 presents the performance of the study area relative to the subjective criteria.

Table 2: Subjective Criteria for Blight Determination	
1. Presence of a substantial number of deteriorated or deteriorating structures	No
2. The existence of defective or inadequate street layout	No
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Yes
4. Insanitary or unsafe conditions	Yes
5. Deterioration of site or other improvements	Yes
6. Diversity of ownership	Yes
7. Tax or special delinquency exceeding the fair value of the land	Unknown
8. Defective or unusual conditions of title	Unknown
9. Improper subdivision or obsolete platting	No
10. The existence of conditions which endanger life or property by fire and other causes	No
11. Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use.	Yes

The specific results of this analysis are as follows:

1. A substantial number of deteriorated or deteriorating structures

No. While certain structures within the study area are in deteriorated condition, it would be unfair to say that this condition applies to a substantial number of the structures.

2. The existence of defective or inadequate street layout

No. Although several streets in the study area do not logically connect to adjacent streets, the street network itself functions appropriately to the needs of the area.

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

Yes. The many of the residential lots were in the study area were platted before the implementation of the city's current zoning regime. While the lots are appropriate to their current use, they would be challenging to redevelop under current zoning regulations.

4. Insanitary or unsafe conditions

Yes. Some of the areas of the site are being used for unsecured and unscreened storage of material and equipment, including vacant and dilapidated mobile home units.



Unscreened storage of equipment and materials.

5. Deterioration of site or other improvements

Yes. Many site improvements show significant cracking and deterioration. Additionally, the effects of poorly managed site storm water are creating adverse erosion on nearby properties, in turn threatening the integrity of the study area.



Evidence of degrading site improvements within the study area.

6. Diversity of ownership

Yes. The study area is spread across a number of parcels held by a wide range of different owners, both public and private.

7. Tax or special delinquency exceeding the fair value of the land

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties.

8. Defective or unusual conditions of title

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties.

9. *Improper subdivision or obsolete platting*

No. The study area is in a previously developed area of Plattsmouth and parcels appear to be properly subdivided and platted.

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

No. Conditions within the study area appear to reasonably protect against the loss of life and property by fire and other causes.

11. *Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.*

Yes. In addition to the previously addressed challenges posed by the study area, certain parcels present an exceptionally challenging grade change which will need to be addressed and mitigated should the properties hope to contribute to the sound growth of Plattsmouth and the economic and social health of the area.



Steep slopes on parcels within project area, which present challenges to effective and economically productive land development.

Substandard Declaration

The above findings, including the platting deficiencies, lack of streets, and storage of deteriorated materials demonstrate the existence of conditions which endanger life or property by fire and other causes and create conditions that are detrimental to the public health, safety, morals or welfare.

Conclusions

This study indicates that unemployment in the study area is greater than 120% of that statewide and the structures in the study area have an average age of greater than 40 years. This meets two of the required objective criteria.

Furthermore, this study indicates the existence of faulty lot layout, specifically as it relates to size and usefulness, the presence of insanitary or unsafe conditions, the deterioration of site improvements, a diversity of property ownership, and the existence of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use. This meets five of the required subjective criteria.

The requirement for the designation of an area as blighted and substandard, as set forth by Section 18-2103 of Nebraska Revised Statutes is the presence of one of each of the objective and subjective criteria. Having demonstrated the presence of two of the objective criteria and five of the subjective criteria, the designated area is hereby determined to be eligible to be declared blighted and substandard, pursuant to the requirements of Section 18-2103 of Nebraska Revised Statutes.

GEOGRAPHY OF SITE C, Chicago Ave. Corridor

The site legal description of the site is as follows:

1. Outlots Lot 28 except 330' SW4 SE4 13-12-13
2. Outlots Lot 60 SW4SE4 13-12-13
3. Outlots Lot 33 SW4SE4 13-12-13
4. Oakmont Estates 3rd Subdivision Lot 1
5. Oakmont Estates 2nd Subdivision Lot 5
6. Oakmont Estates 3rd Subdivision Lot 4
7. Oakmont Estates 3rd Subdivision Lot 3
8. Oakmont Estates 3rd Subdivision Lot 2
9. John Fitzgerald's Addition S83' Lot 5 and N29' Lot 6 and ½ vacated street Block 3
10. John Fitzgerald's Addition N49' of S93' Lot 6 and ½ vacated Park Avenue Block 3
11. John Fitzgerald's Addition S44' Lot 6 and ½ vacated Park Avenue Block 3
12. John Fitzgerald's Addition N ½ Lot 7 and ½ vacated Park Avenue Block 3
13. John Fitzgerald's Addition W 131.22' S ½ Lot 7 W 131.22' Lot 8 and adjacent vacated Holdrege Street Block 3
14. Burris' Subdivision Lots 1-5
15. Burris' Subdivision Lots 6-8
16. Outlots Lot 30 NE4 NE4 24-12-13
17. Outlots Sublot 1 of Lot 30 NE4 NE4 24-12-13
18. Outlots Lot 56, 57 NE4 NE4 24-12-13
19. Outlots Lot 58 NE4 NE4 24-12-13
20. Valley View Addition N 140' Lot 9 Block 5
21. Valley View Addition S 62' of N 202' Lot 9 Block 5
22. Kahler's Subdivision Lot 2
23. Kahler's Subdivision Lot 1
24. 24-12-13 Storm Water Retention Structure SW4 NE4
25. Outlots Lot 15 SW4 NE4 24-12-13
26. D&W Subdivision Lot 2
27. D&W Subdivision Lot 1
28. D&W Subdivision Lot 3
29. Outlots Lot 24 and S 86' Sublot 2 of 26 SW4NE4 24-12-13
30. Barkus Subdivision replat Lot 1
31. Barkus Subdivision replat Lot 2
32. Outlots Sublot 2 of 7 SW4 NE4 and Sublot 1 of 8 NW4 SE4 24-12-13
33. Outlots Sublot 2 of 8 NW4 SE4 24-12-13
34. Curtis Heights Lot 1 NW4 SE4 24-12-13
35. Curtis Heights Lot 2A NW4 SE4 24-12-13
36. Curtis Heights Lot 2B NW4 SE4 24-12-13



The Chicago Ave. Corridor study area, as illustrated on an aerial image.

Documentation of Qualifying Conditions, Objective Criteria

The data used to evaluate the redevelopment site's blight status is primarily derived from the U.S. Bureau of the Census. To expedite the Census data collection process and provide more fine-grained information, the Census Bureau divides counties and places into several enumeration levels. These include tracts, which are subdivided into block groups and finally into individual blocks. Because the study area includes portions of a block group, examining data at the block level would provide the most accurate evaluation. However, in order to preserve the privacy of individuals, the Census Bureau does not report all types of data at the block level.

Additionally, some data from the 2010 Census is not yet available at the block group level. Some tract data is also not provided by the 2010 Census, such as "per-capita income" because

the study area is unable to meet the population threshold for data accuracy. Five-year estimates, (2007-2011) from the American Community Survey are used as a result, providing the most accurate picture in assessing blight designation. Therefore, the population evaluation utilizes 2010 Census block data, while the other objective criteria are evaluated using a combination of 2010, and 2000 Census data, along with 5-year estimates from the American Community Survey.

Analysis of US Census and American Community Survey data indicates that the study area meets the statutory requirements for the first level of evaluation for the presence of blighting conditions, as required Section 18-2103 (11) of the Nebraska Revised Statutes. Table 1 illustrates the study area's performance with respect to each of the objective criteria. The area currently meets Objective Criteria 1, 2, and 4, and does not meet Criteria 3 and 5.

Table 1: Objective Criteria for Blight Determination	
1. Unemployment	Yes
2. Age of Units	Yes
3. Per Capita Income	No
4. Population	Yes
5. Unimproved Land	No

1. Unemployment. The study area meets this criterion. The 2011 American Communities Survey provides the most recent data for the study area. Unemployment data for the census tract containing the study area indicates an unemployment rate of 7.1%. The same study indicates an unemployment rate of 5.4% for the state of Nebraska. Hence the study area has an unemployment rate 131% that of the state as a whole, satisfying this criterion.

2. Age of Units. The study area does satisfy the criterion concerning the average age of residential or commercial structures. The finest grained level of data available for the study area is that of the census tract. Of the 1,570 units within the tract boundary, 982 were built prior to 1969. Of these units, 410 were built before 1939, indicating a median age of unit well over 40 years.

3. Per Capita Income. The project area does not meet the criterion regarding relative per capita income within the study area. The average 2011 per capita income in the Census tract containing the study area was \$23,061. This is higher than that of Plattsmouth as a whole, at \$22,678. These figures are from the 2007-2011 5-year estimates generated by the American Community Survey, which provide the most current data for the study area.

4. Population. The study area does satisfy this criterion. The size and configuration of the census block and block group containing the study area changed slightly between the 2000 Census and the 2010. However, figures available for the block groups that most closely approximate the study area indicate a population which shrank from 1,484 in 2000 to 1,454 in 2010.

5. Unimproved Land. The preponderance of properties in the study area have been improved within the past 40 years. The study area does not meet this criterion.

Documentation of Qualifying Conditions, Subjective Criteria

Because the area meets at least one of the objective criteria, it was further examined for the presence of subjective qualifying criteria. Analysis of these criteria indicates that the study area meets at least one criterion, which is the statutory requirements for the presence of blighting condition, as required by Section 18-2103 (11). Table 2 presents the performance of the study area relative to the subjective criteria.

Table 2: Subjective Criteria for Blight Determination	
1. Presence of a substantial number of deteriorated or deteriorating structures	No
2. The existence of defective or inadequate street layout	Yes
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Yes
4. Insanitary or unsafe conditions	Yes
5. Deterioration of site or other improvements	No
6. Diversity of ownership	Yes
7. Tax or special delinquency exceeding the fair value of the land	Unknown
8. Defective or unusual conditions of title	Unknown
9. Improper subdivision or obsolete platting	No
10. The existence of conditions which endanger life or property by fire and other causes	Yes
11. Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present conditions and use.	Yes

The specific results of this analysis are as follows:

1. A substantial number of deteriorated or deteriorating structures

No. While certain structures on within the study area are in deteriorated condition, it would be unfair to say that this condition applies to a substantial number of the structures.

2. The existence of defective or inadequate street layout

Yes. The development pattern along South 15th Street, south of US Highway 34, creates a street network which significantly limits access to undeveloped lands to the west of the corridor. This inhibits their potential development and economically beneficial use.

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

Yes. Although the study area is in a predominantly developed portion of Plattsmouth, some parcels remain without provision of access, diminishing their usefulness.



4. *Insanitary or unsafe conditions*

Yes. Some of the areas of the site are being used for unsecured and unscreened storage of material and equipment, including vacant and dilapidated mobile home units.



Unscreened storage of equipment and materials.

5. *Deterioration of site or other improvements*

No. The preponderance of site improvements appear to be in reasonably good condition.

6. *Diversity of ownership*

Yes. The study area is spread across a number of parcels held by a wide range of different owners, both public and private.

7. *Tax or special delinquency exceeding the fair value of the land*

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties.

8. *Defective or unusual conditions of title*

Unknown. Evaluation of this criterion requires detailed title analysis of individual properties.

9. *Improper subdivision or obsolete platting*

No. The study area is in a previously developed area of Plattsmouth and parcels appear to be properly subdivided and platted.

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

Yes. Several parcels present significant fire hazard, owing to the fact that they are not properly served by roads, and are well beyond 500 feet from the nearest point accessible by the equipment of the Plattsmouth Fire Department.

11. *Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.*

Yes. The previous conditions, in combination, serve to substantially impair and arrest the sound growth of the community, retard the provision of housing accommodations, constitute an economic or social liability and are detrimental to the public health and safety.

Substandard Declaration

The above findings, including the platting deficiencies, lack of streets, and storage of deteriorated materials demonstrate the existence of conditions which endanger life or property by fire and other causes and create conditions that are detrimental to the public health, safety, morals or welfare.

Conclusions

This study indicates that unemployment in the study area is greater than 120% of that statewide, that the average age of buildings in the study area is greater than 40 years, and that the population has declined over the previous 10 years. This meets three of the required objective criteria.

Furthermore, this study indicates a defective or inadequate street layout, the presence of several faulty lot layouts, insanitary or unsafe conditions, a diversity of property ownership, the existence of conditions which endanger life or property by fire and other causes, and a combination of such factors that substantially impair or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes economic or social liability and is detrimental to the public health, safety, morals, or welfare. This meets six of the required subjective criteria.

The requirement for the designation of an area as blighted and substandard, as set forth by Section 18-2103 of Nebraska Revised Statutes is the presence of one of each of the objective and subjective criteria. Having demonstrated the presence of two of the objective criteria and five of the subjective criteria, the designated area is hereby determined to be eligible to be declared blighted and substandard, pursuant to the requirements of Section 18-2103 of Nebraska Revised Statutes.