

## RESOLUTION NO. 11-18

*WHEREAS*, By Ordinance passed by the City of Alliance City Council, the City of Alliance has created a Community Development Agency pursuant to the Community Development Law of the State of Nebraska; and

*WHEREAS*, A survey was conducted at the direction of the City of Alliance by the City of Alliance entitled *Redevelopment Area Substandard/Blight Survey for the Flack Avenue and East 3<sup>rd</sup> Street Redevelopment Area*; and

*WHEREAS*, Such survey describes certain areas within the City of Alliance as qualifying for designation as substandard and blighted according to the definitions of the Community Development Law; and

*WHEREAS*, The City Council intends to consider the declaration of a certain area within the survey boundaries as substandard and blighted, that area is legally described as follows: A tract of land in Sections 30 and 31, Township 25 North, Range 47 West of the 6<sup>th</sup> Principal Meridian, and Sections 25 and 26, Township 25 North, Range 48 West of the 6<sup>th</sup> Principal Meridian, all located in Box Butte County, Nebraska, described as follows:

Commencing at the intersection of East 12<sup>th</sup> Street and Flack Avenue; thence westerly on the centerline of East 12<sup>th</sup> Street to its intersection with the centerline of Hudson Avenue; thence southerly on the centerline of Hudson Avenue to its intersection with the centerline of East 10<sup>th</sup> Street; thence easterly on the centerline of East 10<sup>th</sup> Street to a point that is the west line of Lot 35, Belmont Addition projected north; thence southerly on the western lot lines of Lots 35, 39, 101, 108, 171, 174, 239, and 241, all in Belmont Addition, continuing southerly on the western lot line of Lot 241 to the centerline of East 7<sup>th</sup> Street; thence westerly on the centerline of East 7<sup>th</sup> Street to its intersection with the centerline of the north/south alley in Block 3, 2<sup>nd</sup> Addition to Miller Heights; thence southerly on said north/south alley in said Block 3 and the north/south alley in Block 2, 2<sup>nd</sup> Addition to Miller Heights, continuing southerly in the north/south alley in Block 2, 2<sup>nd</sup> Addition to Miller Heights and projected to the centerline of East 4<sup>th</sup> Street; thence westerly on the centerline of said East 4<sup>th</sup> Street to a point that is the centerline of the north/south alley between the west half of Block 5, Miller Heights and the Block 1, Lawrence Addition projected northerly to the centerline of East 4<sup>th</sup> Street; thence southerly on last described north/south alley to the northerly lot line of Lot 8, Block 5, Miller Heights; thence westerly on the northern lot line of said Lot 8 and projected westerly following the northern lot lines of Lot 5, Block 11, Miller Heights, Lot 8, Block 3, Fairview Addition, and Lot 5, Block 1, Fairview Addition, to a point on the centerline of the north/south alley in Block 1, Fairview Addition; thence southerly on the centerline of the last described alley and southerly across East 3<sup>rd</sup> Street and the north/south alley in Block 2, Drake's Addition to the centerline of East 2<sup>nd</sup> Street; thence easterly on the centerline of East 2<sup>nd</sup> Street to the centerline of Potash Avenue; thence southerly on the centerline of Potash Avenue to the southerly block line of Block 2, Brown's Addition; thence easterly along the southern block line of Block 2, and Block 3, Brown's Addition to the centerline of Flack Avenue; thence northerly on said centerline to a point that is the southerly lot line of Lot 6, Block 2, Smith Addition projected westerly; thence easterly on the southern lot line of said Lot 6, and Lot 16, Block 2 to the eastern

block line of Block 2, Smith Addition; thence northerly on said eastern block line to the northeast corner of Lot 11, Block 2; thence easterly to the centerline of A Street; thence northerly on said centerline to the southern right-way-line of State Highway 2 (East 3<sup>rd</sup> Street); thence northwesterly across said right-of-way to the southeast corner of Lot 11, Block 1, Federal Addition; thence northerly along the eastern lot line of said Lot 11 and the east lot line projected northerly to the centerline of east/west alley in said Block 1; thence easterly on said alley centerline to the centerline of Boyd Avenue; thence northerly on said centerline to its intersection with the centerline of East 7<sup>th</sup> Street; thence westerly on the said centerline to the eastern lot line of Lot 2, Block 1, Starlight Addition projected southerly to said centerline; thence northerly on said eastern lot line to the south lot line of Lot 1, Block 1, Starlight Addition; thence easterly on said south lot line to the southeastern corner of said Lot 1; thence northerly on the eastern lot line of said Lot 1 and eastern lot line projected northerly to the centerline of East 8<sup>th</sup> Street; thence easterly on said centerline to its intersection with the centerline of Boyd Avenue; - thence northerly on last described center line to the centerline of East 9<sup>th</sup> Street; thence westerly on the centerline of East 9<sup>th</sup> Street to a point that is the eastern limits of Brittan Addition; thence northerly on the eastern limits of Brittan Addition to the centerline of the east/west alley in Block 1, Brittan Addition; thence westerly on said alley centerline and projected to the centerline of Flack Avenue; thence northerly on the centerline of Flack Avenue to its intersection with the centerline of East 10<sup>th</sup> Street; thence easterly on the centerline of East 10<sup>th</sup> street to a point that is the east lot line of Lot 2, LeoRosa Addition projected to the centerline of East 10<sup>th</sup> Street; thence northerly on the projected east lot line and the east lot line of Lot 2, LeoRosa Addition to the northeast corner of said Lot 2; thence westerly on the northern lot line of said Lot 2 and said lot line projected west to the centerline of Flack Avenue; thence northerly on the centerline of Flack Avenue to the point of beginning; and

*WHEREAS*, The physical description of said properties is shown on a map which is included in the City Council packets; and

*WHEREAS*, Section 18-2109 of the Community Development Law requires the governing body of the City to submit the question of whether an area is substandard and blighted to the Planning Commission for its review and recommendation prior to making its declaration, and that the Planning Commission is to submit a written recommendation within thirty (30) days of the receipt of such request; and

*WHEREAS*, The Planning Commission met on November 9, 2010 and made a written recommendation that the City Council declare the area to be substandard and blighted; and

*WHEREAS*, The City Council published notice and held a public hearing according to Neb. Rev. Stat. Section 18-2115; and

*WHEREAS*, The City Council believes that such areas are substandard and blighted as evidenced by the survey, as shown by conditions such as, but not limited to, the following: areas where there is a predominance of buildings or improvements, whether residential or non-residential in nature, which by reason of dilapidation, deterioration, age, or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such

factors which is detrimental to the public health, safety, morals, or welfare; areas which 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, improper subdivision or obsolete planning, or the existence of conditions which endanger life or property by fire or 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 in which the average age of the residential or commercial units in the area is at least 40 years; and

*WHEREAS*, The City Council believes that it is in the best interest of the City of Alliance and in the best interest of economic development for the area to be declared Substandard and Blighted according to the Community Development Law.

*NOW, THEREFORE, BE IT RESOLVED*, by the Mayor and City Council of Alliance, Nebraska, that the area within the survey boundaries which area is legally described as follows: A tract of land in Sections 30 and 31, Township 25 North, Range 47 West of the 6<sup>th</sup> Principal Meridian, and Sections 25 and 26, Township 25 North, Range 48 West of the 6<sup>th</sup> Principal Meridian, all located in Box Butte County, Nebraska, described as follows:

Commencing at the intersection of East 12<sup>th</sup> Street and Flack Avenue; thence westerly on the centerline of East 12<sup>th</sup> Street to its intersection with the centerline of Hudson Avenue; thence southerly on the centerline of Hudson Avenue to its intersection with the centerline of East 10<sup>th</sup> Street; thence easterly on the centerline of East 10<sup>th</sup> Street to a point that is the west line of Lot 35, Belmont Addition projected north; thence southerly on the western lot lines of Lots 35, 39, 101, 108, 171, 174, 239, and 241, all in Belmont Addition, continuing southerly on the western lot line of Lot 241 to the centerline of East 7<sup>th</sup> Street; thence westerly on the centerline of East 7<sup>th</sup> Street to its intersection with the centerline of the north/south alley in Block 3, 2<sup>nd</sup> Addition to Miller Heights; thence southerly on said north/south alley in said Block 3 and the north/south alley in Block 2, 2<sup>nd</sup> Addition to Miller Heights, continuing southerly in the north/south alley in Block 2, 2<sup>nd</sup> Addition to Miller Heights and projected to the centerline of East 4<sup>th</sup> Street; thence westerly on the centerline of said East 4<sup>th</sup> Street to a point that is the centerline of the north/south alley between the west half of Block 5, Miller Heights and the Block 1, Lawrence Addition projected northerly to the centerline of East 4<sup>th</sup> Street; thence southerly on last described north/south alley to the northerly lot line of Lot 8, Block 5, Miller Heights; thence westerly on the northern lot line of said Lot 8 and projected westerly following the northern lot lines of Lot 5, Block 11, Miller Heights, Lot 8, Block 3, Fairview Addition, and Lot 5, Block 1, Fairview Addition, to a point on the centerline of the north/south alley in Block 1, Fairview Addition; thence southerly on the centerline of the last described alley and southerly across East 3<sup>rd</sup> Street and the north/south alley in Block 2, Drake's Addition to the centerline of East 2<sup>nd</sup> Street; thence easterly on the centerline of East 2<sup>nd</sup> Street to the centerline of Potash Avenue; thence southerly on the centerline of Potash Avenue to the southerly block line of Block 2, Brown's Addition; thence easterly along the southern block line of Block 2, and Block 3, Brown's Addition to the centerline of Flack Avenue; thence northerly on said centerline to a point that is the southerly lot line of Lot 6, Block 2, Smith Addition projected westerly; thence

easterly on the southern lot line of said Lot 6, and Lot 16, Block 2 to the eastern block line of Block 2, Smith Addition; thence northerly on said eastern block line to the northeast corner of Lot 11, Block 2; thence easterly to the centerline of A Street; thence northerly on said centerline to the southern right-way-line of State Highway 2 (East 3<sup>rd</sup> Street); thence northwesterly across said right-of-way to the southeast corner of Lot 11, Block 1, Federal Addition; thence northerly along the eastern lot line of said Lot 11 and the east lot line projected northerly to the centerline of east/west alley in said Block 1; thence easterly on said alley centerline to the centerline of Boyd Avenue; thence northerly on said centerline to its intersection with the centerline of East 7<sup>th</sup> Street; thence westerly on the said centerline to the eastern lot line of Lot 2, Block 1, Starlight Addition projected southerly to said centerline; thence northerly on said eastern lot line to the south lot line of Lot 1, Block 1, Starlight Addition; thence easterly on said south lot line to the southeastern corner of said Lot 1; thence northerly on the eastern lot line of said Lot 1 and eastern lot line projected northerly to the centerline of East 8<sup>th</sup> Street; thence easterly on said centerline to its intersection with the centerline of Boyd Avenue; thence northerly on last described center line to the centerline of East 9<sup>th</sup> Street; thence westerly on the centerline of East 9<sup>th</sup> Street to a point that is the eastern limits of Brittan Addition; thence northerly on the eastern limits of Brittan Addition to the centerline of the east/west alley in Block 1, Brittan Addition; thence westerly on said alley centerline and projected to the centerline of Flack Avenue; thence northerly on the centerline of Flack Avenue to its intersection with the centerline of East 10<sup>th</sup> Street; thence easterly on the centerline of East 10<sup>th</sup> street to a point that is the east lot line of Lot 2, LeoRosa Addition projected to the centerline of East 10<sup>th</sup> Street; thence northerly on the projected east lot line and the east lot line of Lot 2, LeoRosa Addition to the northeast corner of said Lot 2; thence westerly on the northern lot line of said Lot 2 and said lot line projected west to the centerline of Flack Avenue; thence northerly on the centerline of Flack Avenue to the point of beginning

is substandard and blighted pursuant to the Community Development Law for the State of Nebraska.

PASSED AND APPROVED this 3<sup>rd</sup> day of February, 2011.

  
Fred Feldges, Mayor

(SEAL)

Attest:   
Linda S. Jines, City Clerk

Approved as to Form and Legality:

  
Larry L. Miller, City Attorney

# **CITY OF ALLIANCE**

## **REDEVELOPMENT AREA SUBSTANDARD/BLIGHT SURVEY**

**for the  
“Flack Avenue and East 3rd Street Redevelopment Area”**



Prepared by: Community Development Department  
September 2010

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**RESOLUTION NO. \_\_\_\_\_**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA THAT:**

1. The Mayor and City Council of the City of Alliance, Nebraska find that certain conditions exist as evidenced by the Council's finding of facts which are included in the City of Alliance's "Flack Avenue and East 3rd Street Redevelopment Area Substandard and Blight Survey" which is attached and incorporated by reference herein as to the following described real estate located within the boundaries of the City of Alliance, Nebraska:

A tract of land in Townships 25 North, Ranges 47 and 48, West of the 6<sup>th</sup> Principal Meridian, Alliance, Box Butte County, Nebraska, described as follows:

Commencing at the intersection of E. 12<sup>th</sup> Street and Flack Avenue; Thence westerly on the centerline of E. 12<sup>th</sup> Street to its intersection with the centerline of Hudson Avenue; Thence southerly on the centerline of Hudson Avenue to its intersection with the centerline of E. 10<sup>th</sup> Street; Thence easterly on the centerline of E. 10<sup>th</sup> Street to a point that is the west line of Lot 35, Belmont Addition projected north; Thence southerly on the western lot lines of Lots 35, 39, 101, 108, 171, 174, 239, and 241, all in Belmont Addition, continuing southerly on the western lot line of Lot 241 to the centerline of E. 7<sup>th</sup> Street; Thence westerly on the centerline of E. 7<sup>th</sup> Street to its intersection with the centerline of the north/south alley in Block 3, 2<sup>nd</sup> Addition to Miller Heights; Thence southerly on said north/south alley in said Block 3 and the north/south alley in Block 2, 2<sup>nd</sup> Addition to Miller Heights, continuing southerly in the north/south alley in Block 2, 2<sup>nd</sup> Addition to Miller Heights and projected to the centerline of E. 4<sup>th</sup> Street; Thence westerly on the centerline of said E. 4<sup>th</sup> Street to a point that is the centerline of the north/south alley between the west half of Block 5, Miller Heights and the Block 1, Lawrence Addition projected to northerly to the centerline of E. 4<sup>th</sup> Street; Thence southerly on last described north/south alley to the northerly lot line of Lot 8, Block 5, Miller Heights; Thence westerly on the northern lot line of said Lot 8 and projected westerly following the northern lot lines of Lot 5, Block 11, Miller Heights, Lot 8, Block 3, Fairview Addition, and Lot 5, Block 1, Fairview Addition, to a point on the centerline of the north/south alley in Block 1, Fairview Addition; Thence southerly on the centerline of the last described alley and southerly across E. 3<sup>rd</sup> Street and the north/south alley in Block 2, Drake's Addition to the centerline of E. 2<sup>nd</sup> Street; Thence easterly on the centerline of E. 2<sup>nd</sup> Street to the centerline of Potash Avenue; Thence southerly on the centerline of Potash Avenue to the southerly block line of Block 2, Brown's Addition; Thence easterly along the southern block line of Block 2, and Block 3, Brown's Addition to the centerline of Flack Avenue; Thence northerly on said centerline to a point that is the southerly lot line of Lot 6, Block 2, Smith Addition projected westerly; Thence easterly on the southern lot line of said Lot 6, and Lot 16, Block 2 to the eastern block line of Block 2, Smith Addition; Thence northerly on said eastern block line to the northeast corner of Lot 11, Block 2; Thence easterly to the centerline of A Street; Thence northerly on said centerline to the southern right-way-line of State Highway 2 (E. 3<sup>rd</sup> Street); Thence northwesterly across said right-of-way to the southeast corner of Lot 11, Block 1, Federal Addition; Thence northerly along the eastern lot line of said Lot 11 and the east lot line projected northerly to the centerline of east/west alley in said Block 1; Thence easterly on said alley centerline to the centerline of Boyd Avenue; Thence northerly on said centerline to its intersection with the centerline of E. 7<sup>th</sup> Street; Thence westerly on the said centerline to the eastern lot line of Lot 2, Block 1, Starlight Addition projected southerly to said centerline; Thence northerly on said eastern lot line to the south lot line of Lot 1, Block 1, Starlight Addition; Thence easterly on said south lot line to the southeastern corner of said Lot 1; Thence northerly on the eastern lot line of said Lot 1 and eastern lot line projected northerly to the centerline of E. 8<sup>th</sup> Street; Thence easterly on said centerline to its intersection with the centerline of Boyd Avenue; Thence northerly on last described center line to the centerline of E. 9<sup>th</sup> Street; Thence westerly on the centerline of E. 9<sup>th</sup> Street to a point that is the eastern limits of Brittan Addition; Thence northerly on the eastern limits of Brittan Addition to the centerline of the east/west alley in Block 1, Brittan Addition; Thence westerly on said alley centerline and projected to the centerline of Flack Avenue; Thence northerly on the centerline of Flack Avenue to its intersection with the centerline of E. 10<sup>th</sup> Street; Thence easterly on the centerline of E. 10<sup>th</sup> street to a point that is the east

lot line of Lot 2, Leorosa Addition projected to the centerline of E. 10<sup>th</sup> Street; Thence northerly on the projected east lot line and the east lot line of Lot 2, Leorosa Addition to the northeast corner of said Lot 2; Thence westerly on the northern lot line of said Lot 2 and said lot line projected west to the centerline of Flack Avenue; Thence northerly on the centerline of Flack Avenue to the point of beginning.

2. The Mayor and the City Council of the City of Alliance, Nebraska hereby find, and do declare pursuant to Nebraska Revised Statutes 18-2109, that the aforementioned real estate is a substandard and blighted area as defined in Nebraska Revised Statutes 18-2103(10) and 18-2103(11) and in need of redevelopment.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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Ralph Yeager,  
Mayor

ATTEST:

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Linda S. Jines,  
City Clerk

## **INTRODUCTION**

The City's elected officials have been investigating and implementing strategies to assist private sector development efforts that will generate new employment opportunities and create economic growth that will increase wages in the community. One potential development strategy provided for in Nebraska's Community Development Law is the designation of a redevelopment areas and the use of tax increment financing.

The purpose of this report is to substantiate the existence of substandard and blighted areas within a geographically defined target area of the community and to assess the ability of this area to become designated as a "substandard and blighted area" in conformance with Nebraska Community Development Law. The results of this investigation are reported in the following narrative by offering a description of applicable community development law and a description of the how the proposed redevelopment area complies with the law.

## I. AREA OVERVIEW AND DESCRIPTION

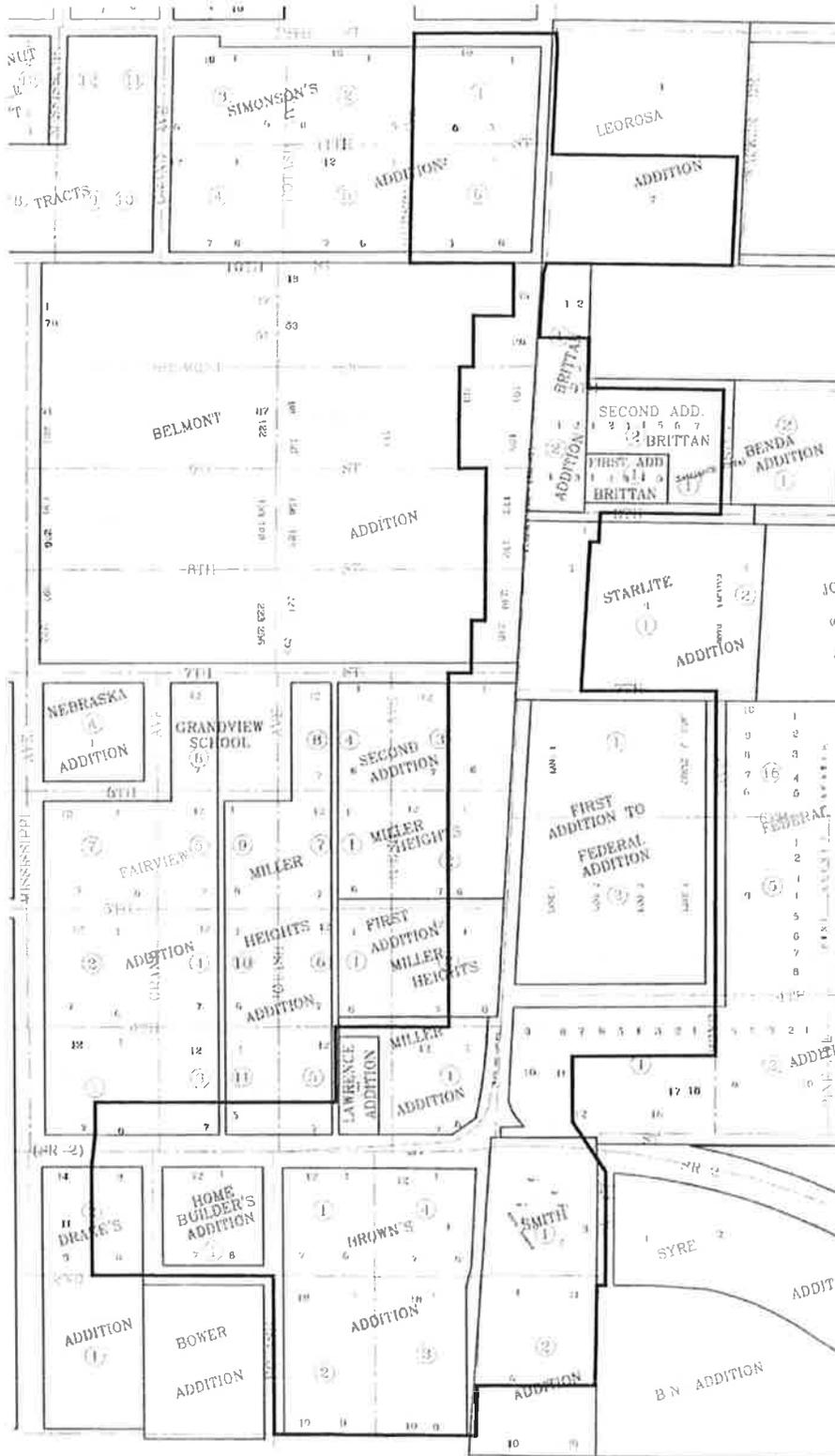
### Project Area Boundary:

The proposed redevelopment area encompasses the "Flack Avenue and East 3rd Street Redevelopment Area," defined as follows:

A tract of land in Townships 25 North, Ranges 47 and 48, West of the 6<sup>th</sup> Principal Meridian, Alliance, Box Butte County, Nebraska, described as follows:

Commencing at the intersection of E. 12<sup>th</sup> Street and Flack Avenue; Thence westerly on the centerline of E. 12<sup>th</sup> Street to its intersection with the centerline of Hudson Avenue; Thence southerly on the centerline of Hudson Avenue to its intersection with the centerline of E. 10<sup>th</sup> Street; Thence easterly on the centerline of E. 10<sup>th</sup> Street to a point that is the west line of Lot 35, Belmont Addition projected north; Thence southerly on the western lot lines of Lots 35, 39, 101, 108, 171, 174, 239, and 241, all in Belmont Addition, continuing southerly on the western lot line of Lot 241 to the centerline of E. 7<sup>th</sup> Street; Thence westerly on the centerline of E. 7<sup>th</sup> Street to its intersection with the centerline of the north/south alley in Block 3, 2<sup>nd</sup> Addition to Miller Heights; Thence southerly on said north/south alley in said Block 3 and the north/south alley in Block 2, 2<sup>nd</sup> Addition to Miller Heights, continuing southerly in the north/south alley in Block 2, 2<sup>st</sup> Addition to Miller Heights and projected to the centerline of E. 4<sup>th</sup> Street; Thence westerly on the centerline of said E. 4<sup>th</sup> Street to a point that is the centerline of the north/south alley between the west half of Block 5, Miller Heights and the Block 1, Lawrence Addition projected northerly to the centerline of E. 4<sup>th</sup> Street; Thence southerly on last described north/south alley to the northerly lot line of Lot 8, Block 5, Miller Heights; Thence westerly on the northern lot line of said Lot 8 and projected westerly following the northern lot lines of Lot 5, Block 11, Miller Heights, Lot 8, Block 3, Fairview Addition, and Lot 5, Block 1, Fairview Addition, to a point on the centerline of the north/south alley in Block 1, Fairview Addition; Thence southerly on the centerline of the last described alley and southerly across E. 3<sup>rd</sup> Street and the north/south alley in Block 2, Drake's Addition to the centerline of E. 2<sup>nd</sup> Street; Thence easterly on the centerline of E. 2<sup>nd</sup> Street to the centerline of Potash Avenue; Thence southerly on the centerline of Potash Avenue to the southerly block line of Block 2, Brown's Addition; Thence easterly along the southern block line of Block 2, and Block 3, Brown's Addition to the centerline of Flack Avenue; Thence northerly on said centerline to a point that is the southerly lot line of Lot 6, Block 2, Smith Addition projected westerly; Thence easterly on the southern lot line of said Lot 6, and Lot 16, Block 2 to the eastern block line of Block 2, Smith Addition; Thence northerly on said eastern block line to the northeast corner of Lot 11, Block 2; Thence easterly to the centerline of A Street; Thence northerly on said centerline to the southern right-way-line of State Highway 2 (E. 3<sup>rd</sup> Street); Thence northwesterly across said right-of-way to the southeast corner of Lot 11, Block 1, Federal Addition; Thence northerly along the eastern lot line of said Lot 11 and the east lot line projected northerly to the centerline of east/west alley in said Block 1; Thence easterly on said alley centerline to the centerline of Boyd Avenue; Thence northerly on said centerline to its intersection with the centerline of E. 7<sup>th</sup> Street; Thence westerly on the said centerline to the eastern lot line of Lot 2, Block 1, Starlight Addition projected southerly to said centerline; Thence northerly on said eastern lot line to the south lot line of Lot 1, Block 1, Starlight Addition; Thence easterly on said south lot line to the southeastern corner of said Lot 1; Thence northerly on the eastern lot line of said Lot 1 and eastern lot line projected northerly to the centerline of E. 8<sup>th</sup> Street; Thence easterly on said centerline to its intersection with the centerline of Boyd Avenue; Thence northerly on last described center line to the centerline of E. 9<sup>th</sup> Street; Thence westerly on the centerline of E. 9<sup>th</sup> Street to a point that is the eastern limits of Brittan Addition; Thence northerly on the eastern limits of Brittan Addition to the centerline of the east/west alley in Block 1, Brittan Addition; Thence westerly on said alley centerline and projected to the centerline of Flack Avenue; Thence northerly on the centerline of Flack Avenue to its intersection with the centerline of E. 10<sup>th</sup> Street; Thence easterly on the centerline of E. 10<sup>th</sup> street to a point that is the east lot line of Lot 2, Leorosa Addition projected to the centerline of E. 10<sup>th</sup> Street; Thence northerly on the projected east lot line and the east lot line of Lot 2, Leorosa Addition to the northeast corner of said Lot 2; Thence westerly on the northern lot line of said Lot 2 and said lot line projected west to the centerline of Flack Avenue; Thence northerly on the centerline of Flack Avenue to the point of beginning.

The map below illustrate the project area:



## **II: SUBSTANDARD & BLIGHTED AREA SURVEY**

### **A. Definitions and Statutes:**

According to Nebraska Community Development Law; Sections 18-2102 and Sections 18-2103 (10), (11); in order for a project area to be eligible for redevelopment and tax increment financing, the area must first qualify as a "substandard and blighted area." This qualification must be within the definition set forth in the Nebraska Community Development Law.

This survey has been performed to examine existing conditions and to determine whether or not conditions exist which would warrant designating the study area as a "Community Redevelopment Area", as set forth by State statutes in Section 18-2103, as described below:

#### Section 18-2103(10), Substandard Areas:

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.

#### Section 18-2103 (11), Blighted Areas:

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 residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in the 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 per capita income of the city or village in which the area is designated; or (v) that the area has had either stable or decreasing population based upon the last two decennial censuses.

**B. Presence of Substandard Conditions:**

To qualify as substandard at least one of the conditions described in Section 18-2103(10) must be substantiated in the survey area. The substantiating criteria used for this report included a predominance of buildings and improvements subject to both “age & obsolescence” and “conditions which endanger life or property”. The following documentation is provided to verify the presence of substandard conditions in the proposed redevelopment areas:

1. Age and obsolescence

- As documented in Appendix B, a large majority of the buildings in the project area are over 40 years of age.

2. Conditions which endanger life or property

- As documented in Appendix A, there exists much uncontrolled vegetation, inoperable vehicles and significant amounts of junk that can be detrimental to human health as these conditions provide habitat for rodents and other pests which can potentially spread diseases.

**C. Presence of Blighted Conditions:**

1. To qualify as blighted at least one of the conditions described in Section 18-2103 (11) (a) must be substantiated in the survey area. The following documentation is provided to verify the presence of blighted conditions in the proposed redevelopment areas:

- As can be seen on the project area map on page 7, the age of a majority of the buildings are in excess of 40 years and a number of them need major renovation or removal. Flack Avenue, which use to be Highway 385, has buildings that use to cater to the traveling public. Many of these uses have evolved into storage or light industrial uses. The Good Samaritan housing on the east side of Flack Avenue date to the 1940's.

Further, the street layout is not conducive to development due to the age of the layout. East 3rd Street in this location consists of a mix of retail and light industrial uses several of which have express interest in redevelopment. The area south of East 3rd has several older uses and much undeveloped land. This area could develop as light industrial uses, but again, the street layout which is typical lot/block development potentially could have streets vacated and larger tracts of land evolve.

- - As demonstrated in Appendix A, there are numerous buildings that are dilapidated and deteriorated.
- - As documented in Appendix B, a large majority of the buildings in the project area are over 40 years of age.

2. In addition to substantiating the blighting influence described in Section 18-2103 (11)(a), at least one of the conditions described in Section 18-2103 (11)(b) must also be present. The following documentation is provided to verify these conditions in the proposed redevelopment areas:

- As documented in Appendix B, the average age of buildings in the project area is well over 40 years of age

## CONCLUSIONS

The proposed "Flack Avenue and East 3rd Street Redevelopment Area" identified in this City of Alliance substandard and blight survey contains "substandard and blighted" conditions as described in Nebraska Community Development Law, Section 18-2103 (10), (11)(a) & (11)(b). When combined with the other redevelopment areas in the City, the total redevelopment area for the city is well under the maximum 35% allowed by Nebraska Community Development Law for inclusion in redevelopment areas of cities of the first class.

This is shown on the following spreadsheet;

NAME	BLIGHTED DATE	RESOLUTION	SIZE (Ac.)
Sheridan-HH&S	Nov. 2007	Res. 07-124	28.44
Box Butte	May, 2003	Res. 04-44	22.54
3rd & Cody	Nov. 2003	Res. 03-93	5.69
West Alliance	July, 2010	Res. 10-81	200
<b>Total</b>			<b>256.67</b>
Proposed Flack & E. 3rd			75.11
<b>Proposed Total</b>			<b>331.78</b>
Area of Alliance			3072
<b>Proposed Blighted Area for Entire City</b>			<b>10.80%</b>

The proposed "Flack Avenue and East 3rd Street Redevelopment Area" thus qualifies for "substandard and blighted" designation in accordance with Nebraska state statutes.

### Process for declaring an area blighted and substandard:

Declarations of blight for an area require the following steps be taken:

1. A "blight study," which is a report that documents that an area meets the criteria established by the Community Development Law must be prepared:
2. The planning commission must review the "substandard and blight study" and make a recommendation to the City Council, and:
3. The City Council must make a final determination of substandard or blighted status by resolution.

## **ELIGIBLE REDEVELOPMENT PROJECT ACTIVITIES**

Eligible redevelopment project activities are defined in Section 18-2103(12) as follows:

A redevelopment project shall mean any work or undertaking in one or more community redevelopment areas:

- a) to acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;
- b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;
- c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;
- d) to dispose of all real and personal property or an interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or an public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;
- e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- f) to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.

Section 18-2105 also indicates the governing body of a city or an authority at its discretion 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.

## **REDEVELOPMENT PLAN REQUIREMENTS**

As indicated in Sections 18-2103(13) and 18-2111, a redevelopment plan may be created for a redevelopment area or for a redevelopment project. The plan must at a minimum meet the following requirements:

- 1) The plan must conform to the general plan for the municipality as a whole, and
- 2) The plan must be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.
- 3) The plan must be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to the following:
  - a. the boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein;
  - b. a land use plan showing proposed uses of the area;
  - c. information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment;
  - d. a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
  - e. a site plan of the area; and
  - f. a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

To utilize the benefits of tax increment financing in a designated redevelopment area a redeveloper, as defined in the following section, must prepare and obtain approval of a redevelopment plan.

### **REDEVELOPER DEFINED**

Eligible redevelopers are defined in 18-2103(14) and 18-2103(19) as follows:

“Redeveloper shall mean any person, partnership, or public or private corporation or agency which shall enter or propose to enter into a redevelopment contract.”

“Person shall mean any individual, firm, partnership, limited liability company, corporation, company, association, joint-stock association, or body politic and shall include any trustee, receiver, assignee, or other similar representative thereof.”

## **REDEVELOPMENT PLAN APPROVAL PROCESS**

Several sections in Nebraska's Community Development Law provide information on the process that must be followed to recommend and approve a redevelopment plan. Steps that must be undertaken to approve a redevelopment plan include the following:

### Section 18-2109:

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city has conducted the public hearing process required in 18-2115 and declared by resolution that such area is substandard and blighted. In addition, the city's planning commission is granted thirty days to review and make a recommendation upon the substandard and blighted designation. The governing body can not act on the substandard and blight resolution until receiving recommendation from the planning commission or until after 30 days if no recommendation is received.

### Section 18-2112:

Prior to recommending a redevelopment plan to the governing body for approval, the authority shall submit the plan to the planning commission for review and recommendation as to its conformity with the general plan for the development of the city. The planning commission again has thirty days to prepare its recommendation, after which time the authority can recommend the redevelopment plan to the governing body.

### Section 18-2113:

Prior to recommending a redevelopment plan to the governing body for approval, the authority must consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; including among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of a healthful and convenient distribution of the population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight.

### Section 18-2114:

The recommendation by the authority to the governing body shall be accompanied by the recommendations of the planning commission, if any. Various financial and relocation information pertaining to the project must also be submitted if the authority is the entity preparing the plan and if the authority intends to undertake a project or improvements that would be sold to a redeveloper.

Section 18-2115:

The following steps are required to be taken prior to approval by the City of any redevelopment plan:

- 1) The governing body of the city must hold a public hearing on any redevelopment plan, or substantial modification of an existing plan. The hearing must be published at least once a week for two consecutive weeks in a legal newspaper of general circulation in the community. The time of the hearing must be at least ten days from the last publication. The notice must describe the time, date, place and purpose of the hearing specifically identifying the area to be redeveloped under the plan. All interested parties must be afforded an opportunity to express their views at the public hearing.
- 2) Except as provided in subsection (3) below the governing body of the city must at least ten days prior to the public hearing, mail notice of the hearing by first-class United States mail, postage prepaid, or by certified mail to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped and to the president or chairperson of the governing body of each county, township, school district, and other political subdivision in which the real property subject to such plan or major modification is located and whose property tax receipts would be directly affected. This notice must set out the time, date, place and purpose of the hearing and shall include a map of sufficient size to show the area to be redeveloped.
- 3) This sub-section states that if the redevelopment authority holds a public hearing and provides notice as described in subsection (2) above then the governing body is not required to mail the notices described in subsection (2) above prior to holding its own public hearing.

Neighborhood associations wishing to receive the notice described in (2) above must register with the city's planning department or, if there is no planning department, with the city clerk. The registration must include a description of the area of representation of the association and the name and address of the individual designated by the association to receive the notice on its behalf.

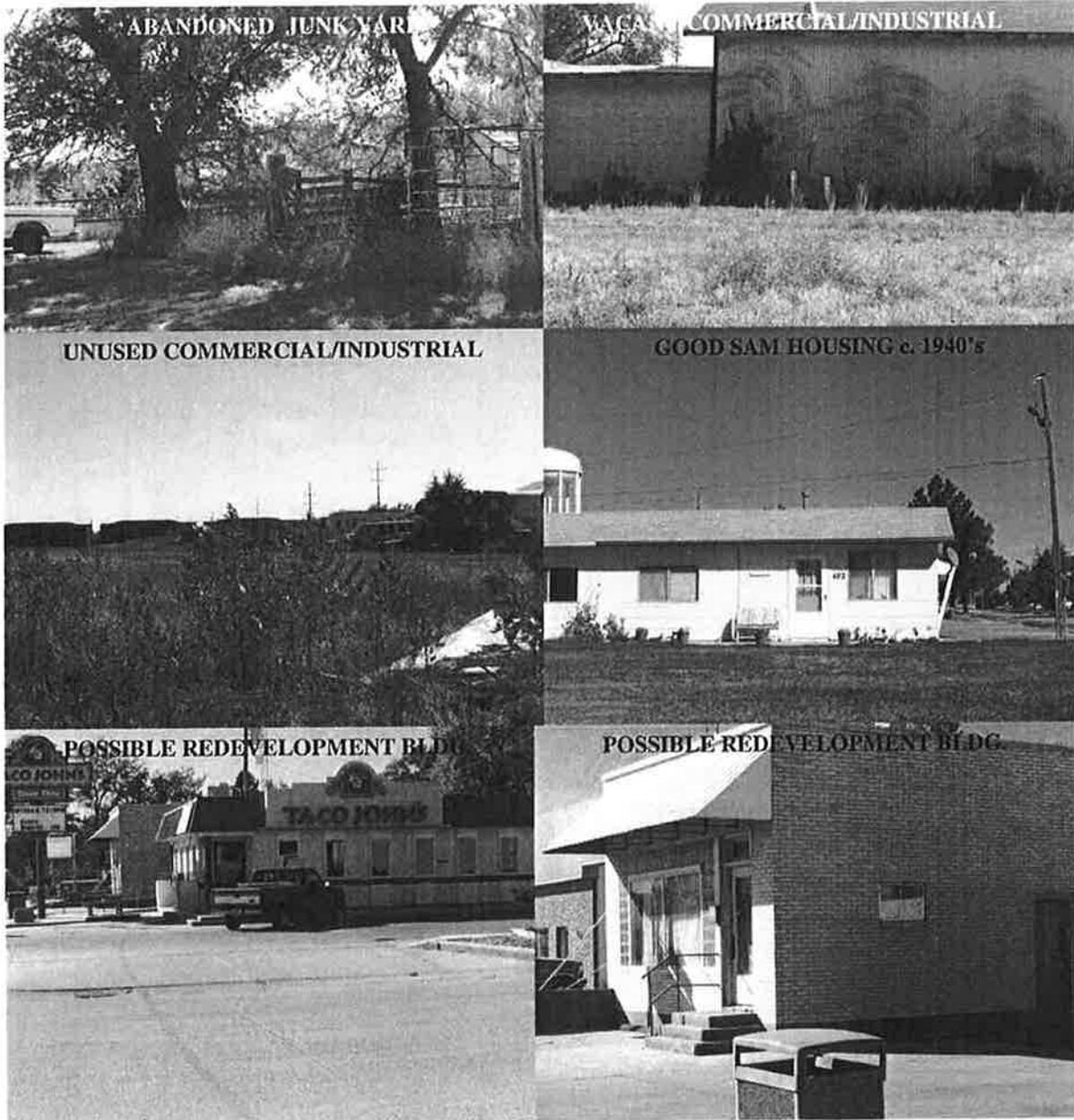
Section 18-2116:

Following the public hearing the governing body may approve a redevelopment plan if it finds the plan is feasible and in conformity with the general plan for the development of the city as a whole and the plan is in conformity with the legislative declarations and determinations set forth in sections 18-2101 to 18-2144.

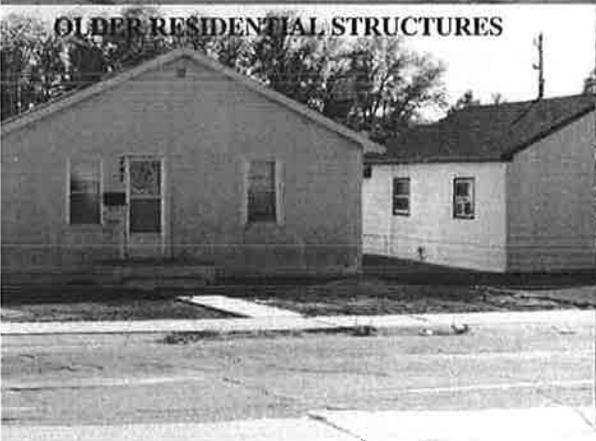
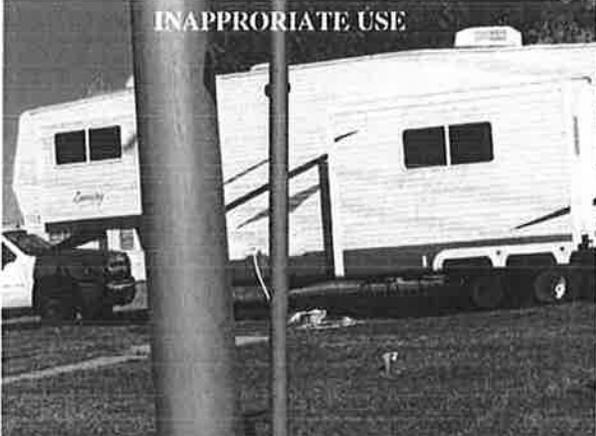
Ad Valorem Tax / Tax Increment Financing

If it is determined by the governing body of the city that (1) a redevelopment project would not be economically feasible without the use of tax-increment financing and (2) that the redevelopment project would not occur in the redevelopment area without the use of tax-increment financing, and (3) the costs and benefits of the redevelopment project, including the costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and have been found to be in the long-term best interest of the community impacted by the redevelopment project then any redevelopment plan as originally approved or as later modified pursuant to section 18-2117, may contain a provision that ad valorem tax levied upon real property in a redevelopment may be used as set forth in section 18-2147.

**Appendix A: Photographic Documentation of Dilapidation, Deterioration and Undeveloped land that has been in the city for more than 40 years. (page 1 of 2)**



**Appendix A: Photographic Documentation of Dilapidation, Deterioration and Undeveloped land that has been in the city for more than 40 years. (page 2 of 2)**



**Appendix B: Documentation of Age and Value of Buildings in Project Area (Page 1 of 4)**

Number	Street	Legal	Total Valuation	Zoning	Use	Condition	Year built
2ND & POTASH		L.7&8,B.1,BROWNS	3,920	M-2	VACANT		
2ND & HUDSON		L.3-6,B.1,BROWNS	133,275	M-2	COMM	GOOD	1995
3RD & HUDSON		L.9-12,B.4,BROWNS	23,968	M-2	VACANT		
767 BELMONT		Lots 101-104, BELMONT	104,415	C-3	RES	AVERAGE	1935
759 E. 10TH		LOT 32, BELMONT	65,399	R-1	RES	FAIR	1955
765 E. 10TH		L. 33 & 34, BELMONT	26,480	C-3	RES	POOR	1940
767 E. 10TH		L. 35, BELMONT	29,565	C-3	RES	FAIR	1930
1004 E. 10TH		1. 7&8, B.6, SIMONSONS	62,818	C-3	COMM	AVERAGE	1977
903 E. 2ND		W.50'L.16-18,B.3,BROWNS	29,579	M-2	RES	FAIR	1900
907 E. 2ND		E.62',L.16-18,B.3,BROWNS	8,779	M-2	RES	POOR	1910
619 E. 3RD		W.70'L.3&4,B.2,DRAKE	47,997	C-3	RES	AVERAGE	1942
623 E. 3RD		E.1/2,L.3&4,B.2,DRAKE	17,370	C-3	RES	FAIR	1930
814 E. 3RD		L.7&8,B.5,MILLERS	102,008	C-3	COMM	COMM	1983
817 E. 3RD		W.81',L.1&2,B.1,BROWNS	74,981	C-3	COMM	AVERAGE	1948
823 E. 3RD		E.31',L.1&2,B.1,BROWNS	52,138	C-3	COMM	AVERAGE	1955
824 E. 3RD		S.150',B.1,LAWRENCE	93,001	C-3	COMM	GOOD	1980
904 E. 3RD		L.7&8,B.1,MILLER	64,066	C-3	COMM	AVERAGE	1950
927 E. 3RD		L.1-4,B.4,BROWNS	104,022	C-3	COMM	GOOD	1947
1003 E. 3RD		PT.L.1&2,B.1,SMITHS	117,122	C-3	COMM	GOOD	1996
1003 E. 3RD		N.L.1,B.1,SMITHS	75,986	C-3	RES	AVERAGE	1925
1015 E. 3RD		N.L.1&2,B.1,SMITHS	164,773	C-3	COMM	AVERAGE	1930
1016 E. 6TH		B.2, 1ST ADD TO FEDERAL	1,332,209	R-3	RES	FAIR	1940
760 E. 7TH		L. 240&241, BELMONT	41,434	C-3	RES	FAIR	1920
765 E. 9TH		L. 171&172, BELMONT	38,000	C-3	RES	FAIR	1915
102 FLACK		L.9,B.3,BROWNS	1,960	M-2	VACANT		
114 FLACK		L.6&7,B.3,BROWNS	11,696	M-2	COMM	POOR	1969
122 FLACK		L.4&5,B.3,BROWNS	13,940	M-2	IND	FAIR	1975

Appendix B: Documentation of Age and Value of Buildings in Project Area (Page 2 of 4)

Number	Street	Legal	Total Valuation	Zoning	Use	Condition	Year built
135	FLACK	L.1-10,B.2,SMITHS	89,103	M-2	COMM	GOOD	1992
136	FLACK	L.1&N.15'L.2,B.3,BROWNS	3,640	M-2	VACANT		
208	FLACK	PT.SE4SE4 36-25-48	305	M-2	VACANT		
312	FLACK	L.1-6,L.9-12,B.1,MILLER	488,070	C-3	COMM	AVERAGE	1973
321	FLACK	N.60', L.10, B.1, FEDERAL	97,838	C-3	COMM	FAIR	1977
323	FLACK	L.9, B.1, FEDERAL	94,394	C-3	COMM	GOOD	1983
408	FLACK	S.30'E.71.5';L.6.B.2,1ST MILLER HGTS	37,952	C-3	COMM	FAIR	1946
408 1/2	FLACK	W.35', L.6, B.2, 1ST MILLER HGTS	37,264	C-3	RES	FAIR	1954
424	FLACK	L.1-4, N.20',L.5.B.2,1ST MILLER HGTS	44,780	C-3	COMM	FAIR	1948
508	FLACK	L.5&6,B.2.2ND MILLER HGTS	177,039	C-3	COMM	FAIR	1993
512	FLACK	L.4,B.2,2ND MILLER HGTS	7,169	C-3	VACANT		
516	FLACK	L.3,B.2,2ND MILLER HGTS	7,169	C-3	VACANT		
520	FLACK	L.2,B.2,2ND MILLER HGTS	21,525	C-3	COMM	FAIR	1968
524	FLACK	L.1,B.2,2ND MILLER HGTS	19,747	C-3	COMM	FAIR	1954
604	FLACK	E.96',L.6,B.3,2ND MILLER HGTS	76,127	C-3	COMM	GOOD	1980
608	FLACK	L.5,B.3,2ND MILLER HGTS	26,164	C-3	COMM	FAIR	1973
612	FLACK	L.4,B.3,2ND MILLER HGTS	52,034	C-3	COMM	FAIR	1940
620	FLACK	L.1-3,B.3, 2ND MILLER HGTS	122,436	C-3	COMM	FAIR	1950
707	FLACK	S.256.6'L.2,B.1,STARLITE	229,212	C-3	COMM	GOOD	1973
716	FLACK	L.239,BELMONT	56,060	C-3	COMM	FAIR	1984
719	FLACK	N.166,L.2,B.1,STARLITE	175,878	C-3	COMM	GOOD	1969
723	FLACK	L.1, B.1, STARLITE	127,495	C-3	COMM	FAIR	1953
815	FLACK	L. 1&2, B. 2, BRITTAN	55,280	C-3	COMM	FAIR	1950
816	FLACK	L.173&174,BELMONT	29,734	C-3	COMM	FAIR	1920
903	FLACK	L.3, B. 1, BRITTAN	192,670	C-3	COMM	GOOD	1950
910	FLACK	L. 105-108, BELMONT	84,792	C-3	COMM	POOR	1978
930	FLACK	L. 36-39, BELMONT	89,606	C-3	COMM	GOOD	1978
1001	FLACK	B.2, LEO-ROSA	105,114	C-3	COMM	FAIR	1977
1004	FLACK	L. 5&6, B.6, SIMONSONS	69,792	C-3	COMM	FAIR	1993

**Appendix B: Documentation of Age and Value of Buildings in Project Area (Page 3 of 4)**

Number	Street	Legal	Total Valuation	Zoning	Use	Condition	Year built
1016	FLACK	L. 3&4, B. 6, SIMONSONS	93,021	C-3	COMM	FAIR	1962
1024	FLACK	L. 1&2, B.6, SIMONSONS	105,793	C-3	COMM	FAIR	1946
1104	FLACK	S.40' L.4 & L.5, B. SIMONSONS	60,713	C-3	COMM	FAIR	1968
1116 1/2	FLACK	L.2&3, & N.10' L.4, B.1 SIMONSONS	120,565	C-3	COMM	FAIR	1977
202	GRAND	L.7,B.3,FAIRVIEW	47,413	R-1	RES	AVERAGE	1925
203	GRAND	L.7,B.1,HOMEBUILDERS	19,066	R-1	RES	FAIR	1918
207	GRAND	L.8,B.1,HOMEBUILDERS	21,852	R-1	RES	FAIR	1918
211	GRAND	L.9&S.2'L.10,B.1,HOMEBUILDERS	21,648	R-1	RES	AVERAGE	1918
212	GRAND	L.5-8,B.2,DRAKE	42,549	COMM	RES	FAIR	1925
215	GRAND	N.48'L.10,B1,HOMEBUILDERS	19,203	R-1	RES	FAIR	1918
219	GRAND	L.11,B.1,HOMEBUILDERS	48,737	R-1	RES	FAIR	1918
223	GRAND	L.12,B.1,HOMEBUILDERS	22,276	R-1	RES	FAIR	1918
304	GRAND	L.6,B.1,FAIRVIEW	63,294	R-1	RES	AVERAGE	1930
307	GRAND	L.8,B.3,FAIRVIEW	87,256	R-1	RES	AVERAGE	1932
308	GRAND	L.5,B.1,FAIRVIEW	29,990	R-1	RES	AVERAGE	1930
130	HUDSON	L.3,B.2,BROWNS	2,570	M-2	RES	POOR	U/K
136	HUDSON	L.1,B.2,BROWNS	1,960	M-2	VACANT		
203	HUDSON	L.7&8,B.4,BROWNS	10,717	M-2	COMM	FAIR	1966
316	HUDSON	N.150',B.1,LAWRENCE	4,500	C-3	VACANT		
1015	HUDSON	L.10, B. 6, SIMONSONS	63,623	R-3	COMM	GOOD	1970
1103	HUDSON	S.16', L.7, & ALL L.6, B.1, SIMONSONS	72,307	R-1	RES	FAIR	1964
1111	HUDSON	N.34'L.7&S32'L.8,B.1,SIMONSONS	61,041	R-1	RES	FAIR	1963
1115	HUDSON	N.18', L.8, & ALL L.9, B.1 SIMONSONS	73,598	R-1	RES	FAIR	1963
1119	HUDSON	L.10,B.1, SIMONSONS	81,191	R-1	RES	FAIR	1962
121	POTASH	L.13&14,&S.45'L.15,B.2, BROWNS	38,861	M-2	RES	FAIR	1940
125	POTASH	N.5',L.15&ALL,L.16,B.16,BROWNS	44,165	M-2	RES	POOR	1940
135	POTASH	L.17&18,B.2,BROWNS	33,696	M-2	RES	FAIR	1930
208	POTASH	L.5,B.1,HOMEBUILDERS	18,145	R-1	RES	FAIR	1918

**Appendix B: Documentation of Age and Value of Buildings in Project Area (Page 4 of 4)**

Number	Street	Legal	Total Valuation	Zoning	Use	Condition	Year built
212	POTASH	L.4,B.1,HOMEBUILDERS	28,010	R-1	RES	FAIR	1918
216	POTASH	L.6,B.1,HOMEBUILDERS	11,685	R-1	RES	FAIR	1918
220	POTASH	L.2,B.1,HOMEBUIDLERS	32,625	R-1	RES	FAIR	1918
224	POTASH	L.14,B.5,1STSOUTHALLIANCE	67,101	R-1	RES	FAIR	1980
304	POTASH	L.5,B.11,MILLERHGT5	101,321	R-1	RES	AVERAGE	1932
803	POTASH	L.11&12,B.1,BROWNS	205,716	C-3	COMM	GOOD	2008

**TOTAL PARCELS** 90  
 Vacant or Unknown 10  
 Less than 40 years 22  
 More than 40 years 58

Percentage of over 40 years 64.44%