

City of Scottsbluff, Nebraska

Monday, June 21, 2021

Regular Meeting

Item Resolut.1

Council to consider and act on a Resolution to declare that Study Area #16 generally described as properties and tracts of land within the general vicinity

north of 27th Street, east of Avenue B, south of West 31st Street, and west of 1st Avenue in the central portion of the City of Scottsbluff is substandard and blighted and in need of redevelopment.

Staff Contact: Zachary Glaubius, Planning Administrator

RESOLUTION _____

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. The City Council has considered the question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”).

b. The “Redevelopment Area” encompasses the area in Scottsbluff, Nebraska, described as set forth in Exhibit A to this Resolution.

c. The City Council has received and reviewed the Blight & Substandard Determination Study, Study Area #16 prepared by M.C. Schaff & Associates, Inc. and dated April 15, 2021 (the “Study”).

d. The City Council submitted the question of whether the Redevelopment Area is substandard and blighted to the Planning Commission.

e. The Planning Commission received the Study and conducted a public hearing on June 14, 2021 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted and in need of redevelopment. The Planning Commission provided its written recommendation to the City Council that the Redevelopment Area should be declared substandard and blighted and in need of redevelopment.

f. The City Council conducted a public hearing on June 21, 2021 on the question of whether the Redevelopment Area is substandard and blighted and in need of redevelopment.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study.

2. Declaring the Redevelopment Area as substandard and blighted is necessary to accomplish the sound redevelopment planning and program of the City, will enhance the development potential of the Redevelopment Area as well as adjacent areas already declared substandard and blighted, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

3. Based on the above recitals and resolutions, the Planning Commission's recommendation, the Study and its findings which are incorporated into this Resolution by this reference, and the comments at the public hearing, the City Council declares the Redevelopment Area as substandard and blighted, as those terms are defined in the Act, and in need of redevelopment.

4. All prior resolutions of the City Council in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

5. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on June 21, 2021

**CITY COUNCIL OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

ATTEST:

By: _____
Mayor

By: _____
City Clerk

Exhibit A
Redevelopment Area (Area 16)

Properties and tracts of land within the general vicinity north of 27th Street, east of Avenue B, south of West 31st Street, and west of 1st Avenue in the central portion of the community. The area contains approximately 20.153 acres and is more particularly described as:

Situated in the West Half of the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the southeast corner of BLK 3, WEBBER MANOR 2ND ADD (Parcel #010279474);

Thence, northerly on the east line of said Parcel #010279474 to the northeast corner of said Parcel #010279474, said point also being the southeast corner of PT SE (S OF DITCH) UNPL LANDS 14-22-55 (Parcel #010336141);

Thence, continuing northerly on the east line of said Parcel #010336141 to the northeast corner of said Parcel #010336141 to its intersection with the south line of BLK 5, WEBBER MANOR SUBDIV (Parcel #010108092);

Thence, southwesterly and westerly on the line between said Parcel #010108092 and Parcel #010336141 to its intersection with the eastern curved edge of the West 31st Street cul-de-sac right-of-way;

Thence, northerly and northwesterly on said right-of-way line of West 31st Street cul-de-sac to its intersection with the north line of West 31st Street right-of-way;

Thence, westerly on the north right-of-way line of West 31st Street to its intersection with the northerly extension of the west line of Parcel #010336141;

Thence, southerly on said northerly extension of Parcel #010336141 to the northwest corner of said Parcel #010336141, and continuing southerly on the west line of said Parcel #010336141 to its intersection with the north line of LT 2, WEBBER MANOR THIRD ADD (Parcel #010334335);

Thence, easterly and continuing on the line between said Parcel #010334335 and Parcel #010336141 to its intersection with the north line of BLK 3, WEBBER MANOR 2ND ADD (Parcel #010279474);

Thence, westerly on the north line of said Parcel #010279474 to the southeast corner of LT 1, WEBBER MANOR THIRD ADD (Parcel #010334327);

Thence, northerly on the east line of said Parcel #010334327 to the northeast corner of said Parcel #010334327;

Thence, westerly on the north line of said Parcel #010334327 to the northwest corner of said Parcel #010334327;

Thence, southerly on the west line of said Parcel #010334327 to the southwest corner of said Parcel #010334327, said point also being on the north line of LT 4, WEBBER MANOR THIRD ADD (Parcel #010334343);

Thence, westerly on the north line of said Parcel #010334343 to the northwest corner of said Parcel #010334343;

Thence, southerly on the west line of said Parcel #010334343 to its intersection with the north line of LT 5, WEBBER MANOR THIRD ADD (Parcel #010334408);

Thence, westerly on the north line of said Parcel #010334408 to the northwest corner of said Parcel #010334408, and continuing westerly on the westerly extension of the north line of said Parcel #010334408 to its intersection with the northerly-southerly centerline of the Avenue B right-of-way;

Thence, southerly on said Ave B right-of-way centerline to its intersection with the easterly-westerly right-of-way centerline of West 27th Street;

Thence, easterly on said West 27th Street right-of-way centerline to its intersection with the southerly extension of the east line of BLK 3, WEBBER MANOR 2ND ADD (Parcel #010279474);

*Thence, northerly on said southerly extension of the east line of Parcel #010279474 to the southeast corner of said Parcel #010279474, said point being the Point of Beginning, said redevelopment study area containing an area of **20.153 acres**, more or less.*