

2015

Blight and Substandard Study City of Grant, Nebraska



*JEO Consulting Group, Inc.
Project No. 140677.00*

Adopted June 23, 2015

Resolution No. 15-06-03

Introduction

Background

In 1975, the Nebraska Unicameral enacted legislation in response to the existence of areas in cities and villages that had become deteriorated and substandard for a variety of reasons. These areas were considered harmful to the social and economic well-being of the entire community in which they existed. Conditions in such areas were considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise. The Community Development Law, as it is known, enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for redevelopment or through the conservation and rehabilitation of property.

Prior to enactment of the legislation, Nebraska communities were unable to carry out redevelopment programs involving assembly of land for conveyance to private developers without the creation of an urban renewal authority approved by the voters of a municipality. The Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101 to 18-2144) permits cities of all classes and villages to establish Community Redevelopment Authorities (CRAs) by ordinance. Such authority empowers CRAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. This law, with subsequent amendments, has been the cornerstone of redevelopment and community development activities in Nebraska.

This Grant Blight and Substandard Study examines existing conditions of land-use, buildings, and structures within the Designated Study Area in the City of Grant to determine its eligibility for redevelopment activities. The area for this analysis is the Designated Study Area which is an area generally described as the central core of the city. A number of potential opportunities for redevelopment exist throughout the Proposed Study Area that would allow for the City of Grant to overcome blighted and substandard conditions. When evaluating blight and substandard conditions, the City of Grant must adhere to Nebraska Community Development Law, as provided for in the Nebraska Revised Statutes.

Nebraska Revised State Statutes

Nebraska's Community Development Law (Neb Rev Stat §§18-2101 to 18-2154) provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas, as well as the prevention and elimination of substandard and blighted areas. The Legislature has declared, in pertinent part:

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

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any of a number of means, including "the formulation of a workable program,

the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

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

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements. §18-2101

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

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

The governing body of a city or an authority at its direction for the purposes of sections 18-2101 to 18-2144 may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof. §18-2105

The main substance of a workable program is an adopted general redevelopment plan for a defined area, as well as the subsequent individual redevelopment projects that identify specific projects within a redevelopment area. Prior to adoption of a general redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110), and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

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

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

Blighted area means an area, which

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

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

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

(ii) the average age of the residential or commercial units in the area is at least forty years;

(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses.

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

Redevelopment project means any work or undertaking in one or more community redevelopment areas:

(a) To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;

(b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and

underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;

(c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;

(d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;

(e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and

(f) to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan;

Redevelopment plan means a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which

(a) conforms to the general plan for the municipality as a whole and

(b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.

Purpose of the Study

This Grant Blight and Substandard Study for the Designated Study Area is intended to give the Community Redevelopment Authority and City Council the basis for determining the existence of blight and substandard conditions within the delineated Study Area. Through this process, the CRA may employ and exercise the power authorized in Nebraska Community Development Law to eliminate economic and/or social concerns which are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region.

The findings of this Blight and Substandard Study will guide the structure of the Redevelopment Plan for the community concerning the Proposed Blight Area. The area that was evaluated for blighted and substandard conditions for this Study is graphically displayed in **Figure 1**, found on **Page 9**. This Study examines existing land-uses, platting, structures, and infrastructure systems to determine whether the area meets the statutory requirements for designation as a Blight and Substandard Area, enabling the CRA to stimulate and manage development and redevelopment efforts. The City of Grant, when evaluating blight and substandard conditions, must closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this Study will guide the general redevelopment for the designated Area. The General Redevelopment Plan – the companion document to the Blight and Substandard Study - will contain local objectives regarding appropriate land uses, improved traffic circulation, economic development activities, public transportation, public utilities, and other public improvements, in accordance with the provisions of the

Nebraska Community Development Law. The proposed requirements in the redevelopment area shall include without being limited to:

- The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein,
- A land-use plan showing proposed uses of the area,
- Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment,
- A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances,
- A site plan of the area, and
- 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.

Substandard and Blight Eligibility Analysis

Grant Designated Study Area

The City of Grant selected the Designated Study Area to be a portion of property within the corporate limits for evaluation pursuant to Neb Rev Stat §18-2101 to 18-2154. The area is comprised of primarily commercial, industrial, and residential land uses. The Designated Study Area was selected for a number of reasons, including:

1. The potential for private development and redevelopment activities within the Study Area.
2. The need for improvements in infrastructure due to specific existing conditions.
3. The economic and functional obsolescence of certain uses within the Study Area.
4. The presence of Blighted and Substandard characteristics within the Study Area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support these private redevelopment efforts.

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

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

Substandard and Blight Conditions

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1997, as amended), ***substandard area*** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. *Dilapidation/deterioration**

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

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

2. **Age or obsolescence**
Estimate age of structures (40+ years criteria)
3. **Inadequate provision for ventilation, light, air, sanitation, or open spaces**
Overall sight conditions
 - Examples include Junk cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.
4. **Other Substandard Conditions**
 - (a) High density of population and overcrowding (census); or
 - (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes flood plain; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, flood plain area, outdoor storage, and site clutter).

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

1. **A substantial number of deteriorated or deteriorating structures***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**
Condition of streets/inadequate access
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, and blind crossings.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
Conditions associated with accessibility/usefulness of the lots
 - Examples include land lock parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, and ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major

developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

7. ***Tax or special assessment delinquency exceeding the fair value of the land***
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes, tax exempt.
8. ***Defective or unusual conditions of title***
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.
9. ***Improper subdivision or obsolete platting***
Examine public records to determine improper subdivision and obsolete platting
 - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.
10. ***The existence of conditions which endanger life or property by fire or other causes***
Examine conditions which endanger life or property
 - Examples include inadequate, undersized or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded areas for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
11. ***Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability***
Economic and/or socially undesirable land uses
 - Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.
12. ***Is detrimental to the public health, safety, morals, or welfare in its present condition and use, and in which there is at least one of the following conditions:***
 - (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
 - (b) The average age of the residential or commercial units in the area is at least 40 years (Field observation);
 - (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
 - (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
 - (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

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

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

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

Deteriorating Condition

- *Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),*
- *Shaky, broken, or missing steps or railings,*
- *Numerous missing and cracked window panes,*
- *Some rotted or loose windows or doors (no longer wind- or water-proof),*
- *Missing bricks or other masonry of chimney, and*
- *Makeshift (un-insulated) chimney.*

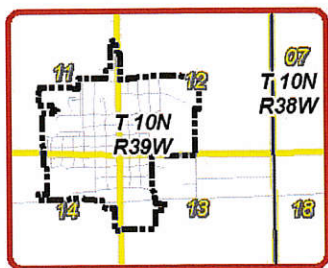
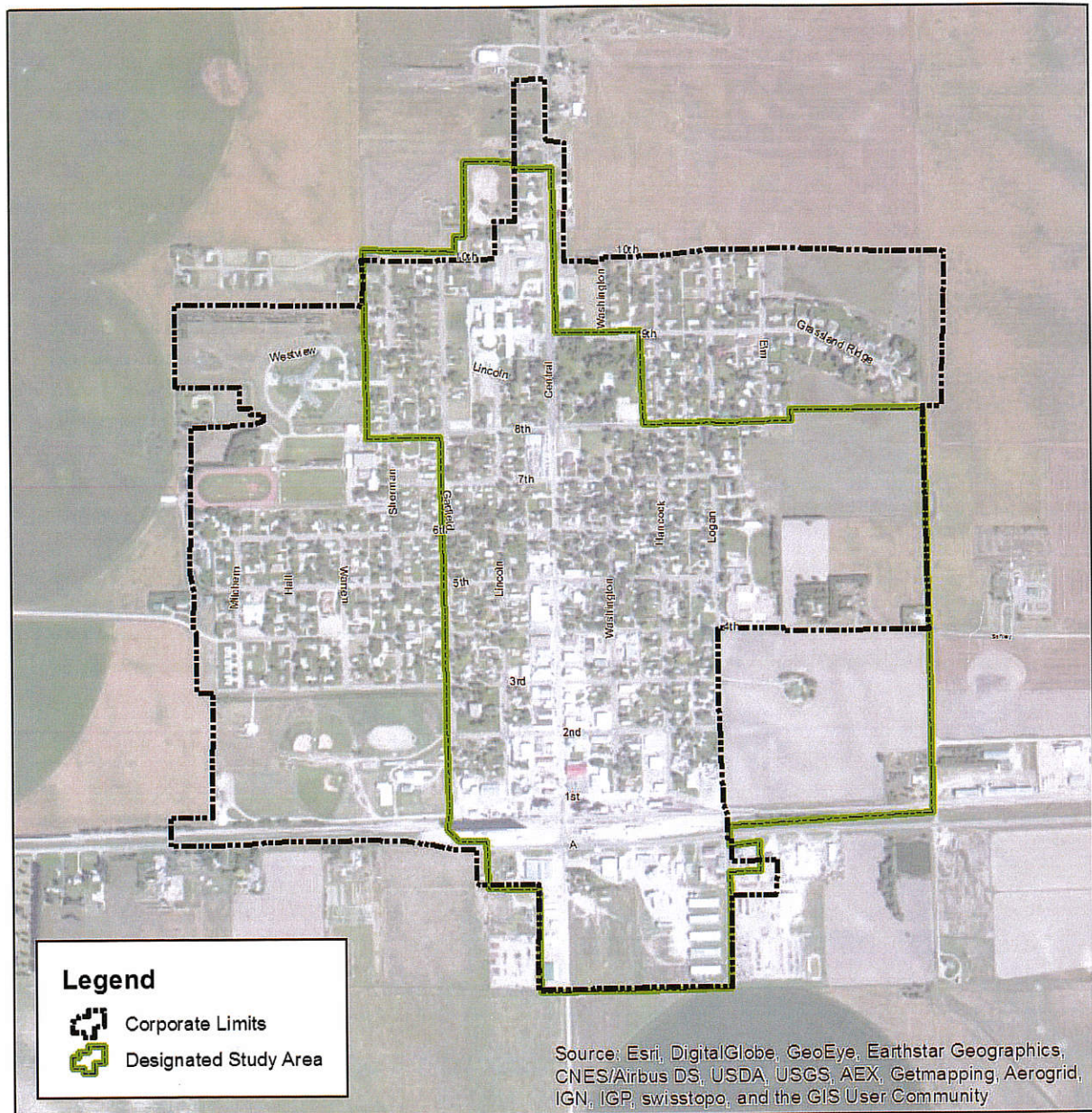
Dilapidated Condition

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

Designated Study Area


The initial study area as identified in the agreement between the City of Grant and JEO Consulting can be found in Error! Reference source not found. For this study, the initial study area will be known as the “Designated Study Area.”

Figure 1: Designated Study Area



City of Grant, Nebraska
Designated Study Area

Created By: MBG
 Date: NOV 2014
 Revised: JAN 2015
 Software: ArcGIS 10.2
 File: 140667.00



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

Proposed Blight Area

The Proposed Blight Area consists of approximately 212.7 acres, as shown in **Figure 2**. The legal description was drawn up and reviewed by a JEO registered surveyor. Adding this area of land increases the total blighted area of the corporate limits to 212.7 acres of the total 492.1 acres, assuming the Blight and Substandard Study is approved. Approval of the study will bring the total percentage of the corporate limits designated as blighted to 43.2%.

Legal Description

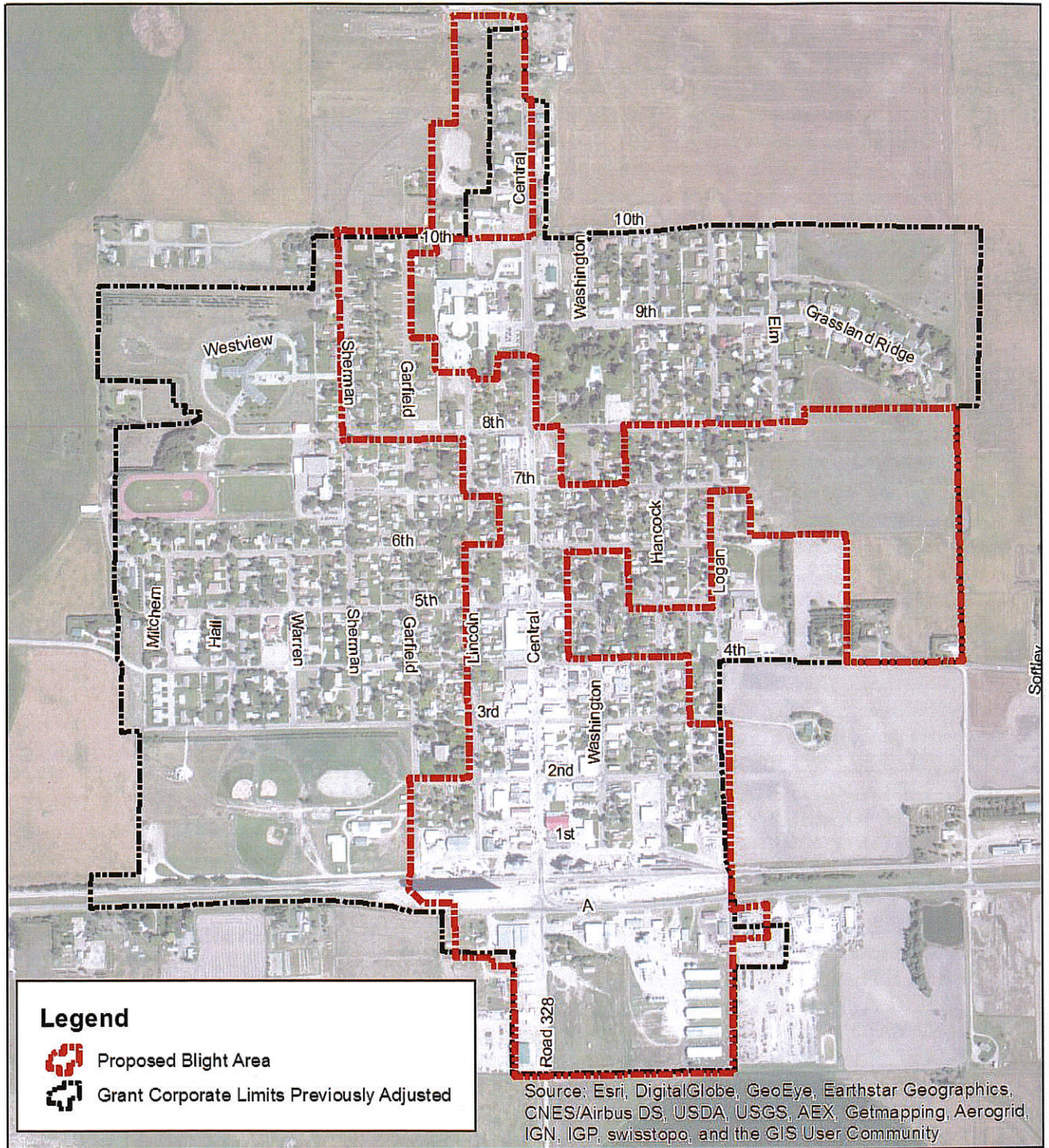
A PARCEL OF LAND LOCATED IN THE CITY OF GRANT, PERKINS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 5, AS PLATTED IN THE ORIGINAL TOWN OF GRANT; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 8, OF SAID ORIGINAL TOWN; THENCE EASTERLY, ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST SEVENTH STREET, A DISTANCE OF 215 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 18, BLOCK 9, OF SAID ORIGINAL TOWN; THENCE SOUTHERLY, A DISTANCE OF 295 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 9 OF SAID ORIGINAL TOWN; THENCE WESTERLY ON THE NORTHERLY RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 220 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 8 OF SAID ORIGINAL TOWN; THENCE SOUTHERLY, ON THE WESTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 1440 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 32 OF SAID ORIGINAL TOWN; THENCE WESTERLY, ON THE NORTHERLY RIGHT OF WAY LINE OF WEST SECOND STREET, A DISTANCE OF 375 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 31, OF SAID ORIGINAL TOWN; THENCE SOUTHERLY, ON THE WESTERLY RIGHT OF WAY LINE OF GARFIELD STREET, A DISTANCE OF 575 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE SOUTHERLY, 110 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BLOCK 43 OF SAID ORIGINAL TOWN; THENCE SOUTHEASTERLY, ON THE WESTERLY LINE OF SAID BLOCK 43, A DISTANCE OF 120 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID BLOCK 43; THENCE EASTERLY, ON THE SOUTHERLY LINE OF SAID BLOCK 43, A DISTANCE OF 180 FEET, MORE OR LESS; THENCE SOUTHERLY, A DISTANCE OF 335 FEET, MORE OR LESS, THENCE EASTERLY, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, SCHROTBERGER'S FIRST SUBDIVISION; THENCE SOUTHERLY, A DISTANCE OF 55 FEET, MORE OR LESS, TO THE NORTH LINE OF A TRACT OF LAND SURVEYED BY MARVIN ATHEY RLS 56, DATED JUNE 16, 1976; THENCE EASTERLY, ON SAID NORTH LINE, A DISTANCE OF 130 FEET, MORE OR LESS; THENCE SOUTHERLY, ON THE WEST LINE OF TRACTS SURVEYED BY MAVIN ATHEY RLS 56, DATED MAY 13 1996, A DISTANCE OF 680 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 39 WEST OF THE SIXTH P.M.; THENCE EASTERLY ON SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 39 WEST OF THE SIXTH P.M.; THENCE EASTERLY, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1180 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF RAINBOW INDUSTRIAL PARK SUBDIVISION; THENCE NORTHERLY, A DISTANCE OF 820 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DICKINSON IN 2004; THENCE EASTERLY, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 220 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTHERLY, A DISTANCE OF 200 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 23; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210 FEET, MORE OR LESS; THENCE NORTHERLY, ON THE EASTERLY RIGHT OF WAY LINE OF LOGAN STREET, A DISTANCE OF 1150 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE

OF EAST THIRD STREET; THENCE WESTERLY, ON SAID SOUTHERLY LINE OF EAST THIRD STREET, A DISTANCE OF 240 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 36 OF SAID ORIGINAL TOWN; THENCE NORTHERLY, A DISTANCE OF 420 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 24, OF SAID ORIGINAL TOWN; THENCE WESTERLY ON THE NORTHERLY RIGHT OF WAY LINE OF EAST FOURTH STREET, A DISTANCE OF 740 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 22 OF SAID ORIGINAL TOWN; THENCE NORTHERLY, A DISTANCE OF 650 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 15 OF SAID ORIGINAL TOWN; THENCE EASTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 380 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 14, OF SAID ORIGINAL TOWN; THENCE SOUTHERLY, A DISTANCE OF 360 FEET, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 23 OF SAID ORIGINAL TOWN; THENCE EASTERLY, ON THE SOUTHERLY RIGHT OF WAY LINE OF FIFTH STREET, A DISTANCE OF 520 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 24, OF SAID ORIGINAL TOWN; THENCE NORTHERLY ON THE WESTERLY RIGHT OF WAY LINE OF LOGAN AVENUE, A DISTANCE OF 720, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 12, OF SAID ORIGINAL TOWN; THENCE EASTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF SEVENTH STREET, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF ERLEWINE FIRST SUBDIVISION; THENCE SOUTHERLY, ON THE EASTERLY LINE OF SAID ERLEWINE FIRST SUBDIVISION, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID ERLEWINE FIRST SUBDIVISION; THENCE EASTERLY, A DISTANCE OF 600 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 39 WEST OF THE SIXTH P.M. ; THENCE SOUTHERLY, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 800 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EASTERLY, ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 720 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1570 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 2, WENDELL'S ADDITION; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID WENDELL'S ADDITION, A DISTANCE OF 950 FEET, MORE OR LESS; THENCE SOUTHERLY, CONTINUING ON SAID SOUTHERLY LINE OF WENDELL'S ADDITION, A DISTANCE OF 75 FEET, MORE OR LESS; THENCE WESTERLY, ON THE NORTHERLY RIGHT OF WAY LINE OF EAST EIGHTH STREET, A DISTANCE OF 1130 FEET, MORE OR LESS; THENCE SOUTHERLY, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 2 OF SAID ORIGINAL TOWN; THENCE WESTERLY, ON THE NORTHERLY RIGHT OF WAY LINE OF EAST SEVENTH STREET, A DISTANCE OF 400 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, OF SAID ORIGINAL TOWN; THENCE NORTHERLY, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF EIGHTH STREET; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE OF EIGHTH STREET, A DISTANCE OF 145 FEET, MORE OR LESS; THENCE NORTHERLY, ON THE EASTERLY RIGHT OF WAY LINE OF CENTRAL AVENUE, A DISTANCE OF 430 FEET, MORE OR LESS; THENCE WESTERLY, A DISTANCE OF 90 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 2, BLOCK 2, PRINGLE ADDITION; THENCE WESTERLY, ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 150 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 140 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 3, BLOCK 2, OF SAID PRINGLES ADDITION; THENCE WESTERLY, ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, A DISTANCE OF 45 FEET, MORE OR LESS; THENCE WESTERLY, AN DISTANCE OF 240 FEET, MORE OR LESS TO THE EAST LINE OF TAX LOT 24; THENCE NORTHERLY ON SAID EAST LINE, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TAX LOT 24; THENCE WESTERLY, ON THE NORTHERLY LINE OF

Designated Study Area & Proposed Blight Area

SAID TAX LOT 24, A DISTANCE OF 140 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TAX LOT 24; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF GARFIELD AVENUE, A DISTANCE OF 520 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF UEHLING SUBDIVISION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2, BLOCK 1 OF SAID UEHLING SUBDIVISION; THENCE NORTHERLY, ON SAID WEST LINE, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 OF UEHLING SUBDIVISION; THENCE EASTERLY, ON THE SOUTHERLY RIGHT OF WAY LINE OF TENTH STREET, A DISTANCE OF 600 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, PARRISH'S REPLAT OF LOT 6, PARRISH'S SECOND ADDITION; THENCE NORTHERLY ON THE EASTERLY RIGHT OF WAY LINE OF CENTRAL AVENUE, A DISTANCE OF 850 FEET; THENCE WESTERLY, A DISTANCE OF 33 FEET, MORE OR LESS, TO THE CENTERLINE OF CENTRAL AVENUE; THENCE NORTHERLY ON SAID CENTERLINE, A DISTANCE OF 500 FEET, MORE OR LESS; THENCE WESTERLY, A DISTANCE OF 60 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TAX LOT 41; THENCE WESTERLY ON THE NORTH LINE OF TAX LOT 41 AND 40 INCLUSIVE, A DISTANCE OF 380 FEET TO THE NORTHWEST CORNER OF TAX LOT 40; THENCE SOUTHERLY ON THE WEST LINE OF TAX LOTS 40 THROUGH 35 INCLUSIVE, A DISTANCE OF 660 FEET, TO THE SOUTHWEST CORNER OF SAID TAX LOT 35; THENCE WESTERLY, A DISTANCE OF 155 FEET, MORE OR LESS; THENCE SOUTHERLY, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF TENTH STREET; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE OF TENTH STREET, A DISTANCE OF 600 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF SHERMAN AVENUE; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE OF SHERMAN AVENUE, A DISTANCE OF 1300 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF KLINCK'S FIRST ADDITION; THENCE EASTERLY, ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST EIGHTH STREET, A DISTANCE OF 740 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Figure 2: Proposed Blight Area



City of Grant, Nebraska

Proposed Blight Area

Created By: MBG
Date: NOV 2014
Revised: MAY 2015
Software: ArcGIS 10.2
File: 140667.00

0 0.125 0.25
Miles



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Findings and Contributing Factors

The intent of this Study is to determine whether the Proposed Blight Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential of development. The field survey conducted on October 30th and 31st, 2014, indicated the community has such deterioration; thus, the community warrants further examination with regard to blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Designated Study Area.

This section reviews the building and structure conditions, infrastructure, and land use found within the Proposed Blight Area based upon the statutory definitions, observations of the planning team during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and shows examples of the various conditions described that led to the determination for each factor.

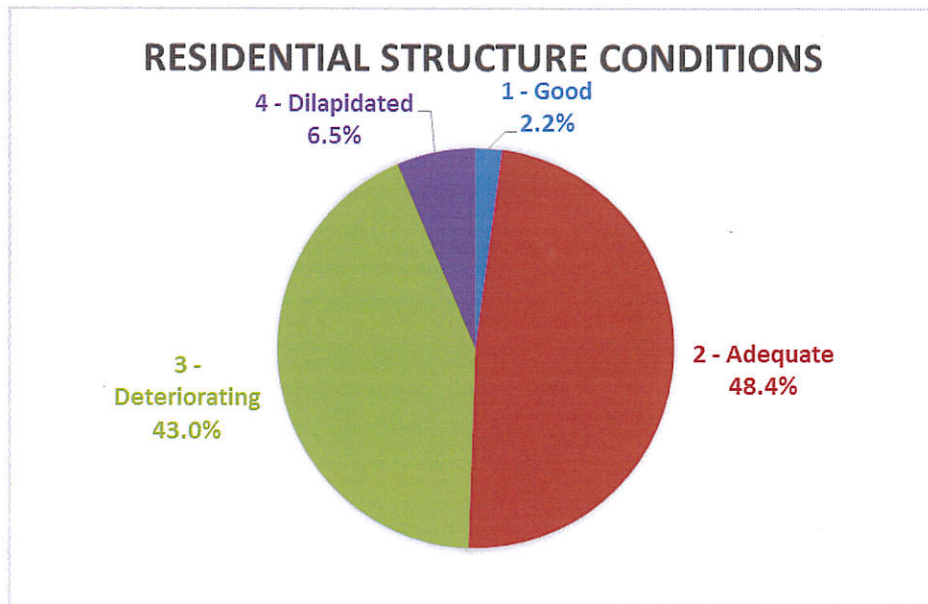
As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

Substantial Number of Deteriorated or Deteriorating Structures

Exterior Inspections of Buildings

There were a total of 186 residential structures evaluated. As a rule, the primary structure for each parcel within the Proposed Blight Area was evaluated. As shown in Figure 3, the residential inspections rated 43 percent as deteriorating and six and a half percent as dilapidated for a total of 49.5% deemed deteriorating or dilapidated.

Figure 3: Residential Structure Evaluation



Defective or Inadequate Street Layout

Street Conditions and Accessibility

Generally, the study area has a traditional transportation grid that provides good connectivity, and circulation in the area. However a large parcel of land in the eastern portion of the study area lacks all infrastructure, including a transportation network and State Highway 61 bisects the area creating a potential safety hazard for pedestrians and vehicles. In addition, State Highway 23 and the Railroad create a barrier limiting access to the southern portion of the community.

Street conditions and accessibility within the Designated Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. There are 5.63 miles of road within the Proposed Blight Area (not including alleys). Of this total, there are 0.19 miles of gravel road and 5.28 miles of paved road. The roads were rated as having poor, fair, or good conditions. As Figure 5 indicates, 3.6 percent of the roads were deemed fair or poor.

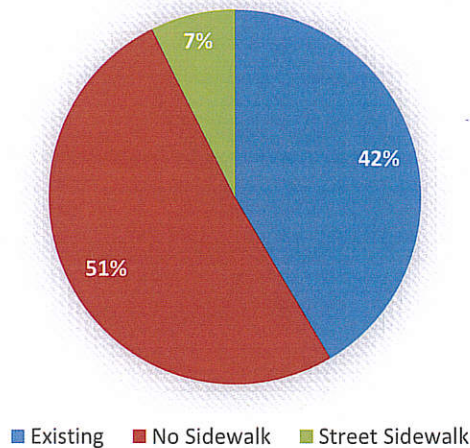
The majority of paved roads were deemed adequate condition. There were a few spots with potholes or disruptions in the material. Some roads will need to address general maintenance. Repaving the roads within the Proposed Blight Area will have a positive effect on property values while also providing better transit and storm drainage.

Lack of Sidewalks Pedestrian accessibility

The Proposed Blighted Area's sidewalk potential is 8.2 miles along property lot lines. This area was lacking adequate sidewalk and accessibility because approximately 51% of property lot lines do not have sidewalks. As shown in Figure 4 and 6, there is only existing 3.4 miles of sidewalk

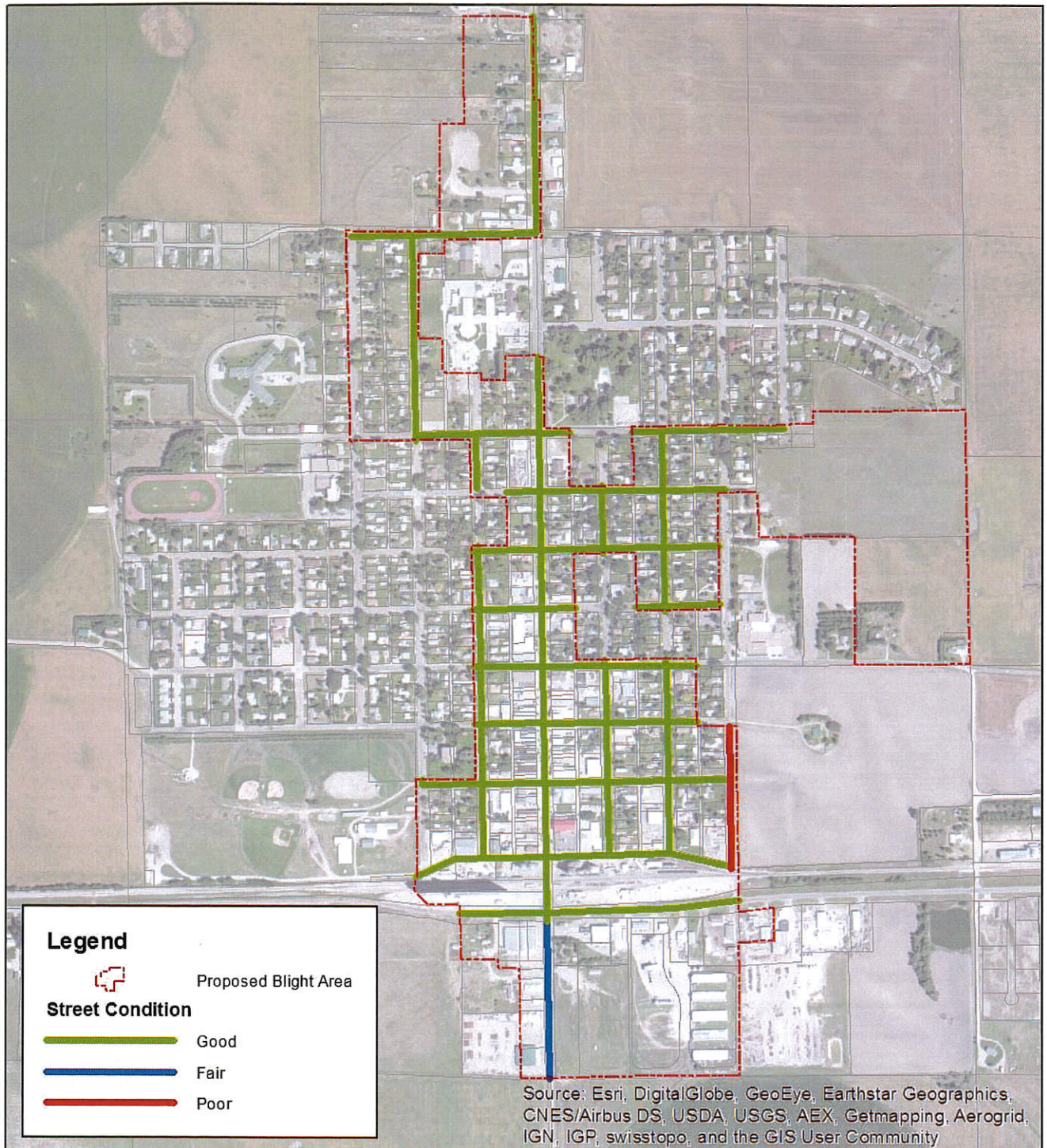
Figure 4: Study Area Sidewalk Conditions

Sidewalk Accessibility



The inadequate infrastructure, street conditions and accessibility, as well as the inability to safely move traffic in and through the area, as a whole are considered to be a contributing factor to the blight and substandard conditions in the Proposed Blight Area.

Figure 5: Study Area Road Layout and conditions



City of Grant, Nebraska

Existing Street Network

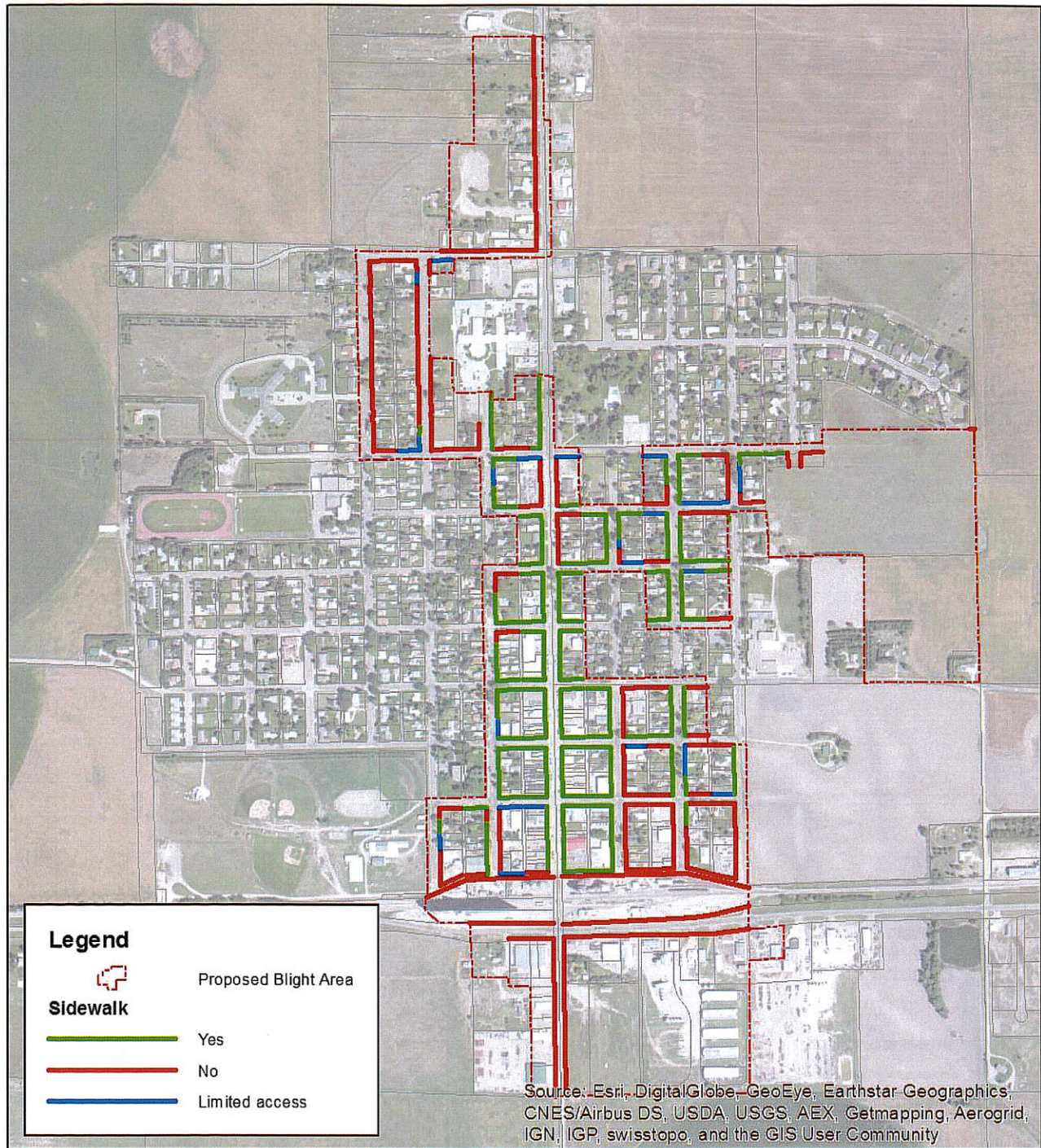
Created By: MBG
Date: NOV 2014
Revised: MAY 2015
Software: ArcGIS 10.2
File: 140667.00

0 0.125 0.25 Miles



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Figure 6: Sidewalk Conditions



City of Grant, Nebraska

Existing Sidewalk Network

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Software: ArcGIS 10.2
File: 140667.00

0 0.125 0.25 Miles

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

Conditions associated with accessibility/usefulness of lots

As stated before, a traditional transportation grid system was platted with a State Highway 61 bisecting the community on a north-south axis. The traditional grid layout is interrupted occasionally. The portion of the study area east of Logan and north of Fourth Streets lacks the traditional grid pattern due to the elementary school or undeveloped land. As a result, the lots and layouts vary and create disjointed pockets of development with some of the lots and limited access points.

The lot sizes vary throughout the study area. The downtown was originally platted with pedestrian-oriented lots, typically with shorter widths. As the City of Grant developed, these lots have been combined and create a variety of sizes of parcels, buildings, and infrastructure needs. This proposed blighted area has lots that are obsolete, undersized, or have created odd pairings with the natural environment as well as changes in ownership.

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

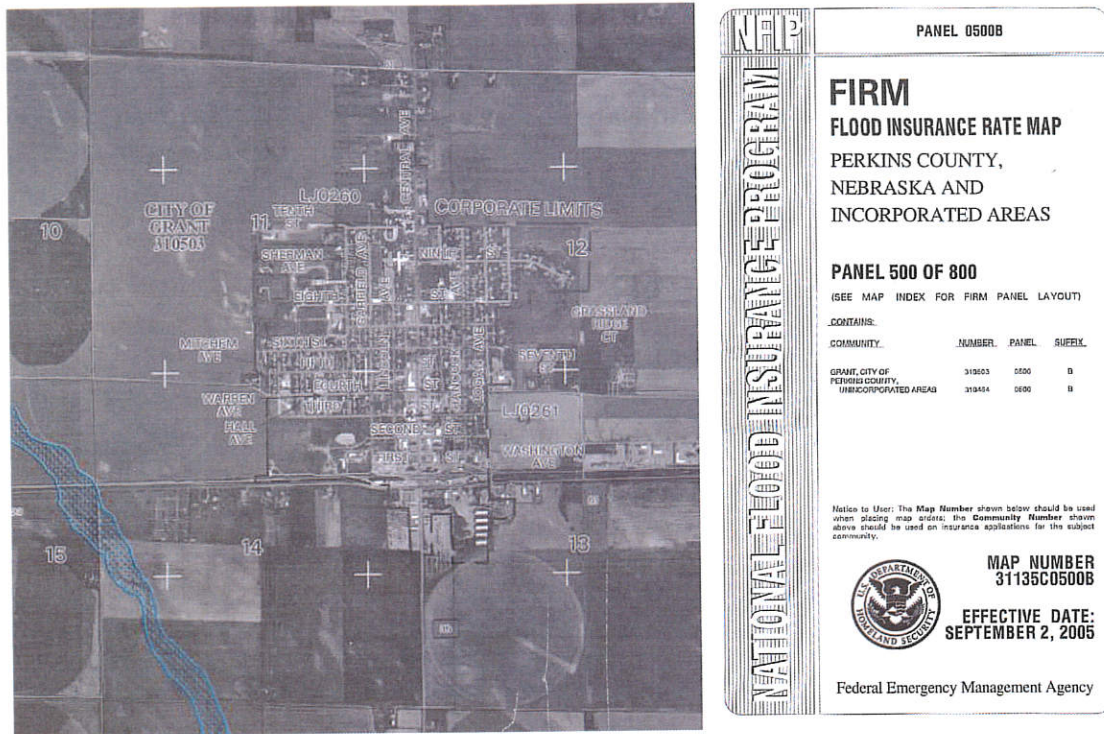
A wide variety of factors contribute to the creation of factors that pose public health and safety threats. Those items include:

- The age of the structures and materials used in older housing stock pose a potential safety hazard to the general public.
- Potable water lines exist throughout the developed portion of the Proposed Blight Area. Undeveloped parcels of land may lack of adequate fire hydrant protection and can pose higher wildfire risks.
- The general lack of sidewalks or continuity of off street pedestrian walk ways poses a risk to youth walking to and from school and general pedestrian traffic.
- The railroad crossing of State Highway 61 does provide warning lights and crossing arms; however, the rail traffic associated with industrial businesses and yards can pose conflicts to vehicular traffic and pose threats to public safety

As Illustrated in **Figure 7**, no properties within the City of Grant's corporate limits are in the 100- or 500-year floodplain according to FEMA map 31135C0500B.

As future development occurs, safety issues should be evaluated before approval of construction. Although sewer infrastructure exists, it might not be adequate to accommodate new development within the Proposed Blight Area.

Figure 7: FEMA FIRM Panel for the City of Grant



Screenshot of City of Grant within the larger 31135C0500B
 *note the floodplain to the southwest of the corporate limits

Deterioration of site or other improvements

Field observations of age and conditions of public utilities

Debris

There were 9 examples of debris noted during the evaluation. There were examples of construction materials, junk cars, fuel tank storage, and on-site storage.

Dilapidated structures

A total of 20 dilapidated structures pose a real threat as well as 104 deteriorating structures that may need to be addressed.

Diversity of ownership

The total number of unduplicated owners

There are 50 different owners out of 129 properties.

Improper subdivision or obsolete platting

Obsolete platting

The downtown area has undersized lots compared to current standards. In addition, lots south of the State Highway 23 are irregular in size and shape and portions of the study are lack proper road access

The existence of conditions which endanger life or property

Sidewalk Conditions

There is a severe lack of sidewalks in the Proposed Blighted Area. Sidewalks in fair or good condition exist near the original downtown business district. However, a large majority of the area does not have contiguous stretches of sidewalks and do not connect. The streets must serve the alternative or pedestrian transportation needs. The existing sidewalks may require maintenance and future highway crossings should be evaluated in the future.

On-Site Storage

In addition to the non-fenced industrial yards in the southern portion of the study area, the storage of junked cars and other debris are evident within the Proposed Blight Area. These findings show a detriment to the neighborhood and should be evaluated for removal.

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

Economic and/or socially undesirable land uses

There are many factors that can be detrimental to the growth of this area. The study identified debris and deteriorating buildings which can lead to juvenile delinquency and crime and create an undesirable area for new development.

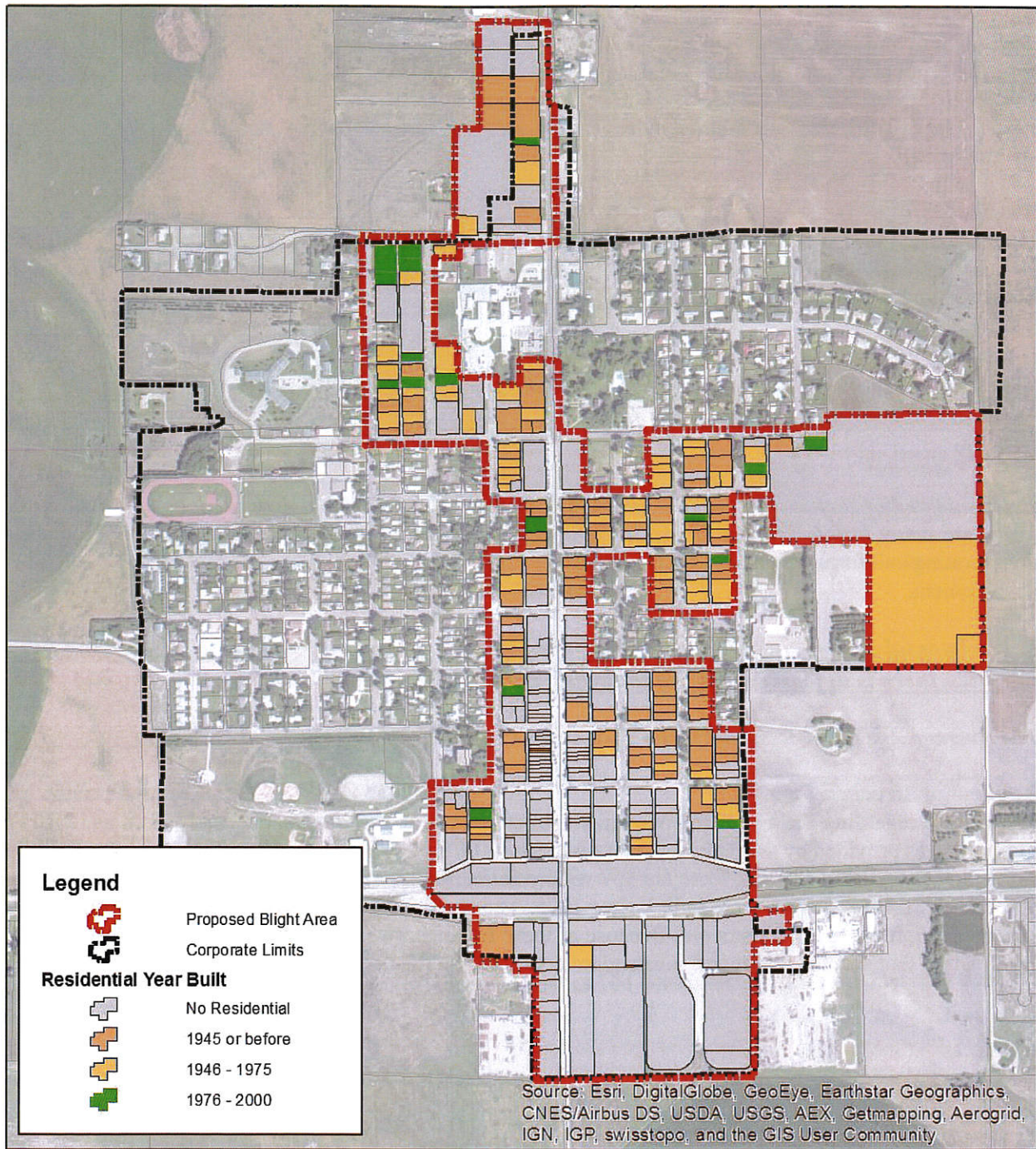
Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

The Average Age of the Residential or Commercial Units in the Area is at Least 40 Years

Residential Structure Age

Information regarding the age of the permanent structures within the Designated Study Area as illustrated in **Figure 8**, was provided by the Perkins County Assessor's Office, *GIS data*, and verified during the field survey. According to the data received, there are 157 residential buildings within the Proposed Blight Area in the City of Grant. Of that total, 90% were built before 1975. The average age of residential structures built within the Proposed Blight Area is 75 years old. Because of these findings, structure age in the area is considered to be a contributing factor to the blight and substandard conditions in the Proposed Blight Area.

Figure 8: Residential Structures, Year Built



City of Grant, Nebraska

Residential Structure Year Built

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Date: NOV 2014
Revised: MAY 2015
Software: ArcGIS 10.2
File: 140667.00

0 0.125 0.25
Miles



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A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land use patterns in the Proposed Blight Area. The condition of the structures was analyzed and rated according to the schedule as defined by the U.S. Department of Housing and Urban Development (described in the *Eligibility Analysis Section*). See *Appendix A* for a visual description of the structures within the Study Area. A total of 318 structures were evaluated and 39% were deemed to be deteriorating or dilapidated. Structure condition is considered to be a contributing factor to the blight and substandard conditions in the Study Area. As a rule, the primary structure for each parcel within the Proposed Blight Area was evaluated. When possible, other ancillary structures were also evaluated.

Age or obsolescence

As shown in Figure 8, many of the residential buildings were built before 1945. The average age of structure for Residential units in the Proposed Blighted Area is 75 years old. Therefore the average residential house in this area was built in 1940.

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

Overall sight conditions included on-site storage and debris. Debris and outdoor storage which can lead to unwanted pests and unsanitary conditions were observed while conducting the field study

Other Substandard Conditions

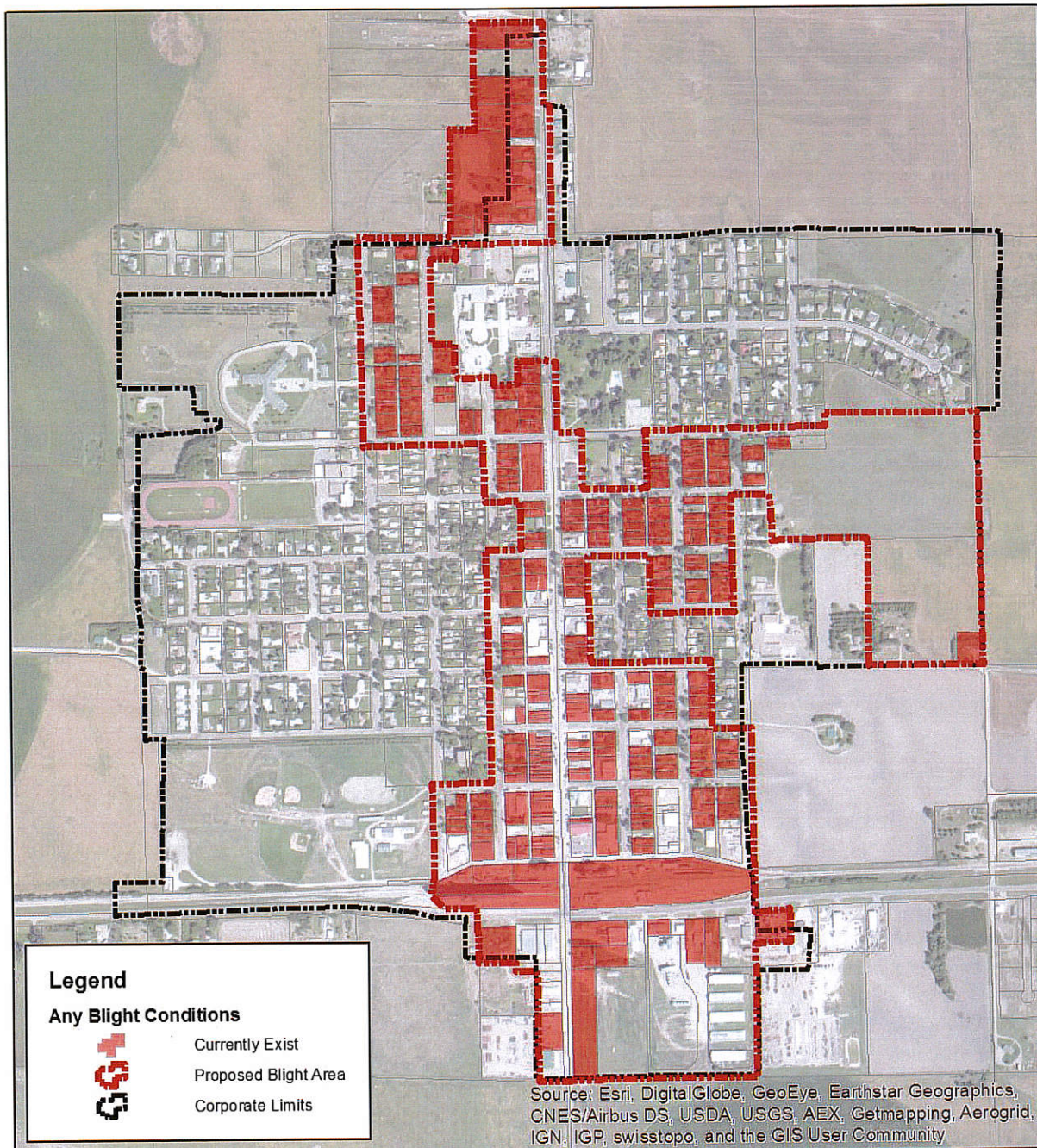
The existence of conditions which endanger life or property

There is a significant lack of sidewalks in the Proposed Blighted Area which may lead to dangerous conditions for pedestrians sharing the road with automobiles. Crosswalks are also absent at major intersections. The storage of junked cars and other debris are evident within the Proposed Blight Area. These findings show a detriment to the neighborhood and should be evaluated for removal.

Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health and safety




There are many factors that can be detrimental to the public health. Debris and deteriorating buildings are examples that can lead to juvenile delinquency and crime. The age of buildings and materials used in older housing stock can pose a threat to the public health and safety as well as the lack of sidewalks and dangerous crossings at highway intersections. An additional factor detrimental to public health and safety in this study is the Age of Structures which indicates a high likelihood of materials lead paint and asbestos which can endanger the inhabitant's health.

Figure 9: Parcels Showings Blighted Conditions



Legend

Any Blight Conditions


-  Currently Exist
-  Proposed Blight Area
-  Corporate Limits

City of Grant, Nebraska

Any Blight Conditions

Created By: MBG
Date: NOV 2014
Revised: MAY 2015
Software: ArcGIS 10.2
File: 140667.00

0 0.125 0.25 Miles



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Blighted and Substandard Findings

Based upon the issues and conditions indicated from the survey of the Designated Study Area, there are sufficient criteria present to designate this Proposed Blight Area as blighted and substandard, as provided for in the Nebraska Revised Statutes.

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

Blighted Conditions

Blighted Conditions Significantly Present

- A substantial number of deteriorated or deteriorating structures
- Diversity of ownership
- Existence of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Improper subdivision or obsolete platting
- The existence of conditions which endanger life or property by fire or other causes
- Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - The average age of the residential or commercial units in the area is at least 40 years

Blighted Conditions NOT Significantly Present

- Deterioration of site or other improvements
- 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
- Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - Unemployment in the designated area is at least one hundred twenty percent of the state or national average
 - More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time
 - The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated
 - The area has had either stable or decreasing population based on the last two decennial censuses

Inconclusive Blighted Conditions (Due to Lack of Data)

- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title

Substandard Conditions

Substandard Conditions Significantly Present

- Dilapidation or deterioration
- Age or obsolescence
- Other Substandard Conditions

- The existence of conditions which endanger life or property by fire and other causes

Substandard Conditions NOT Present

- Inadequate provision for ventilation, light, air, sanitation, or open spaces
- Other Substandard Conditions
 - High density of population and overcrowding
 - Any combination of such factors that 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

Conclusion

A number of conditions within the Proposed Blight Area were evaluated during the field survey which contributed to blighted and substandard conditions. The conditions showing evidence of blight are interspersed throughout the Proposed Blight Area, and as such the boundaries of the Proposed Blight Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, that the Proposed Blight Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Grant and the Community Redevelopment Authority.

The City of Grant should review this Blight and Substandard Study, and if satisfied with the findings contained in this Study, may, by resolution, designate the Proposed Blight Area as "Blighted and Substandard" as provided for in the Nebraska Community Law, making this Area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be developed in a manner consistent with the City of Grant's Comprehensive Development Plan.

Appendix A
Visual Assessment – Site Photographs





