



Hall County Regional Planning Commission

Wednesday, June 21, 2017
RPC Special Meeting Packet

Commission Members:

Judd Allan	Hall County	
John Hoggatt	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Administrative Assistant:
Tracy Gartner

5:15 PM
Council Chambers

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, June 21, 2017

RPC Special Meeting

Item -1

Agenda

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING
Wednesday June 21, 2017
5:15 p.m.
City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of June 7, 2017.

3. Request Time to Speak.

4. Public Hearing – Blight and Substandard Study – Grand Island –
Concerning a blight and substandard study for Area 24 comprising 0.74 acres on Lots 1, 2, and 3 of West View Subdivision and adjoining rights-of-way located at 701, 711 and 715 N. Howard in the City of Grand Island, Nebraska. (C-23-2017GI)

5. Director's Report.

6. Next Meeting July 5, 2017.

7. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
June 21, 2017**

- 4. Public Hearing – Blight and Substandard Study – Grand Island –**
Commissioned by TAM LLC, for 0.74 acres of property in proposed Community Redevelopment Area No. 24 in north central Grand Island located on Lots 1, 2, and 3 of West View Subdivision and adjoining rights-of-way located at 701, 711 and 715 N. Howard in the City of Grand Island. Approval of redevelopment plans for the purposes of using tax increment financing are authorized by the Nebraska Community Development Law in Chapter 18 of the Revised Nebraska State Statutes. It is expected that if this study is approved that a redevelopment project will be brought forward for consideration. A motion to approve Resolution No. 2017-11 is in order. (C-23-2017GI) (Hearing, Discussion, Action)



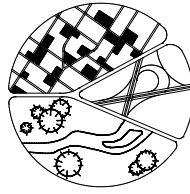
Hall County Regional Planning Commission

Wednesday, June 21, 2017
RPC Special Meeting

Item -2

Minutes 6-7-17

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
June 7, 2017

The meeting of the Regional Planning Commission was held Wednesday, June 7, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on May 27, 2017.

Present: Pat O'Neill Dean Sears
 Les Ruge Carla Maurer
 Dean Kjar Hector Rubio
 Leonard Rainforth Judd Allan

Absent: Derek Apfel, Jaye Monter, Greg Robb.

Resigned: John Hoggatt (submitted letter to mayor since last meeting.)

Other: None

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent; Rasheeda Kabba,
 NTV News

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

O'Neill announced that the agenda would be addressed in the following order of items: 6, 5, 4, 7, 8, 9, 10.

2. Minutes of the May 3, 2017 meeting.

A motion was made by Maurer and seconded by Kjar to approve the minutes of the May 3, 2017 meeting.

The motion carried with eight members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.

3. Request Time to Speak.

None.

4. Public Hearing – One and Six Year Road Plan - Hall County – Concerning Hall County's Road Improvement Plan for 2018 to 2023. (C-18-2017HC)

O'Neill opened the public hearing.

Hall County Engineer Steve Riehle detailed the capital improvement plan. He said there are nine projects this year that total nearly \$800,000. He presented a power point showing each project.

O'Neill closed the public hearing.

A motion was made by Rainforth and seconded by Allan to recommend approval of the One and Six Year Road Plan.

The motion carried with eight members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.

5. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of the Hedde Building at 201-205 W. Third, Grand Island, Hall County, Nebraska. (C-19-2017GI)

Nabity said Hedde Building LLC is proposing to develop 16 one-bedroom apartments in the Hedde Building in downtown Grand Island. That is in line with the downtown's goal of 50 new apartment units on upper-stories over five years. Sears asked about parking for the tenants. Nabity said the downtown is exempt from parking requirements as there are public parking lots throughout the downtown that show 47 percent utilization overall. In response to commission questions, Nabity said the second and third floors were formerly used for offices, but have been vacant for decades. Fire

protection will be required because of the mix in commercial (first floor) and residential use (second and third floors) of the building.

O'Neill closed the public hearing.

A motion was made by Maurer and seconded by Rainforth to approve Resolution Number 2017-09, which recommends approval of the redevelopment plan and finds that the plan is in compliance with the comprehensive plan of the City of Grand Island.

The motion carried with eight members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.

6. Public Hearing – Redevelopment Plan – Cairo – Concerning a Site Specific Redevelopment Plan for the Village of Cairo for the HOMES LLC duplex project on Lots 4, 5, 6, and 7 of Robinson Estates Subdivision in the Village of Cairo, Hall County, Nebraska. (C-20-2017C)

O'Neill opened the public hearing.

Nabity said this project is on the south side of town where the village recently rezoned property and is in the blighted and substandard area that the commission previously reviewed.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Sears to approve Resolution Number 2017-10, which recommends approval of the redevelopment plan and finds that the plan is in compliance with the comprehensive plan of the Village of Cairo.

The motion carried with eight members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.

7. Final Plat – Lueck Estates Subdivision – located north of Rosedale Road and west of Buffalo Road, Hall County, Nebraska. (1 lot and 1.310 acres)

A motion was made by Rainforth and seconded by Ruge to approve the final plat of Lueck Estates Subdivision.

The motion carried with eight members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.

8. Review of Complete Streets Policy. (C-22-2017)

Nabity shared an informational presentation on complete streets, which is a design that takes all modes of transportation into account. The street has motor vehicle lanes, may have a bike lane, pedestrian lanes and pedestrian crossings. Nabity said the city council has discussed complete streets. Staff is recommending that a policy statement be adopted to encourage complete street design. A policy statement is a guideline, not a

requirement that is outlined in city code or subdivision regulations. Nabity said Grand Island has done some complete street design, such as with the trail alongside the new five-lane Capital Avenue from Broadwell to Webb Road. However, Nabity said other street corridors in town, such as Highway 281, are not friendly to bicyclists or pedestrians.

Allan asked if complete street design would increase the chance of more roundabouts. Nabity said it would not, but Grand Island may see an increase in roundabouts for other reasons, including lower cost than traffic signals, less severe accidents and the ability to keep traffic moving.

9. Hall County Zoning Review Committee Report. (C-06-2017HC)

Nabity said the department has continued to receive comments on the county zoning review.

10. Director's Report.

Nabity said the commission will likely see a rural residential proposal in the near future, as well as the blight and substandard study for the Cornhusker Army Ammunition Plant at the July 5 meeting. Nabity reported on his recent trip to the American Planning Association conference in New York City and thanked the commissioners for their attendance and time. He said the commission's work is important, and in many cases, legally required, before a city council, village board or county board can take action.

12. Next Regular Meeting July 5, 2017.

13. Adjourn

O'Neill adjourned the meeting at 7:17 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner



Hall County Regional Planning Commission

Wednesday, June 21, 2017

RPC Special Meeting

Item F1

Blight and Substandard Study Area 24

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 13, 2017

SUBJECT: *CRA Blight Study (Proposed CRA Area 24) C-23-2017GI*

PROPOSAL: Attached is a copy of a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled “Grand Island NE, Blighted and Substandard Study Area 24”. This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 24. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This only includes property that is located within the municipal limits of Grand Island. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. If the Planning Commission does not make a recommendation within 30 days Council can proceed with a decision on the declaration without recommendation from Planning Commission.

OVERVIEW

This study is a microblight study under consideration by the City. There are only three lots impacted by this study. One of those lots is built upon and approval of the study and subsequent redevelopment plan would support targeted development in this neighborhood.

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

The attached study does not include a redevelopment plan. If this study is approved subsequent action will be necessary by both the Planning Commission and the City Council 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 4 to 8 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 24 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
 - Within the study are 100.0% of the structures were deemed to be in either average or badly worn condition.
- **Deterioration of site or other improvements**
 - 100% of sidewalks are in a deteriorating condition
 - 100% of the curb and gutter along Howard Avenue is in a deteriorating condition
 - 100% of Howard Avenue is in a deteriorating condition
 - 100% of the alley is unpaved and is dirt/gravel
- **One-half of unimproved property is over 40 years old.**
 - The southern portion of the study has been within the corporate limits for over 40 years and is undeveloped.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years**
 - 1 (50.0%) buildings or improvements were determined to be 40 years of age or older
 - 1 (50.0%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 59.5 years.

The other criteria for Blight were not present in the area, these included:

- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based upon the last two decennial census
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Diversity of Ownership
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
-

- 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.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Summary

Nebraska State Statute requires that “...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;”

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #24

Blight Study Area #24 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Average age of structures is over 40 years of age
- Substantial number of deteriorated or deteriorating structures
- Deterioration of site or other improvements
- One-half of unimproved property is over 40 years old.

Substandard Conditions

- Average age of the structures in the area is at least forty years

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 City?

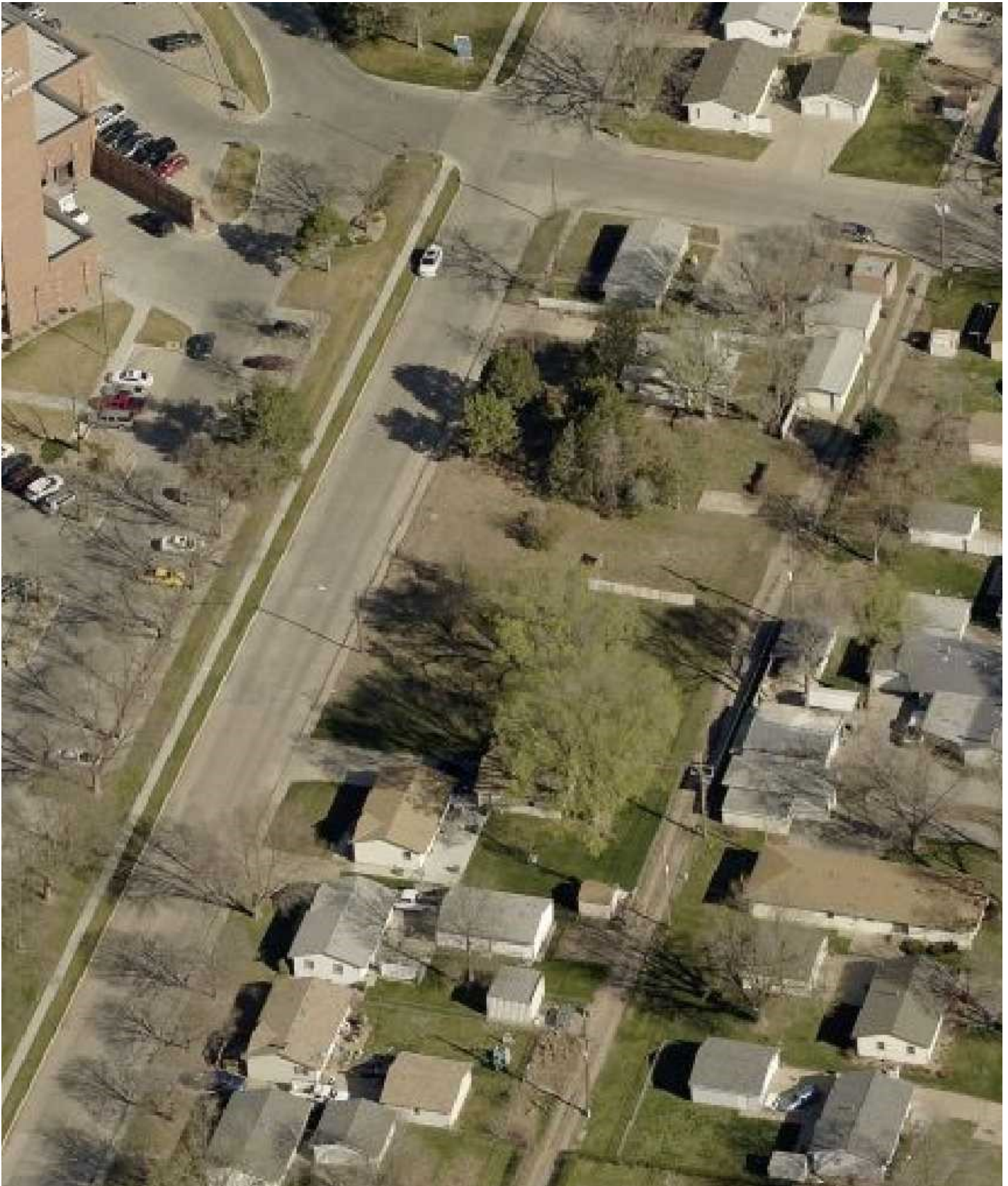
- What is the policy of the City toward increasing development and redevelopment in this area of the City?

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



Grand Island, Nebraska
Blight and Substandard Study - Area 24
Completed on behalf of: TAM LLC



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Grand Island. This study has been commissioned by TAM LLC in order to analyze the possibility of declaring the area as blighted and substandard.

The City of Grand Island, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"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".

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law 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 and 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."

Blight and Substandard are defined as the following:

"Substandard areas 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 shall not designate an area larger than one hundred percent of the as blighted;"

This Blight and Substandard Study is being considered a "micro-blight" area under the definition established by the City of Grand Island. The Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future containing, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this Micro-blight include residential uses including accessory uses within the corporate limits of Grand Island.

Through the redevelopment process the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within Grand Island.

Lot 1, 2 and 3 of West View Subdivision, plus the ½ of the Howard Avenue right-of-way (to the centerline of Howard Avenue), and ½ of the alley right-of-way.

Study Area

Figure 1: Study Area Map



Source: Hall County GIS and Marvin Planning Consultants 2017

Note: Lines and Aerial may not match.

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts either benefitting or detracting from the community. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs.

TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2017

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	0.16	100.0%	21.6%
Single-family	0.16	0.0%	21.6%
Multi-family	0	100.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	0	0.0%	0.0%
Total Developed Land	0.16	100.0%	
Vacant/Agriculture	0.58		78.4%
Total Area	0.74		100.0%

Source: Marvin Planning Consultants 2017

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area. The Study Area is made up of single-family (21.6%) and land considered vacant accounts for only 78.4% of the total area.

Figure 2
Existing Land Use Map



Source: Marvin Planning Consultants, 2017

Note: Lines and Aerial may not match.

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

CONTRIBUTING FACTORS

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Very Good, Good, Fair, Average, or badly worn. The data and rating system comes from the Hall County Assessor's database and is the same database used to value properties in the area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as very good
- 0 (0.0%) structures rated as good
- 0 (0.0%) structure rated as fair
- 2 (50.0%) structures rated as average
- 3 (50.0%) structure rated as badly worn

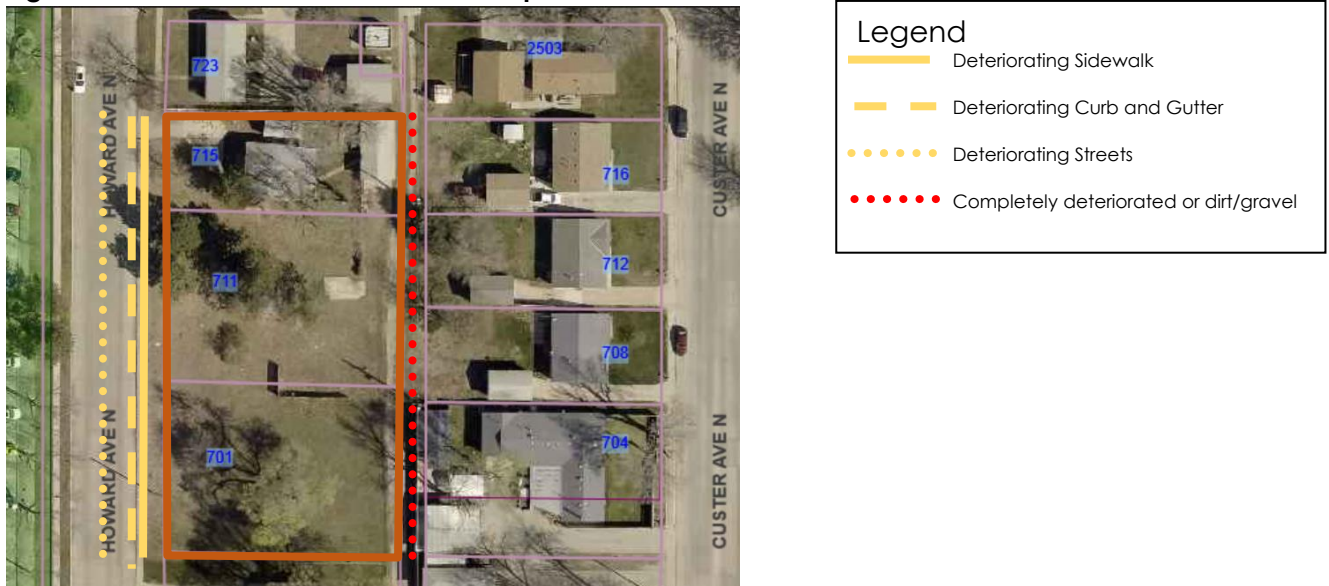
Figure 3: Structural Conditions

Source: Hall County Assessor and Marvin Planning Consultants 2017

Note: Lines and Aerial may not match.

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 100.0% of the structures in this study area are average condition or worse.

Due to the stated conditions found in the Hall County Assessor's data, the condition of the structure is a contributing factor.

Figure 4: Deterioration of Site or Other Improvements

Source: Hall County GIS, Google Earth and Marvin Planning Consultants 2017

Note: Lines and Aerial may not match.

Deterioration of Site or Other Improvements

Site Improvements Conditions

The properties within the study area are accessed via Howard Avenue and an alley in the rear. In addition, the study area is served by a sidewalk located immediately behind the curb along Howard Avenue.

Based upon review of images of the study area, Figure 4 was created. The Figure indicates:

- 100% of the road surfaces serving this study area are deteriorating
- 100% of alley way is dirt/gravel
- 100% of the curb and gutter are in a deteriorating state
- 100% of the sidewalk is in a deteriorating state



Based upon the field analysis, there are sufficient elements present to meet the definition of deterioration of site and other improvements in the Study Area.

Age of Structure

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD - 2017

	Number of Structures	Construction date	Age	Cumulative Age
	1	1931	86	86
	1	1984	33	33
	0			
Total Cumulative	2			119
Average Age				59.5

Source: Hall County Assessor's and Marvin Planning Consultants 2017

Within the study area there are two primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 1 (50.0%) unit was determined to be 40 years of age or older
- 1 (50.0%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 2, the average age of the primary structures is equal to 59.5 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 5: Unit Age Map



Source: Hall County GIS, Hall County Assessor and Marvin Planning Consultants 2017

Note: Lines and Aerial may not match.

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
 - Within the study are 100.0% of the structures were deemed to be in either average or badly worn condition.
- **Deterioration of site or other improvements**
 - 100% of sidewalks are in a deteriorating condition
 - 100% of the curb and gutter along Howard Avenue is in a deteriorating condition
 - 100% of Howard Avenue is in a deteriorating condition
 - 100% of the alley is unpaved and is dirt/gravel
- **One-half of unimproved property is over 40 years old.**
 - The southern portion of the study has been within the corporate limits for over 40 years and is undeveloped.

Criteria under Part B of the Blight Definition

- **The average age of the residential or commercial units in the area is at least forty years**
 - 1 (50.0%) buildings or improvements were determined to be 40 years of age or older
 - 1 (50.0%) buildings or improvements were determined to be less than 40 years of age
 - The average age based upon a cumulative age calculation is 59.5 years.

The other criteria for Blight were not present in the area, these included:

- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based upon the last two decennial census
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes

- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Diversity of Ownership
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
-
- 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.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions

Average age of the residential/commercial units in the area is at least 40 years

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

TABLE 3: AVERAGE STRUCTURAL AGE, BY CUMMULATIVE METHOD - 2017

	Number of Structures	Construction date	Age	Cumulative Age
	1	1931	86	86
	1	1984	33	33
	0			
Total Cumulative	2			119
Average Age				59.5

Source: Hall County Assessor's and Marvin Planning Consultants 2017

Within the study area there is a total of two primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 1 (50.0%) unit was determined to be 40 years of age or older
- 1 (50.0%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 2, the average age of the primary structures is equal to 59.5 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

Figure 6: Unit Age Map



Source: Hall County GIS, Hall County Assessor and Marvin Planning Consultants 2017

Note: Lines and Aerial may not match.

Substandard Summary

Nebraska State Statute requires that "...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;"

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #24

Blight Study Area #24 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Average age of structures is over 40 years of age**
- **Substantial number of deteriorated or deteriorating structures**
- **Deterioration of site or other improvements**
- **One-half of unimproved property is over 40 years old.**

Substandard Conditions

- **Average age of the structures in the area is at least forty years**

Resolution Number 2017-11

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 Grand Island City Council at its May 23, 2017 meeting, referred **the Blight and Substandard Study commissioned by TAM LLC** 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 City of Grand Island, 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 City of Grand Island 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: June 21, 2017.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary

