



Hall County Regional Planning Commission

**Wednesday, February 3, 2016
Regular Meeting**

Item F3

Cairo Blight Study

Staff Contact: Chad Nabity

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 21, 2016

SUBJECT: *Declaration of a portion of the Village Cairo as blighted and substandard. (C-12-2016C)*

PROPOSAL: This site is located within the Village of Cairo a detailed map and legal description are included in the attached 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 3 to 5 of the study.

Substandard Factors

Redevelopment Study Area #2

In Redevelopment Study Area #2, all of the four factors are present to a strong extent. The substandard criterion exists on a majority of the parcels in the area (Please refer to the attached photographs of Study Area #2).

Study results demonstrate that a majority (over 50%) of the sixty-two existing structures surveyed may be classified as deteriorating and/or dilapidated. These conditions were found primarily along the portion of the study area along S. High Street in the downtown area. In addition, the survey results identified a majority of the structures were built prior to 1975.

Conditions which inadequately provide for ventilation, light, air, sanitation or open spaces were strongly or reasonably present throughout the area, especially along the alleys running parallel to S. High Street in the Study Area. Buildings which are deteriorating or dilapidated (a majority in the area) often house excessive debris and pose special safety and sanitation problems. A large portion of the parcel on the east side of Redevelopment Study Area #2 contains large concentrations of junk and debris resulting in the potential for unsanitary conditions, fire, and pest and vermin infestation. In addition, the parcel on the east side of the study area lacks access to sanitary sewer and water, and an inadequate transportation system impedes access for emergency service providers.

Blighted Factors

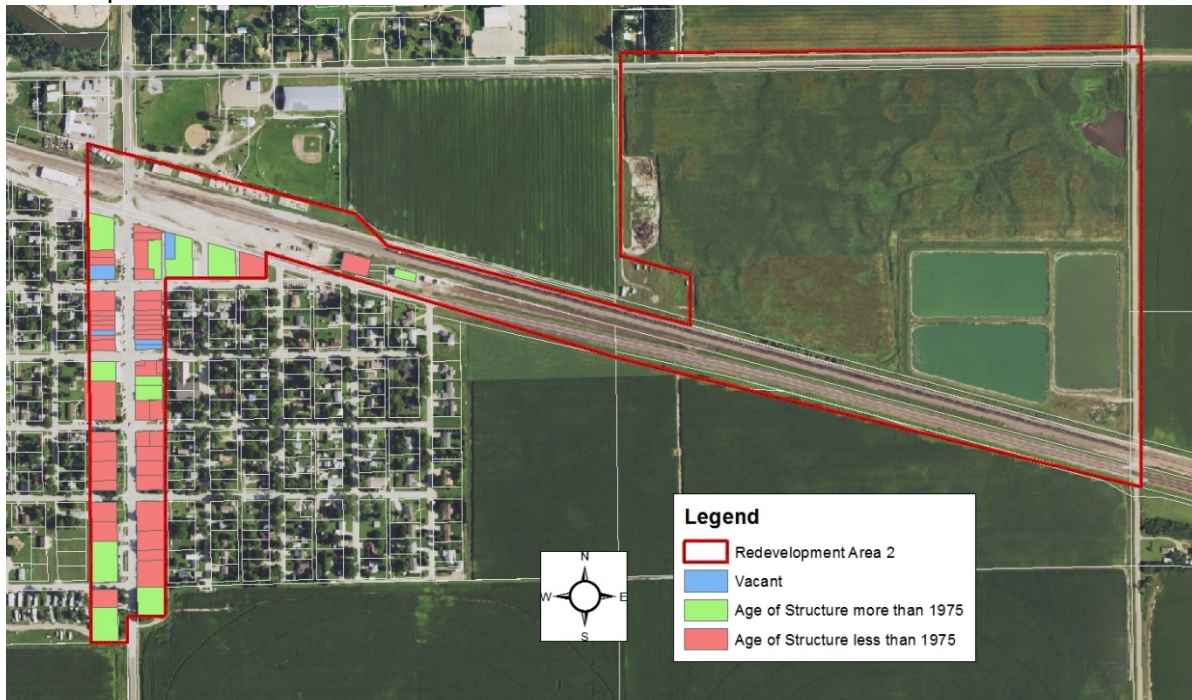
Redevelopment Study Area #2

Of the twelve Blighted factors set forth in the Nebraska Community Development Law, ten are present to a strong extent. 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.

Strong Presence

- 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
- Improper subdivision or obsolete platting
- The existence of conditions that endanger life or property by fire or other causes
- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provisions of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare of its present condition and use; and in which at least one or more of the following conditions exist:
 - Unemployment in the study or designated Blighted area is at least one hundred twenty percent of the state or national average;
 - The average age of the residential or commercial units in the area is at least 40 years (Please refer to the Map 1);
 - More than half of the platted and subdivided property in the area is unimproved land that has been within the village for 40 years and has remained unimproved during that time;
 - The per capita income of the study or designated blighted area is lower than the average per capita income of the village in which the area is designated; or
 - The area has had either stable or decreasing population based on the last two decennial censuses.

Map 1



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

BLIGHTED AND SUBSTANDARD DETERMINATION STUDY AND REDEVELOPMENT PLAN

Village of Cairo, Hall County, Nebraska
January 2016

Part A – Blighted and Substandard Determination Study

Purpose of the Study

The purpose of this Study is to determine whether all or part of the designated Redevelopment Study Area #2 qualifies as a **blighted and substandard area** within the definition set forth in the Nebraska Community Development Law, R.S.S. 18-2103.

The findings presented in this Study are based on surveys and analysis conducted for the Redevelopment Study Area #2 legally described as:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF HOCHSTETLER SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 11 AND THE POINT OF BEGINNING; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF OASIS STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF OASIS STREET, SAID POINT BEING THE SOUTHWEST CORNER OF AN UNPLATTED TRACT OF LAND LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST; THENCE NORTHERLY TO THE NORTHWEST CORNER OF AN UPLATTED TRACT OF LAND LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST, SAID POINT ALSO BEING ON SOUTH R.O.W. LINE OF SYRIA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF SYRIA STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 4 OF FIRST ADDITION TO CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4 OF FIRST ADDITION TO CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF MECCA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF MECCA STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 15 OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 15 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF NILE STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF NILE STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 10 OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 10 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF MEDINA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF MEDINA STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 5 OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 5 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF STATE HIGHWAY 2; THENCE NORTHERLY TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 5 ALLEY R.O.W. AND THE NORTH LINE OF BNSF RAILROAD R.O.W.; THENCE SOUTHEASTERLY ALONG SAID NORTH R.O.W. LINE TO A SOUTHWESTERLY CORNER OF CAIRO BUSINESS PARK SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID CAIRO BUSINESS PARK SUBDIVISION TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF SAID WESTERLY LINE AND THE NORTH R.O.W. LINE OF ONE R ROAD; THENCE EASTERLY ALONG SAID NORTH R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF 130TH ROAD; THENCE SOUTHERLY ALONG SAID EAST R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID EAST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF STATE HIGHWAY 2; THENCE NORTHWESTERLY ALONG SAID SOUTH R.O.W. LINE TO THE POINT

OF INTERSECTION OF SAID SOUTH R.O.W. LINE AND THE WEST R.O.W. LINE OF THEBE STREET; THENCE SOUTHERLY ALONG THE WEST R.O.W. LINE OF THEBE STREET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF MEDINA STREET; THENCE WESTERLY ALONG SAID NORTH R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF ALEXANDRIA STREET; THENCE WESTERLY TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE WEST R.O.W. LINE OF ALEXANDRIA STREET; THENCE WESTERLY ALONG SAID NORTH R.O.W. TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 6 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF MEDINA STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 18, BLOCK 9 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 9 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE NORTH R.O.W. LINE OF NILE STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTHERLY R.O.W. LINE OF NILE STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 18, BLOCK 16 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 16 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE NORTH R.O.W. LINE OF MECCA STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF MECCA STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 12, BLOCK 3 OF FIRST ADDITION TO CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 3 OF FIRST ADDITION TO CAIRO, SAID POINT ALSO BEING ON THE NORTH R.O.W. LINE OF SYRIA STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF SYRIA STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF AN UNPLATTED TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 11 WEST; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 1 OF D&W SUBDIVISION; THENCE SOUTHERLY TO SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EAST R.O.W. LINE OF STATE HIGHWAY 11; THENCE WESTERLY TO A POINT ON THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 11; THENCE SOUTHERLY ALONG SAID WEST R.O.W. LINE TO THE POINT OF BEGINNING.

(Please refer to the attached Map.)

Conclusion

The Study findings support a blighted and substandard designation for Redevelopment Study Area #2. The presence of blighted and substandard factors would indicate the Study Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the Village of Cairo. Study findings support that the Redevelopment Study Area #2 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 Redevelopment Study Area as blighted and substandard.

BASIS FOR BLIGHTED AND SUBSTANDARD DETERMINATION

Substandard Area

As set forth in Nebraska Revised State Statutes, a substandard area shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of one or more of the following factors:

1. Dilapidated/deterioration;
2. Age of obsolescence;
3. Inadequate provision for ventilation, light, air sanitation, or open spaces;
4. Existence of conditions that endanger life or property by fire or other causes:
 - a. High density of population and overcrowding; or
 - b. The existence of conditions which endanger life or property by fire and other causes; or
 - c. Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included an exterior structural survey within the Study Area, a parcel-by-parcel land use inventory, a field reconnaissance of the entire area, conversation with Village leaders and a review of pertinent reports, including the Cairo Comprehensive Development Plan (2003), the Blight and Substandard Study and Redevelopment Plan completed in February 1996 and the Blight and Substandard Study and Redevelopment Plan completed in January 2005, and additional documents containing information that could substantiate the existence of substandard conditions.

Substandard Factors

Redevelopment Study Area #2

In Redevelopment Study Area #2, all of the four factors area present to a strong extent. The substandard criterion exists on a majority of the parcels in the area (Please refer to the attached photographs of Study Area #2).

Study results demonstrate that a majority (over 50%) of the sixty-two existing structures surveyed may be classified as deteriorating and/or dilapidated. These conditions were found primarily along the portion of the study area long S. High Street in the downtown area. In addition, the survey results identified a majority of the structures were built prior to 1975.

Conditions which inadequately provide for ventilation, light, air, sanitation or open spaces were strongly or reasonably present throughout the area, especially along the alleys running parallel to S. High Street in the Study Area. Buildings which are deteriorating or dilapidated (a majority in the area) often house excessive debris and pose special safety and sanitation problems. A large portion of the parcel on the east side of Redevelopment Study Area #2 contains large concentrations of junk and debris resulting in the potential for unsanitary conditions, fire, and pest and vermin infestation. In

addition, the parcel on the east side of the study area lack access to sanitary sewer and water, and an inadequate transportation system impedes access for emergency service providers.

Blighted Area

As set forth in Nebraska Revised State Statute 18-2103, a blighted area shall mean an area, which by reason of the presence of one or more of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Unsanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions that endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals, or welfare of its present condition and use; and in which at least one or more of the following conditions exist:
 - a. Unemployment in the study or designated Blighted area is at least one hundred twenty percent of the state or national average;
 - b. The average age of the residential or commercial units in the area is at least 40 years;
 - c. More than half of the plotted and subdivided property in an area is unimproved land that has been within the village for 40 years and has remained unimproved during that time;
 - d. The per capital income of the study or designated blighted area is lower than the average per capita income of the village in which the area I designated; or
 - e. The area has either stable or decreasing population based on the last two decennial censuses.

This evaluation was made on the basis that existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any redevelopment activities.

Blighted Factors

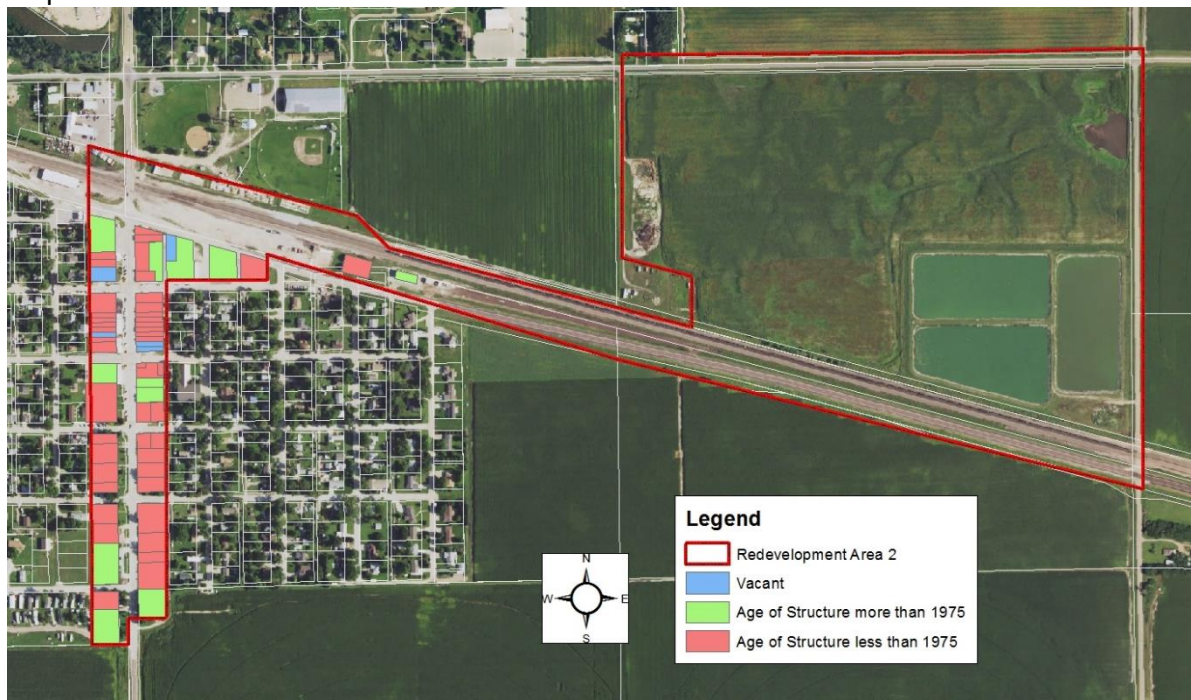
Redevelopment Study Area #2

Of the twelve Blighted factors set forth in the Nebraska Community Development Law, ten are present to a strong extent. 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.

Strong Presence

- 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
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- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provisions of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare of its present condition and use; and in which at least one or more of the following conditions exist:
 - Unemployment in the study or designated Blighted area is at least one hundred twenty percent of the state or national average;
 - The average age of the residential or commercial units in the area is at least 40 years (Please refer to the Map 1);
 - More than half of the plotted and subdivided property in the area is unimproved land that has been within the village for 40 years and has remained unimproved during that time;
 - The per capita income of the study or designated blighted area is lower than the average per capita income of the village in which the area is designated; or
 - The area has had either stable or decreasing population based on the last two decennial censuses.

Map 1



Part B – Redevelopment Plan

Purpose of Plan

The purpose of the Redevelopment Plan is to guide the implementation of the community development activities within the previously examined Redevelopment Study Area in the Village of Cairo, Nebraska. The Nebraska Community Development Law states that this plan should promote the general welfare, enhance the tax base, promote the economic and social well-being, and promote the development of public activities and public events in the area.

The required elements of the Redevelopment Plan include:

- Boundaries of the redevelopment project(s) with a map showing the existing uses and conditions
- A land-use plan showing proposed uses of the area
- Potential demographic characteristics after redevelopment
- A statement of proposed changes to zoning ordinances, street layouts, building codes, etc.
- A site plan of the redevelopment area, and
- A statement regarding new public facilities for the redevelopment area.

Furthermore, the Redevelopment Plan should demonstrate that proposed redevelopment efforts are in conformance with the Comprehensive Development Plan for the Village of Cairo. Also, the Plan should demonstrate through its design and implementation the efficient use of public funds and the mitigation of blighted and substandard conditions.

Recommendations

For the purpose of this report, this section will focus on the recommended future land-use and redevelopment projects. The redevelopment planning process has resulted in recommendations for future land uses and specific redevelopment projects for the Study Area. These recommendations are outlined as follows.

Redevelopment Study Area #2

The primary redevelopment projects include the development of an industrial park on a large parcel, adjacent to the railroad tracks, in the eastern portion of the area. The potential exists to expand the streetscape project to include the portion of Highway 2 from S. High Street to the eastern edge of the Redevelopment Study Area #2. Also, the potential exist to construct a Highway 11 overpass bridge which will span over Highway 2 and the railroad tracks, location of which will be determined at a later date.

Streetscape redevelopment project would not involve a change in zoning or land use. However, public infrastructure elements of the project may include street light fixtures, landscaping, sidewalks, street and parking areas, and utilities located along this corridor.

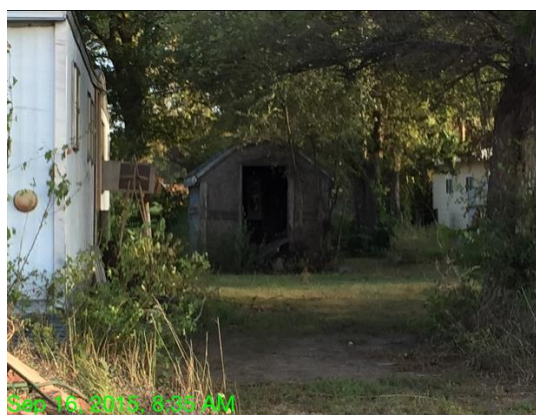
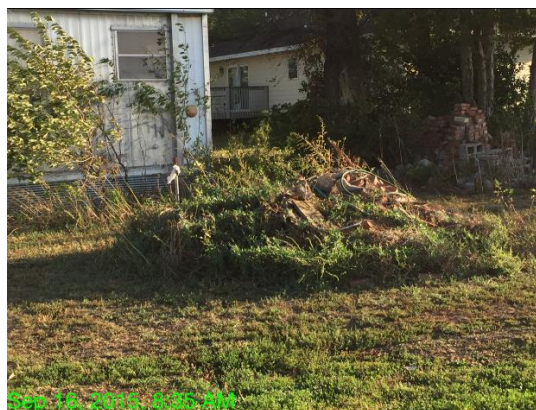
In conjunction with the streetscape redevelopment project, it is recommended that the Village develop a property maintenance program focusing on this area. The program should involve efforts to clean up junk and debris and it should involve the development and enforcement of property maintenance codes. The program, when implemented, should mitigate substantial blighted conditions in the Study Area.

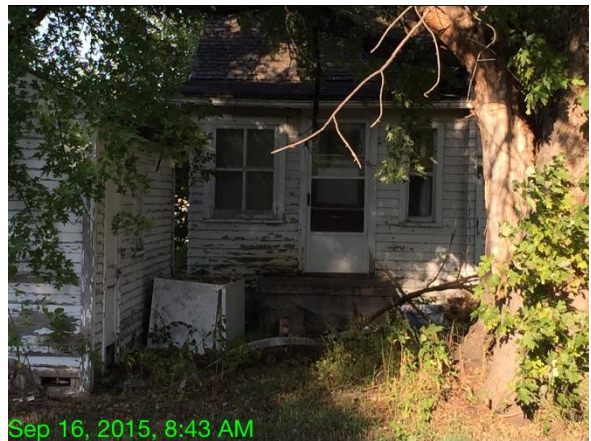
The streetscape redevelopment project and property maintenance program are consistent with the Economic Goal stated on page 80 of the Comprehensive Development Plan: "Encourage and promote the Central Business District as the primary commercial area in the community." They are also consistent with the Economic Objectives 3.1 and 3.2, noted on the same page of the Plan.

This redevelopment project will require significant investment in infrastructure including water, sanitary sewer (with the potential need for a lift station and force main), and streets. However, no specific needs are known at this time in the redevelopment planning process.

Finally, the Comprehensive Development Plan recommends that a large part of the eastern portion of the Redevelopment Study Area #2, be reserved for public uses because of the Village of Cairo's waste water treatment facility being located in that area. The recommended industrial development on this eastern portion of the Redevelopment Study Area #2 poses no land use conflicts but the Village should revisit each industrial redevelopment project in this area to ensure each project doesn't have an adverse consequence on the current and future waste water treatment needs of the Village.

Village of Cairo, Nebraska
Photographic Confirmation of
Substandard and Blight Conditions for Redevelopment Study Area #2

























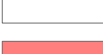






Cairo, Nebraska Existing Land Use

Redevelopment Study Area #2

Legend

-  Study Area
-  Corporate Limits
-  ETJ
-  Streams
-  Acreages
-  Commercial
-  Industrial
-  Mobile Homes
-  Multi Family
-  Public or Recreation
-  Vacant or Agricultural
-  Quasi-Public
-  Single Family



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This is not a scaled map.