



Hall County Regional Planning Commission

Wednesday, May 3, 2017
Regular Meeting

Item F3

Blight Study Cairo

Staff Contact: Chad Nabity

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 17, 2017

SUBJECT: *Declaration of a portion of the Village Cairo as blighted and substandard. (C-16-2017C)*

PROPOSAL: This site is located within the Village of Cairo and includes all of the Village of Cairo. With this study the Village of Cairo wishes to make redevelopment tools available throughout the community. The additional areas included within this study are designed to stand on their own as meeting the qualifications to be declared blighted and substandard while strengthening any previous declarations and combining all areas into a single study.

OVERVIEW

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

Section 18-2109

Redevelopment plan; preparation; requirements.

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request. Upon receipt of the recommendations or after thirty days if no recommendation is received, the governing body may make its declaration.

~Reissue Revised Statutes of Nebraska

If this study is approved subsequent action will be necessary by both the Planning Commission and the Village Board prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendation regarding the substandard and blighted designation to:

1. review the study,
2. take testimony from interested parties,
3. make findings of fact, and
4. Include those findings of fact as part of its recommendation to Council.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

*(10) **Substandard areas** shall mean 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;*

*(11) **Blighted area** shall mean 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;
~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 8 to 14 of the study.

A summary of the study findings shows the following factors that are present and reasonably distributed throughout the study area:

Blighted Conditions

- Substantial number of deteriorating structures
- Unsanitary or unsafe conditions
- Deterioration of sit or other improvements
- Defective or unusual conditions which endanger life or property by fire and other causes
- Factors that substantially impair or arrest the sound grown of the community
- Average age of structures in the area is at least 40 years
- Faulty lot layout in relation to size and other conditions
- Trash, material and other debris throughout the area
- Economic or social liability detrimental to health, safety and welfare.

RECOMMENDATION:

Blight and Substandard Designation

Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property in question is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the Village?
- What is the policy of the Village toward increasing development and redevelopment in this area of the Village?

Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

_____ Chad Nabity AICP, Planning Director



Village of Cairo, Nebraska

Blight and Substandard Study

Project No. 2017-0328



Joe J. Johnson
201 E. Second Street
Grand Island, NE 68801

March 20, 2017



BLIGHT AND SUBSTANDARD DETERMINATION STUDY

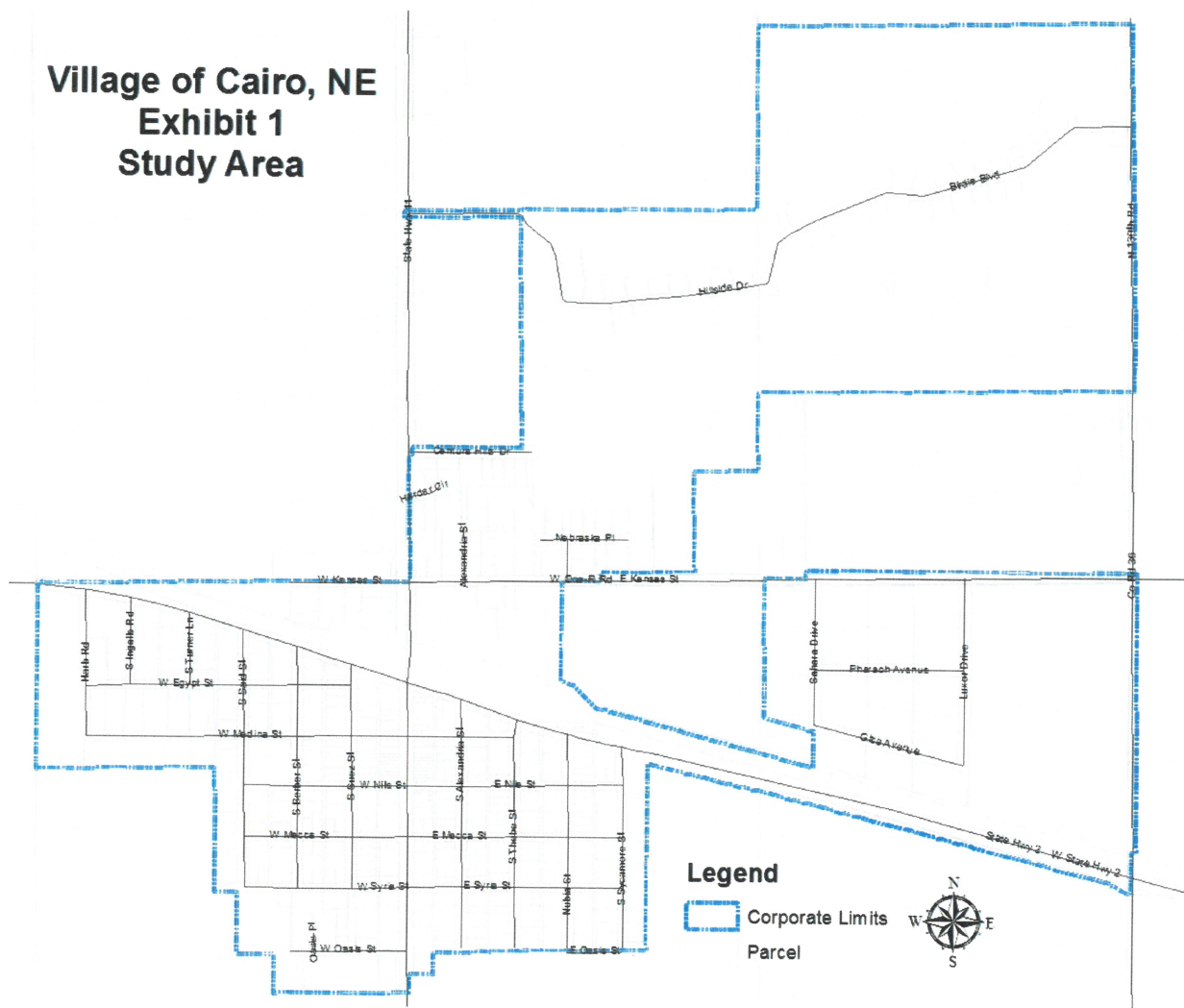
Village of Cairo, Hall County, Nebraska
March 2017

EXECUTIVE SUMMARY

Purpose of Study

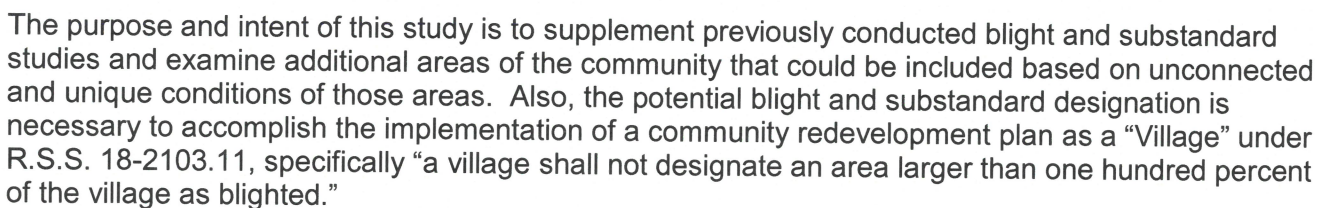
The purpose of this study is to determine whether all or part of the Village of Cairo, Nebraska, qualifies as a blighted and substandard area with the definition set forth in the Nebraska Community Development Law, Revised State Statutes Sections 18-2101 to 18-2144.

The findings presented in this Village of Cairo, Nebraska, Blight and Substandard Determination Study are based on surveys and analyses conducted for the Village of Cairo, Nebraska, for the entire area inside the corporate limits is the study area. **Exhibit 1** delineates the study area.



Fitzke v. City of Hastings, 255 Neb. 46, 582 N.W.2d 301 (1998)

The Village of Cairo, Nebraska has declared areas within the corporate limits to be blighted and substandard within the meaning of the CDL, those areas are documented below in Exhibit 2.



CONCLUSION

The study findings support a blighted and substandard designation for the study area. The presence of blighted and substandard factors reveals that study area needs revitalization and strengthening to ensure it will contribute to the physical, economic, and social well-being of the Village of Cairo, Nebraska. Study findings support that the study area has not been subject to comprehensive, sufficient growth and/or development through investment by the private sector, nor would the area be reasonably anticipated to be developed without (but for) the potential aid provided in the Nebraska Community Development Law.

The Village of Cairo's elected board is encouraged to review the results of the study with legal counsel to compare these findings to the requirements of the Nebraska Community Development Law and take into consideration the declaration of the study area as blighted and substandard.

INTRODCUTION

The blight and substandard determination study examines existing conditions of land use, buildings, and structures within the Village of Cairo, Hall County, Nebraska, to determine eligible areas for redevelopment activities. Although the entire area inside the corporate limits is the study area, specific areas within the village have the potential for redevelopment activities to overcome blighted and substandard conditions. When evaluating blight and substandard conditions, the village shall adhere to Nebraska Community Development Law, as provided for in the Nebraska Revised Statutes.

Nebraska Revised State Statute 18-2101.01, 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.

Furthermore, Nebraska Revised State Statute 18-2103.11, provides:

...In no event shall a city of the metropolitan, primary, of 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.

Nebraska Revised State Statute 18-2105, also grants legal 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.

This blight and substandard determination study is intended to give the community development agency (CDA) and the village's board the basis for determining the existence of blighted and substandard conditions within Cairo's corporate limits. Through this process, the village attempts to eliminate economic and/or social concerns, which are detrimental to the future public health, safety, morals, and general welfare of the entire community.

The findings of this blight and substandard study will provide the structure of the redevelopment plan for the community. The redevelopment plan will contain, in accordance with the provisions of Nebraska Community Development Law, local objectives regarding appropriate land uses, improved traffic circulation, trails and bike paths, economic development activities, public infrastructure, public utilities, and other public improvements.

BLIGHT AND SUBSTANDARD ELIGIBILITY ANALYSIS

The evaluation that the Village of Cairo, Nebraska is eligible for a blight and substandard analysis was made on the basis that existing blighted and substandard factors must be present to an extent which would lead a reasonable person to conclude public intervention is appropriate or necessary to assist with any redevelopment activities.

Substandard areas are defined by Nebraska Revised State Statute 18-2103.10, as the following:

Substandard areas shall mean 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, and is detrimental to the public health, safety, morals, or welfare.

Blighted areas are defined by Nebraska Revised State Statute 18-2103.11, as the following:

Blighted area shall mean 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, unsanitary 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 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 City in which the area is designated; or (v) that the area has had either stable or decreasing population based on the last two decennial censuses...

Contributing Factors

Population

Exhibit 3 provides U.S. Census Bureau recorded population numbers for communities and unincorporated areas within Hall County, Nebraska, and the state of Nebraska from 1970 to 2010. The Village of Cairo's population has increased more than 6 percent since 1970. The Village of Cairo experienced a population decrease of 0.64 percent, according to the 2010 decennial census. However, the Village of Cairo experienced a 7.22 percent increase in population during the 2000 decennial census. Although a declining population in the 2010 decennial census is a concern, the lack of a decline in the 2000 decennial census does not make population a contributing factor of blighted conditions within a community.

Exhibit 3
Population 1970 - 2010
Hall County Communities and Unincorporated Areas

Community	1970	1980	% Change 1970-1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010	% Change 1970-2010	% Change Last Two Decennial Censuses 1990-2010
Nebraska	1485333	1569825	5.69%	1578417	0.54%	1711265	7.76%	1826341	6.30%	18.67%	13.57%
Hall County	42851	47690	11.29%	48925	2.52%	53534	8.61%	58607	8.66%	26.88%	16.52%
Cairo	686	737	7.43%	733	-0.55%	790	7.22%	785	-0.64%	12.61%	6.62%
Alda	456	601	31.80%	540	-11.30%	652	17.18%	642	-1.56%	28.97%	15.89%
Doniphan	542	696	28.41%	736	5.43%	763	3.54%	829	7.96%	34.62%	11.22%
Grand Island	32358	33180	2.54%	39487	15.97%	42940	8.04%	48520	11.50%	33.31%	18.62%
Shelton	1028	1046	1.75%	954	-9.64%	1140	16.32%	1059	-7.65%	2.93%	9.92%
Wood River	1147	1334	16.30%	1156	-15.40%	1204	3.99%	1325	9.13%	13.43%	12.75%
Incorporated Areas	36217	37594	3.80%	43606	13.79%	47489	8.18%	53160	10.67%	31.87%	17.97%
Unincorporated Areas	6634	10096	52.19%	5319	-89.81%	6045	12.01%	5447	-10.98%	-21.79%	2.35%

Source: U.S. Bureau of the Census, Profile of General Population and Housing Characteristics, 1970-2010

Structure Age

Structure obsolescence or age are contributing factors of blight and substandard conditions in the study area. **Exhibit 4** suggests that a majority of structures in the study area are more than 40 years old. The study area has 466 parcels of property. Based upon structure age research using <http://grandislandne.map.beehere.net>, 258 of those properties are at least 40 years old. Based upon field observations, there are 75 vacant parcels and 40 public/quasi-public parcels. Study results demonstrate that a majority (55.3 percent) of the structures surveyed may be classified as obsolescent, or at least 40 years old.



Structure Condition

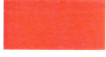




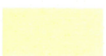
Structure dilapidation, deterioration, and/or existence of conditions that endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime and is detrimental to the public health, safety,

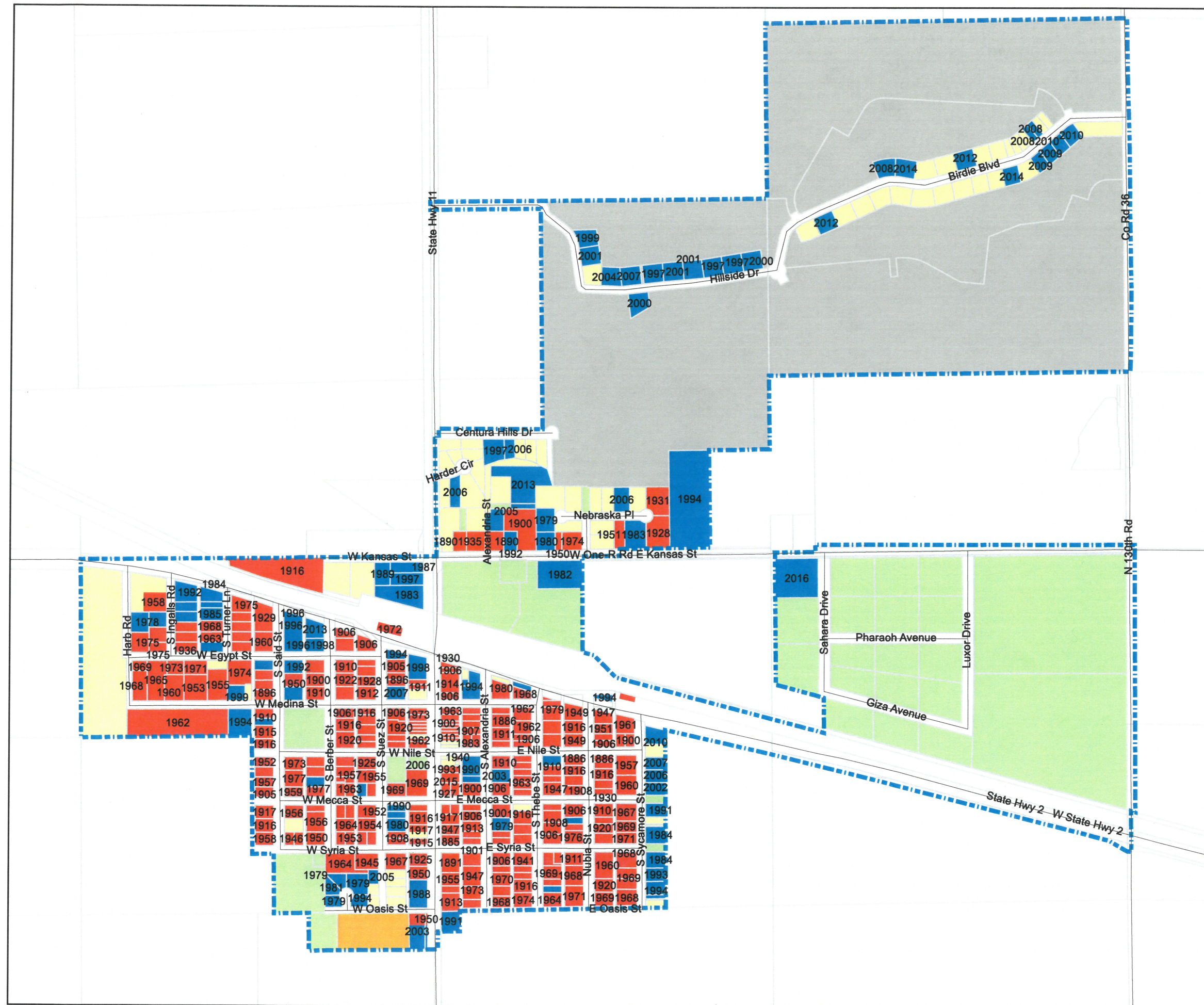
Village of Cairo, NE Exhibit 4 Building Age

Legend

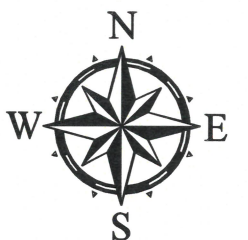
-  Corporate Limits
-  Parcel

Building Age / Use

-  More Than 40 Years Old
-  Less Than 40 Years Old
-  Mobile Home
-  Public
-  Private Recreation
-  Vacant/Undeveloped



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Drawn by: JJJ
Date: 3.20.2017

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morals, or welfare of the community. All are contributing factors of blight and substandard conditions in the study area.

This section explores the land use, building, and structural conditions found within the study area based upon the statutory definitions and on contributing factors.

The structural survey inspected the exterior conditions of structures, sometimes referred to as a "windshield survey." This means that structural surveyors were only able to evaluate the physical conditions of a structure and its immediate surroundings as visible from the

public right-of-way. This survey did not include any evaluation of interior structural conditions or any other physical condition not detectable from the street.

Exterior conditions of structures were evaluated and rated in accordance with the following schedule: sound condition, minor repairs needed, major repairs needed, or dilapidated. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

Sound Condition

- A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged, and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

Minor Repairs Needed

- A unit that show signs of deferred maintenance or that needs only one major component, such as a roof.

Major Repairs Needed

- A unit in need of replacement of one or more major components and other repairs (e.g., no storm shelter, incomplete foundation work, roof structure replacement and reroofing, as well as painting and window replacement).



Dilapidated

- A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition, or that—at a minimum—major rehabilitation will be required.



Exhibit 5 demonstrates the existence of structures that are dilapidated, are deteriorating, or have conditions that endanger life or property by fire and other causes. The study area has 466 parcels of property. The results of the survey indicate that 53 (11.4 percent) of the structures show signs of dilapidation, deterioration, and/or existence of conditions that endanger life or property by fire and other causes or any combination of such factors; are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; and are detrimental to the public health, safety, morals, or welfare in the study area.

Lot Layout

Faulty lot layout in relation to size and other conditions is a blighted contributing factor. It has been determined that many lots within the Village of Cairo have been determined to be of inadequate size, configuration, accessibility, and usefulness in the present layout. These areas include the northeast corner of State Highway 11 and West Kansas Street intersection, mobile homes and storage facilities located in the southwest area of the Village of Cairo, clear lot determination between the railroad tracks and State Highway 2, and many residential that lack platting and would require replatting for future development to occur.

Public Infrastructure Analysis

This section analyzes the condition of water, sewer, sidewalks, streets, and curb and gutter (drainage). These are the main components comprising the public infrastructure system in the village. The public infrastructure, where possible, was analyzed and rated in a fashion similar to the structure conditions analysis.



Curb and Gutter

The presence of curb and gutter in the study area was analyzed, with the results contained within **Exhibit 6**. The Village of Cairo, Nebraska, has 11.55 total center lane miles. The study area was found approximately 28.5 percent (3.29 center lane miles) of the street did not have curb or gutter and 9 percent (1.04 center lane miles) of streets were undeveloped but platted.

Curbs and gutters are a means of stormwater collection and play an important role in the overall community drainage system. It should be noted that the Village of Cairo lacks a stormwater management plan. The lack of a curb and gutter doesn't necessarily reflect poor community stormwater management. However, the combination of 37.5 percent of the community streets without curbs and/or gutters and undeveloped and the lack of a stormwater management plan, is a cause for concern and a contributing factor to the blight and substandard conditions of the village.

Street Conditions

Streets within the Village of Cairo were analyzed for condition and status in relation to the provision of safe and efficient public circulation and access. **Exhibit 6** provides the street conditions in the village for the 11.55 centerline miles of motorized transportation system. The study indicates that roughly 3.16 centerline miles of the streets, or 27.3 percent, are in poor or serious condition.

The condition of streets, as well as their inability ability to move traffic in and through the community, is a contributing factor to the blighted and substandard conditions of the Village of Cairo.

Village of Cairo, NE






Exhibit 6

Road/Street Condition


Legend

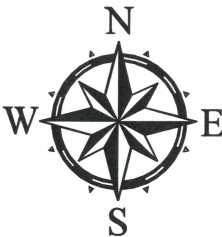
-  Corporate Limits
-  Parcel

Surface Type

-  Concrete WITH Curb and Gutter
-  Concrete NO Crub and Gutter
-  Asphalt NO Curb and Gutter
-  Gravel
-  Undeveloped Platted Road

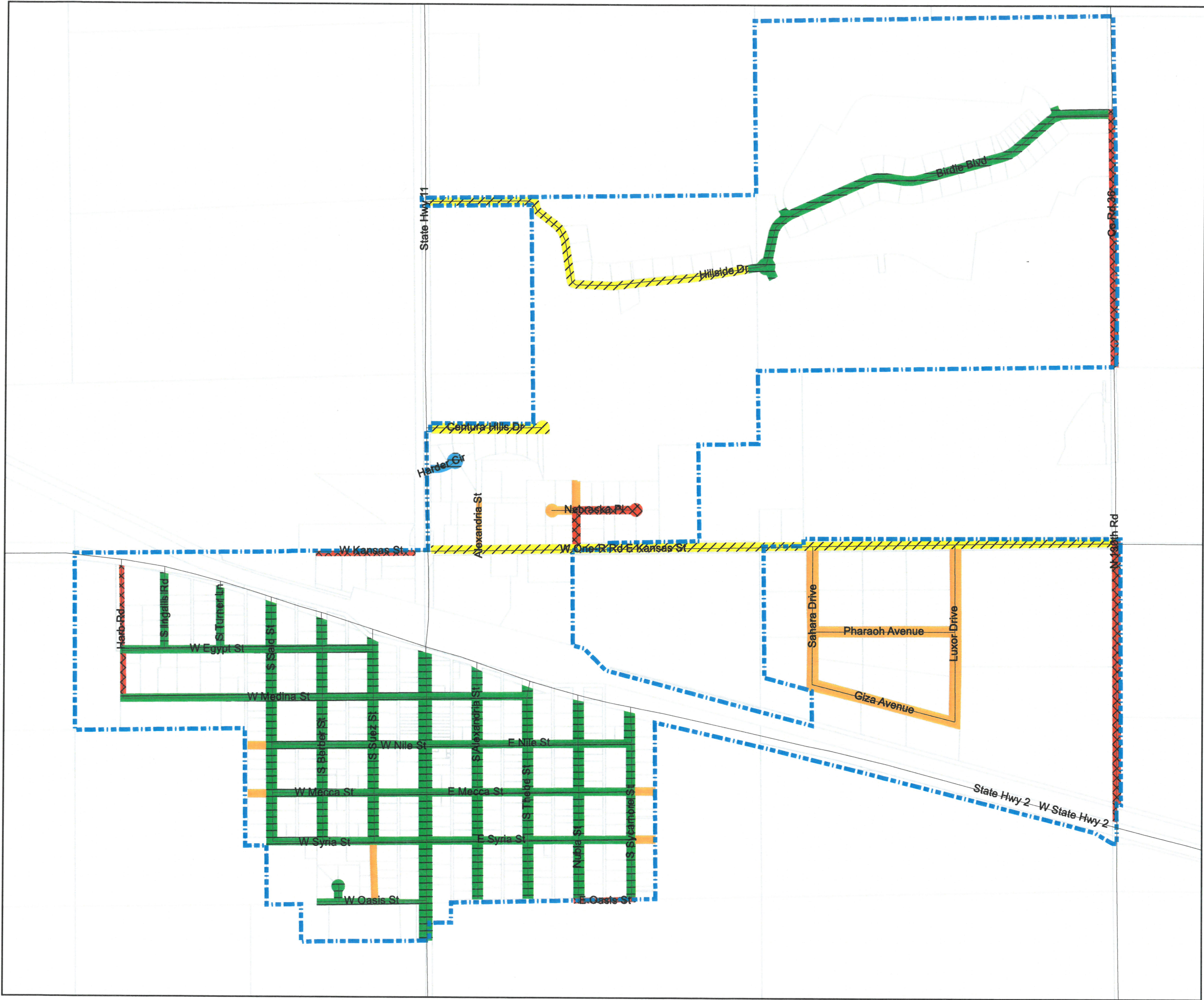
Surface Condition

-  Good
-  Poor
-  Serious



Project: 017-0328
 Drawn by: JJJ
 Date: 3.20.2017

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Sidewalks

The condition of sidewalks in Village of Cairo were analyzed; the results are presented in **Exhibit 7**. The analysis determined that sidewalks are either passable or impassable. Passable means that the sidewalk is in good condition. Impassable means that the sidewalk is in deteriorated condition or dilapidated condition or that there are no sidewalks. The condition of sidewalks and the lack there of sidewalks, which aid in separating pedestrian and vehicular traffic and are a safety issue, are a contributing factor to the blight and substandard condition of the Village of Cairo.



Wastewater Utility Infrastructure

The condition of the public sanitary sewer system was not analyzed because of the lack of updated and detailed information. The most recent public sanitary collection sewer system study was conducted over 20 years ago. A sanitary sewer facilities (treatment plant) plan was conducted in 2017. Lack of information regarding the sanitary collection sewer system and system constraints may play a critical role in the expansion or growth of the community.

Water Utility Infrastructure

The condition of the public water system was not analyzed because of the lack of updated and detailed information. The Village of Cairo's water quality may be of some concern because arsenic (chemical) levels are just under the federal limit. Lack of information regarding the water system, treatment requirements, water quality and system constraints may play a critical role in the expansion or growth of the community.

Fire Hydrant Protection Infrastructure

A 350-foot buffer—which is the typical length of a city residential block—was drawn around each fire hydrant to establish a fire protection coverage area map. The results are presented in **Exhibit 8**. The analysis determined that areas of the Village of Cairo are greater than 350 feet from a fire hydrant. It should be noted that water flow (gallons per minute) is an extremely important factor when determining

Village of Cairo, NE

Exhibit 7

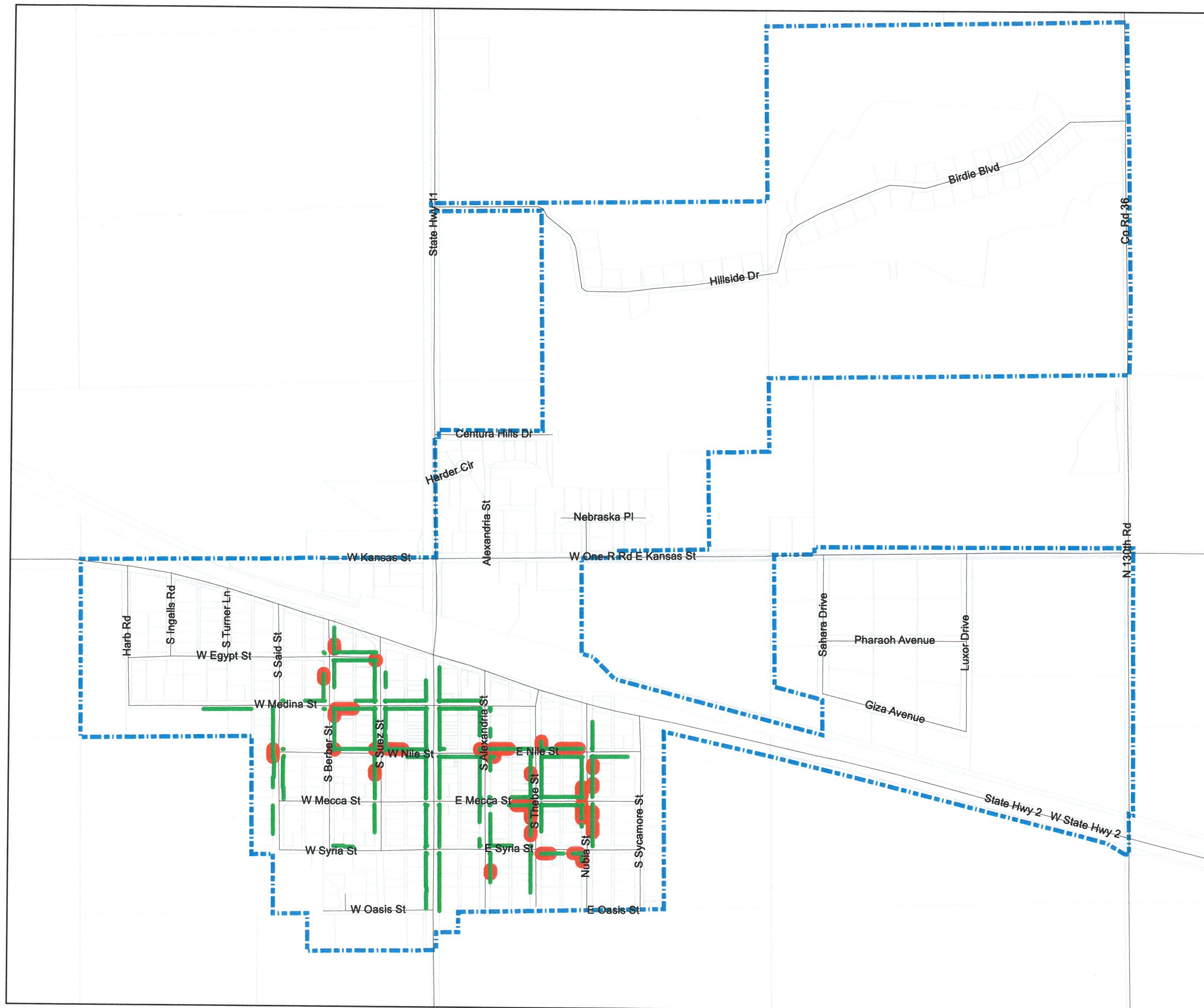
Sidewalk Condition

Legend

-  Corporate Limits
-  Parcel

Sidewalk Condition

-  Sidewalk
-  Impassable OR Obstructed



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Village of Cairo, NE



Exhibit 8

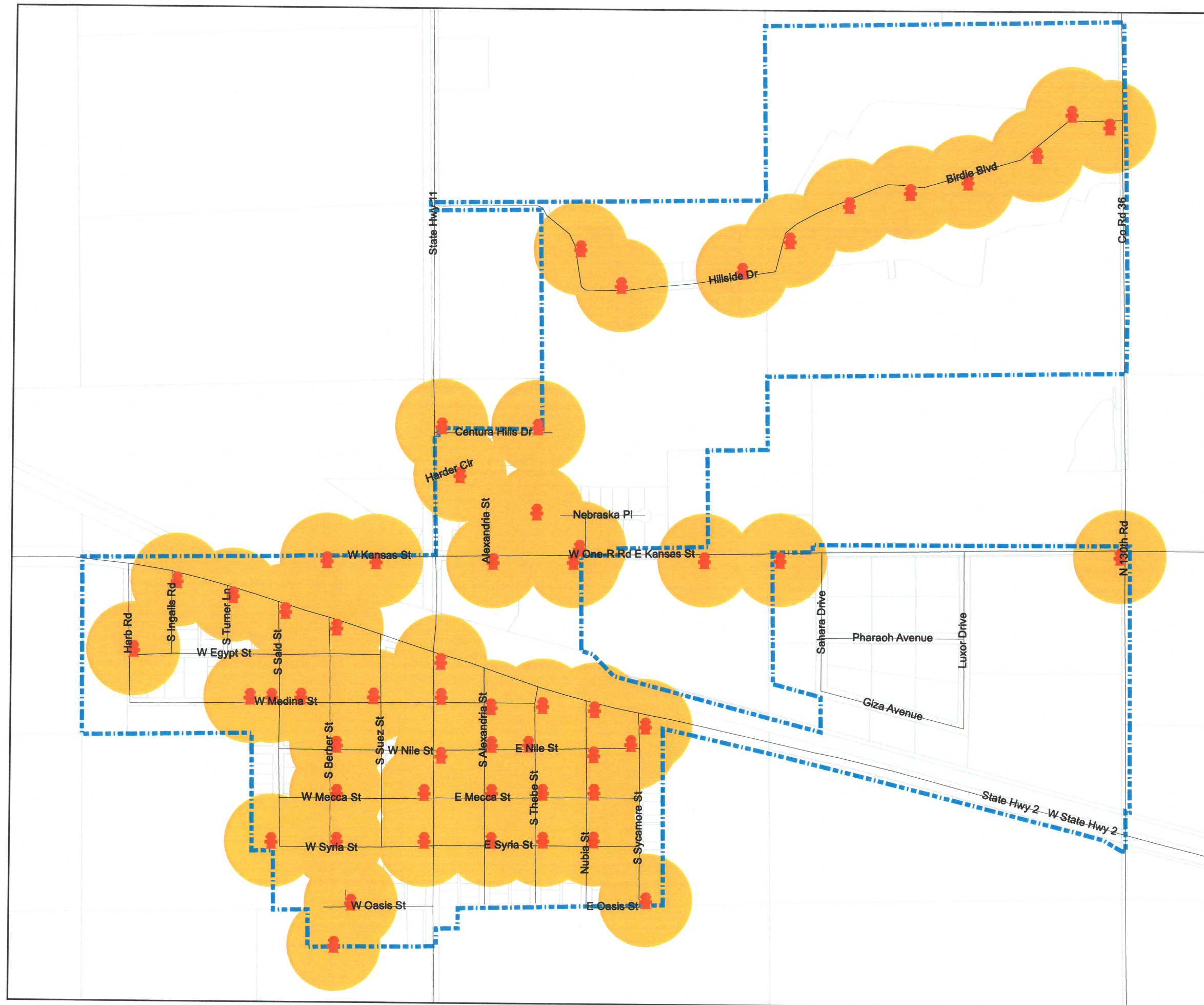
Fire Protection

Legend

-  Corporate Limits
-  Parcel

Fire Protection

-  Fire Hydrant
-  350 ft Fire Hydrant Buffer



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the appropriate distance between a fire hydrant and structures. However, the Village of Cairo lacks an appropriate water system analysis and understanding of water flows and pressures to determine the effectiveness of their fire hydrant protection services.

BLIGHT AND SUBSTANDARD STUDY FINDINGS

Of the 12 blighted factors set forth in the Nebraska Community Development Law, are present to a strong extent in the Village of Cairo. The factors of tax or special assessment exceeding the fair value of land and defective or unusual condition of title are of little to no presence. The blighting factors that are present are reasonably distributed throughout the study area.

Blighted Conditions

- Substantial number of deteriorating structures
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Defective or unusual conditions which endanger life or property by fire and other causes
- Factors that substantially impair or arrest the sound growth of the community
- Average age of structures in the area of at least 40 years
- Faulty lot layout in relation to size and other conditions
- Trash, material, and other debris throughout the area
- Economic or social liability detrimental to health, safety, and welfare

Substandard Conditions

- Dilapidation, deterioration, age, or obsolescence
- Existence of conditions which endanger life or property by fire and other causes
- Property structures 40 years or older

The other eligibility criteria for blight and substandard are not present in the area but include the following:

- Defective or unusual condition of title
- Inadequate provisions for ventilation, light, air, open spaces, or sanitation
- Diversity of ownership
- Declining population over the last two census periods

These issues are not present or are limited enough as to have minimal impact on the overall condition of the study area.

Issues that were not researched because of a lack of data include the following:

- Tax/special assessment delinquency greater than fair value of land
- Tax delinquency
- Underemployment that equals 120 percent state or national average
- Per capita income less than city-wide average
- High-density population and overcrowding

These conditions are difficult to identify in smaller communities because of the lack of detailed Census Bureau data. Generally, census tracts have between 2,500 and 8,000 residents and boundaries that follow natural features or established boundaries (i.e., corporate limits). The Village of Cairo is an entire census tract, Census Tract 07625, *2010 Census. U.S. Census Bureau*. As a means of preserving the privacy of individuals, the Census Bureau does not report all types of data at the block level. In the case of tax delinquency versus investment, it is difficult to track this data because of the limited amount of information in Cairo. In some cases, the data are not available because of potential disclosure problems.

Resolution Number 2017-08

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND
SUBSTANDARD STUDY BY THE CITY OF GRAND ISLAND, NEBRASKA;
AND APPROVAL OF RELATED ACTIONS**

WHEREAS, the Cairo Village Board at its April 11, 2017 meeting, referred **the Blight and Substandard Study commissioned by the Village of Cairo** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the Village of Cairo, Hall County, Nebraska, pursuant to the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Blight and Substandard Study and confirmed the following findings:

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors are necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- This property despite its potential for economic development has not experienced significant development in large part because of the lack of public infrastructure in and around the site,
- That development of this property to its full potential is in the best interest of the Village of Cairo and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Blight and Substandard Study.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: May 3, 2017.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

