Blight and Substandard Study
City of Schuyler, Nebraska
Study Area

JEO Consulting Group, Inc.
Project No. 121338.00

Adopted __________, 2013

Resolution No. _________
Introduction

Background
In 1975 the Nebraska Unicameral enacted legislation in response to the existence of areas in cities and villages that had become deteriorated and substandard for a variety of reasons. These areas were considered harmful to the social and economic well-being of the entire community in which they existed. Conditions in such areas were considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise. The Community Development Law, as it is known, enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for redevelopment or through the conservation and rehabilitation of property.

Prior to enactment of the legislation, Nebraska communities were unable to carry out redevelopment programs involving assembly of land for conveyance to private developers without the creation of an urban renewal authority approved by the voters of a municipality. The Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101 to 18-2144) permits cities of all classes and villages to establish Community Redevelopment Authorities (CRAs) by ordinance. Such authority empowers CRAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. This law, with subsequent amendments, has been the cornerstone of redevelopment and community development activities in Nebraska.

This Schuyler Blight and Substandard Study examines existing conditions of land-use, buildings, and structures within the Designated Study Area in the City of Schuyler to determine its eligibility for redevelopment activities. The area for this analysis is the Designated Study Area which is an area generally described as the northwest quadrant of the city with an interior island not included. A number of potential opportunities for redevelopment exist throughout the Proposed Study Area which would allow for the City of Schuyler to overcome blighted and substandard conditions. When evaluating blight and substandard conditions, the City of Schuyler must adhere to Nebraska Community Development Law, as provided for in the Nebraska Revised Statutes.

Nebraska Revised State Statutes
Nebraska’s Community Development Law (Neb Rev Stat §§18-2101 to 18-2154) provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas, as well as the prevention and elimination of substandard and blighted areas. The Legislature has declared, in pertinent part:

> It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any of a number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the
development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statutes §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements. §18-2101

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “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 re-planning, 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.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statutes §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

The governing body of a city or an authority at its direction for the purposes of sections 18-2101 to 18-2144 may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof. §18-2105

The main substance of a workable program is an adopted general redevelopment plan for a defined area, as well as the subsequent individual redevelopment projects that identify specific projects within a redevelopment area. Prior to adoption of a general redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110), and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).
The important community development terms are defined in Nebraska Revised Statutes §18-2103, several of which are shown below (organization and emphasis added):

**Substandard area** means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

**Blighted area** means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
(ii) the average age of the residential or commercial units in the area is at least forty years;
(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
(v) the area has had either stable or decreasing population based on the last two decennial censuses.

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

**Redevelopment project** means 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 any 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 any 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;

Redevelopment plan means a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which

(a) conforms to the general plan for the municipality as a whole and

(b) is 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.

Purpose of the Study
This Schuyler Blight and Substandard Study for the Designated Study Area is intended to give the Community Redevelopment Authority and City Board the basis for determining the existence of blight and substandard conditions within the delineated Study Area. Through this process, the CRA may employ and exercise the power authorized in Nebraska Community Development Law to eliminate economic and/or social concerns which are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region.

The findings of this Blight and Substandard Study will guide the structure of the Redevelopment Plan for the community concerning the Proposed Blight Area. The area that was evaluated for blighted and substandard conditions for this Study is graphically displayed in Figure 3, found on page 17. For purposes of this analysis, the Designated Study Area includes an area generally described as the northwest quadrant of the city with an interior island not included. This Study examines existing land-uses, platting, structures, and infrastructure systems to determine whether the area meets the statutory requirements for designation as a Blight and Substandard Area, enabling the CRA to stimulate and manage development and redevelopment efforts. The City of Schuyler, when evaluating blight and substandard conditions, must closely adhere to the provisions set forth in the Nebraska Revised State Statutes.
The findings of this Study will guide the general redevelopment for the designated Area. The General Redevelopment Plan – the companion document to the Blight and Substandard Study - will contain local objectives regarding appropriate land uses, improved traffic circulation, economic development activities, public transportation, public utilities, and other public improvements, in accordance with the provisions of the Nebraska Community Development Law. The proposed requirements in the redevelopment area shall include without being limited to:

- The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein,
- A land-use plan showing proposed uses of the area,
- Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment,
- A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances,
- A site plan of the area, and
- 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.
Substandard and Blight Eligibility Analysis

Schuyler Designated Study Area

The City of Schuyler selected the Designated Study Area to be a portion of property within the corporate limits for evaluation pursuant to Neb Rev Stat §18-2101 to 18-2154. The area is comprised of primarily commercial, industrial, and residential land uses. The Designated Study Area was selected for a number of reasons, including:

1. The potential for private development and redevelopment activities within the Study Area.
2. The need for improvements in infrastructure due to specific existing conditions.
3. The economic and functional obsolescence of certain uses within the Study Area.
4. The presence of Blighted and Substandard characteristics within the Study Area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Schuyler can stimulate and manage future development in this Area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Schuyler can guide future development in these areas of the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and retard private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Schuyler can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1997, as amended), substandard area shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration*

   *Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
   - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Age or obsolescence

   Estimate age of structures (40+ years criteria)

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

   Overall sight conditions
   - Examples include Junk cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage-sanitation facilities, unpaved parking/outdoor storage.

4. Other Substandard Conditions

   (a) High density of population and overcrowding (census); or
   (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes flood plain; or
(c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, flood plain area, outdoor storage, site clutter).

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures***
   
   *Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)*
   
   - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. **Existence of defective or inadequate street layout**
   
   *Condition of streets/inadequate access*
   
   - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings.

3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
   
   *Conditions associated with accessibility/usefulness of the lots*
   
   - Examples include land lock parcels, odd shaped lots, undersize lots, lots with accessibility concerns.

4. **Unsanitary or unsafe conditions**
   
   *Conditions which pose a threat to public health and safety*
   
   - Examples include age and physical condition of structures, flood plain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.

5. **Deterioration of site or other improvements**
   
   *Field observation of age and condition of public utilities, debris and inadequate public improvements*
   
   - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.

6. **Diversity of ownership**
   
   *The total number of unduplicated owners*
   
   - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

7. **Tax or special assessment delinquency exceeding the fair value of the land**
   
   *Examination of public records to determine the status of taxation of properties*
   
   - Examples include delinquent taxes, real estate taxes, tax exempt.

8. **Defective or unusual conditions of title**
   
   *Examine public records to determine any defective or unusual title defects*
   
   - Examples include improper filings, liens, defective titles, etc.
9. Improper subdivision or obsolete platting
   Examine public records to determine improper subdivision and obsolete platting
   - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

10. The existence of conditions which endanger life or property by fire or other causes
    Examine conditions which endanger life or property
    - Examples include inadequate, undersized or inoperative public infrastructure systems, flood plain, building materials, site access, on-site storage (cars), secluded areas for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

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
    Economic and/or socially undesirable land uses
    - Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property’s ability to compete in the market place.

12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
   (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
   (b) The average age of the residential or commercial units in the area is at least 40 years (Field observation);
   (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
   (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census);
   (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem
No structural or aesthetic problems are visible.

Adequate Condition
- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition
- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked window panes,
- Some rotted or loose windows or doors (no longer wind- or water-proof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

**Dilapidated Condition**
- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large areas of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.
Designated Study Area

The initial study area as identified in the contract between the City of Schuyler and JEO Consulting can be found in Figure 1. This area was altered through verbal agreement between the two parties. For this study, the initial study area will be known as the “Designated Study Area.”

Figure 1: Designated Study Area
Proposed Blight Area

Legal Description
The Proposed Blight Area has been split into five separate sections for the writing of the legal description. Figure 2 below portrays those sections and should be used for reference when reading the legal descriptions.

Figure 2: Legal Description Sections
The Study Area consists of approximately 570 +/- acres, as shown in Figure 3. The legal description was drawn up and reviewed by a JEO registered surveyor.

**LEGAL DESCRIPTION:**

**Section #1: (NORTH OF 16TH AND WEST OF COLFAX)**

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M., COLFAX COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 531 FEET, MORE OR LESS; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK NO. 127, PAGE 39; THENCE NORTHERLY ON THE EAST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL TO THE SOUTH LINE OF SANDY SHORES FIRST SUBDIVISION AS PLATTED IN THE CITY OF SCHUYLER; THENCE EASTERLY ON THE SOUTH LINE OF SAID SANDY SHORES FIRST SUBDIVISION TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ON SAID EAST LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE CONTINUING NORTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK NO. 127, PAGE 762; THENCE EASTERLY ON SAID SOUTH LINE TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 75 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 15; THENCE WESTERLY ON THE SOUTH RIGHT OF WAY LINE OF WEST 22ND STREET AS PLATTED IN SAID CITY OF SCHUYLER TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK NO. 95, PAGE 651; THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE NORTHERLY ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL TO THE NORTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE EASTERLY ON THE NORTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 292 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER TO THE NORTH LINE OF LOT 1 OF SCHUYLER COMMUNITY SCHOOLS SUBDIVISION AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY TO SAID SOUTH RIGHT OF WAY LINE OF WEST 22ND STREET; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF BLOCK 4 OF CLARKSON AND DORSEY’S SUBDIVISION TO SAID CITY OF SCHUYLER; THENCE EASTERLY ON THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 66 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID BLOCK 4 TO A POINT BEING 232 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 4; THENCE WESTERLY, A DISTANCE OF 66 FEET TO SAID WEST LINE OF BLOCK 4; THENCE WESTERLY, A DISTANCE OF 134 FEET; THENCE SOUTHERLY, A DISTANCE OF 312 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF WEST 20TH STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF BLOCK “A” IN WEST GOLD ESTATES 2ND ADDITION AS PLATTED IN SAID CITY OF SCHUYLER; THENCE CONTINUING WESTERLY ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 132 FEET, MORE OR LESS; THENCE SOUTHERLY TO THE NORTH RIGHT OF WAY LINE OF WEST 18TH STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 344, FEET MORE OR LESS; THENCE SOUTHERLY TO THE NORTH RIGHT OF WAY LINE OF WEST 17TH STREET AS
PLATTED IN SAID CITY OF SCHUYLER; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF DENVER STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 400 FEET, MORE OR LESS; THENCE EASTERLY TO THE WEST RIGHT OF WAY LINE OF BANNER STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF WEST 16TH AVENUE AS PLATTED IN SAID CITY OF SCHUYLER EXTENDED WESTERLY; THENCE EASTERLY TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID BANNER STREET AND SAID NORTH RIGHT OF WAY LINE OF WEST 16TH AVENUE; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE OF WEST 16TH AVENUE TO THE WEST RIGHT OF WAY LINE OF ADAMS STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF SAID WEST 17TH STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF CHICAGO STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO SAID NORTH RIGHT OF WAY LINE OF WEST 18TH STREET; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO SAID WEST RIGHT OF WAY LINE OF BANNER STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 2 AND 3 IN BERGT ADDITION AS PLATTED IN SAID CITY OF SCHUYLER; THENCE EASTERLY ON SAID WESTERLY EXTENSION TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE CONTINUING EASTERLY TO THE WEST RIGHT OF WAY LINE OF COLFAX STREET (STATE HIGHWAY NO. 15); THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 OF DORSEY’S ADDITION AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN SAID BLOCK 1; THENCE WESTERLY TO SAID WEST RIGHT OF WAY LINE OF BANNER STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF SAID WEST 20TH STREET; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 10; THENCE SOUTHERLY ON SAID EAST LINE TO THE POINT OF BEGINNING.

Section #2: (NORTH OF 16TH AND EAST OF COLFAX)
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND WEST HALF OF SECTION 11, ALL IN TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M., COLFAX COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTHERLY ON THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE NORTH RIGHT OF WAY LINE OF WEST 20TH STREET AS PLATTED IN THE CITY OF SCHUYLER; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF COLFAX STREET AS PLATTED IN SAID CITY OF SCHUYLER, ALSO BEING THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 15; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION 10; THENCE EASTERNLY TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE CONTINUING NORTHERLY ON THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK NO. 127, PAGE 404; THENCE EASTERNLY ON THE SOUTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 145.54 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 15; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO A POINT BEING 713 FEET, MORE OR LESS, NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF NORTH PARK SECOND ADDITION AS PLATTED IN SAID CITY OF SCHUYLER; THENCE EASTERNLY ON SAID WESTERLY EXTENSION AND THE NORTH LINE OF
SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTHERLY ON THE EAST LINE OF LOTS 1 AND 2 OF SAID NORTH PARK SECOND ADDITION, A DISTANCE OF 245.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTH PARK SECOND ADDITION TO THE SOUTHWEST CORNER OF LOT 7 OF SAID NORTH PARK SECOND ADDITION; THENCE CONTINUING SOUTHERLY TO THE SOUTH RIGHT OF WAY LINE OF EAST 22ND STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF “A” STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 12 OF NORTH SCHUYLER ADDITION AS PLATTED IN SAID CITY OF SCHUYLER; THENCE EASTERLY TO THE SOUTHEAST CORNER OF LOT 1 IN SAID BLOCK 12; THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SAID “B” STREET; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 23, IN BLOCK 16 OF CLARKSON AND DORSEY’S SUBDIVISION AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY TO THE NORTHWEST CORNER OF LOT 27 IN SAID BLOCK 16; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 16; THENCE EASTERLY TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE W差ESTERLY TO THE NORTHWEST CORNER OF LOT 27 IN SAID BLOCK 16; THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SAID “B” STREET; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 11; THENCE WESTERLY ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

Section #3: (SOUTH OF 16TH AND EAST OF COLFAX)
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M., COLFAX COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 728 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF “B” STREET AS PLATTED IN THE CITY OF SCHUYLER; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF “D” STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 13 IN BLOCK 101 OF ORIGINAL TOWN OF SCHUYLER AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 22 IN BLOCK 100 OF SAID ORIGINAL TOWN OF SCHUYLER; THENCE WESTERLY TO THE NORTHWEST CORNER OF LOT 12 OF SAID BLOCK 100; THENCE SOUTHERLY ON THE EAST RIGHT OF WAY LINE OF “C” STREET AS PLATTED IN SAID CITY OF SCHUYLER TO THE SOUTH RIGHT OF WAY LINE OF 10TH STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF SAID NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTHERLY ON SAID WEST LINE, A DISTANCE OF 2320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Section #4: (SOUTH OF 16TH AND WEST OF COLFAX)
A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M., COLFAX COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE EASTERLY ON THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1127 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK NO. 130, PAGE 329, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ON SAID NORTH LINE, A DISTANCE OF 4153 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE
SOUTHERLY ON THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 2320 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF 10TH STREET AS PLATTED IN THE CITY OF SCHUYLER; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 172 FEET, MORE OR LESS; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE OF SECTION 15, A DISTANCE OF 720 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF 12TH STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1162 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF DENVER STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF 11TH STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 841 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, ALSO BEING THE EXISTING CORPORATE LIMIT LINE; THENCE EASTERLY ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 650 FEET, MORE OR LESS; THENCE NORTHERLY ON THE EXISTING CORPORATE LIMITS LINE TO THE NORTH RIGHT OF WAY LINE OF SAID UNION PACIFIC RAILROAD; THENCE EASTERNLY ON SAID NORTH RIGHT OF WAY LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTHERLY, A DISTANCE OF 33 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE WESTERLY, PARALLEL WITH THE CENTERLINE OF 13TH STREET AS PLATTED IN SAID CITY OF SCHUYLER; THENCE NORTHERLY, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 30 FEET; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER TO SAID EAST LINE OF THE NORTHWEST QUARTER; THENCE NORTHERLY ON SAID EAST LINE TO THE SOUTHWEST CORNER OF LANG INDUSTRIAL SITE SUBDIVISION AS PLATTED IN SAID CITY OF SCHUYLER; THENCE WES TERLY ON THE SOUTH LINE OF SAID LANG INDUSTRIAL SITE SUBDIVISION, A DISTANCE OF 725.68 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE NORTHERLY ON THE WEST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK NO. 125, PAGE 654, A DISTANCE OF 372.86 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE WES TERLY ON THE SOUTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL, A DISTANCE OF 193 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE NORTHERLY ON THE WEST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL AND ITS NORTHERLY EXTENSION, A DISTANCE OF 384 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
Section #5: (SCHUYLER INDUSTRIAL PARK AREA)
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M., COLFAX COUNTY, NEBRASKA OF WHICH CONTAINS THAT LAND KNOWN AS SCHUYLER INDUSTRIAL PARK ADDITION TO THE CITY OF SCHUYLER, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 16; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 33 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 60 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SCHUYLER INDUSTRIAL PARK ADDITION AND BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ON A LINE PARALLEL WITH AND 33 FEET DISTANT FROM SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SCHUYLER INDUSTRIAL PARK ADDITION, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF OLD U.S. HIGHWAY NO. 30; THENCE EASTERLY ON THE NORTH LINE OF SAID SCHUYLER INDUSTRIAL PARK ADDITION TO THE POINT OF BEGINNING.
Designated Study Area & Proposed Blight Area

Figure 3: Proposed Blight Area
Findings and Contributing Factors

The intent of this Study is to determine whether the Proposed Blight Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential of development. The field survey conducted on November 19 and 28, 2012, indicated the community has such deterioration, thus the community warrants further examination with regard to blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Designated Study Area.

With this area, the city will have declared 32.8 percent of the existing corporate limits (1,740 total acres) as blighted and substandard. The Nebraska Community Development Law allows first class cities to declare an area blighted and substandard up to 35 percent of the area of their corporate limits.

This section reviews the building and structure conditions, infrastructure, and land use found within the Proposed Blight Area based upon the statutory definitions, observations of the planning team during the field survey, and explains the identified contributing factors. Appendix A provides a visual description and shows examples of the various conditions described that led to the determination for each factor.

Substantial Number of Deteriorated or Deteriorating Structures

Exterior Inspections of Buildings
There were a total of 734 structures evaluated. As a rule, the primary structure for each parcel within the Proposed Blight Area was evaluated. When possible, other ancillary structures were also evaluated. Inspections show 55.9% of all structures evaluated were deemed deteriorating or deteriorated.

Figure 4: Study Area Structure Condition
Defective or Inadequate Street Layout

Street Conditions and Accessibility
The inadequate infrastructure, street conditions and accessibility, as well as the inability to safely move traffic in and through the area, as a whole are considered to be a contributing factor to the blight and substandard conditions in the Proposed Blight Area.

Street conditions and accessibility within the Designated Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. There are 13.45 miles of road within the Proposed Blight Area (not including alleys). Of this total, there are 1.25 miles of brick road, 2.30 miles of gravel roads, and 9.90 miles of paved road.

Figure 5: Study Area Road Types
![Evaluated Road Types](image)

The majority of paved roads were deemed adequate condition. There were a few spots with potholes or disruptions in the material. The historic downtown of the city contains mostly red brick roads. These roads seem to be in relatively good condition, and are capable of continued use in the future. The most noticeable issue with the streets is the non-descript location of gravel roads. Many of the gravel roads within the Proposed Blight Area are surrounded by paved roads, and thus should be evaluated for paving. Other gravel roads are located adjacent to or in close proximity to mobile home parks.
Findings & Contributing Factors

Figure 6: Proposed Blight Area Road Types
Findings & Contributing Factors

**Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

The lots in the original part of the Proposed Blight Area are undersized. They are not large enough to accommodate current development standards for residential or commercial uses.

**Unsanitary or Unsafe Conditions**

**Floodplain**

The City of Schuyler is located close to the Platte River and Shell Creek. It also has several former sand and gravel pits located close to the city. According to the Nebraska Department of Natural Resources, the Colfax County NFIP maps are currently being updated. Using the current existing map, it has been determined that 8.4% of the Proposed Blight Area falls within the 100-year floodplain. This area is located mostly on the east side of the Proposed Blight Area, just north of the railroad tracks.

**Mobile Homes**

Within the Proposed Blight Area, there are three mobile home parks. These parks combined total 22.7 acres, or 3.98% of the total Proposed Blight Area. The evaluation determined that these parks have an increased likelihood of unsanitary or unsafe conditions.

**Deterioration of Site or Other Improvements**

**Debris**

There were 36 examples of debris noted during the evaluation. There were examples of building materials, concrete riprap, used appliances, industrial waste, and sand and gravel. Although seen but not noted were the instances of residential garbage piled.

**Diversity of Ownership**

Through an analysis of commercial property owners within the Proposed Blight Area, it is determined that there are 233 parcels with structures on them. The total number of parcels with unique ownership number 163, thus showing 70% of all parcels have a unique owner according to data received from the Colfax County Assessor data. Because of the large diversity of commercial owners throughout the Proposed Blight Area, this condition is satisfied.

**Improper subdivision or obsolete platting**

The platting within a portion of the Study Area is obsolete. The downtown part of the Proposed Blight Area is within the original platting of the city. Current aerial imagery shows that many structures are built over several original platted lots. When comparing original platted blocks versus new, 29.5% of the Proposed Blight Area as a whole contains obsolete platting. Parcels often contain multiple lots, and would hinder future development if the need arose.
The Average Age of the Residential or Commercial Units in the Area is at Least 40 Years

Structure Condition
This section analyzes the structure condition and age of buildings in the Proposed Blight Area. As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land use patterns in the Proposed Blight Area. The condition of the structures was analyzed and rated according to the schedule as defined by the U.S. Department of Housing and Urban Development (described in the Eligibility Analysis Section). See Appendix A for a visual description of the structures within the Study Area. A total 55.9% of structures evaluated were deemed to be deteriorating or dilapidated.

Structure condition is considered to be a contributing factor to the blight and substandard conditions in the Study Area.

Residential Structure Age
Information regarding the age of the permanent structures within the Designated Study Area was provided by the Colfax County Assessor’s Office and verified during the field survey. According to the data received, there are 262 residential structures within the Proposed Blight Area in the City of Schuyler. Of that total, 80.2% were built before 1973. The average age of residential structures built within the Proposed Blight Area is 82 years old. Because of these findings, structure age as a whole is considered to be a contributing factor to the blight and substandard conditions in the Proposed Blight Area.

Table 1: Residential Structures Built Year

<table>
<thead>
<tr>
<th>Year Residential Structures Built</th>
<th>Number of Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>1940 - 1949</td>
<td>148</td>
</tr>
<tr>
<td>1950 - 1959</td>
<td>11</td>
</tr>
<tr>
<td>1960 - 1969</td>
<td>23</td>
</tr>
<tr>
<td>1970 - 1979</td>
<td>29</td>
</tr>
<tr>
<td>1980 - 1989</td>
<td>33</td>
</tr>
<tr>
<td>1990 - 1999</td>
<td>8</td>
</tr>
<tr>
<td>2000 - Present</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>6</td>
</tr>
</tbody>
</table>

Source: Colfax County Assessor’s Data, 2013
Figure 7: Residential Built Years

Schuyler Blight & Substandard Study
Residential Year Built

Legend
- Prior to 1939
- 1940 to 1949
- 1950 to 1959
- 1960 to 1969
- 1970 to 1979
- 1980 to 1989
- 1990 to 1999
- 2000 to Present
- Proposed Area
Figure 8: Parcels Showing Blighted Conditions

Legend
- Examples of Blight Present
- Proposed Area

Schuyler Blight & Substandard Study
Examples of Blight Present
Based on Residential Structure Age, Structure Condition, and Piles of Debris
Findings & Contributing Factors

Blighted and Substandard Findings
The Proposed Blight Area has several items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the Proposed Blight Area has several items that were considered beyond the remedy and control of the normal regulatory process of the City of Schuyler or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Blighted Conditions

Blighted Conditions Present
- A substantial number (majority) 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
- Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
  - The average age of the residential or commercial units in the area is at least 40 years

Blighted Conditions NOT Present
- The existence of conditions which 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 provision of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
  - Unemployment in the designated area is at least one hundred twenty percent of the state or national average
  - 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
  - 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
  - The area has had either stable or decreasing population based on the last two decennial censuses (Census)

Blighted Conditions Not Evaluated (Due to Lack of Data)
- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title

Substandard Conditions

Substandard Conditions Present
- Dilapidation or deterioration
- Age or obsolescence
- Inadequate provision for ventilation, light, air, sanitation, or open spaces
**Substandard Conditions NOT Present**

- Other Substandard Conditions
  - High density of population and overcrowding
  - The existence of conditions which endanger life or property by fire and other causes
  - Any combination of such factors that 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

Based upon the issues and conditions indicated from the survey of the Designated Study Area, there are sufficient criteria present to designate this Proposed Blight Area as blighted and substandard, as provided for in the Nebraska Revised Statutes.

**Conclusion**

A number of conditions within the Proposed Blight Area were evaluated during the field survey which contributed to blighted and substandard conditions. The conditions showing evidence of blight are interspersed throughout the Proposed Blight Area, and as such the boundaries of the Proposed Blight Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, that the Proposed Blight Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Schuyler and the Community Redevelopment Authority.

The City of Schuyler should review this Blight and Substandard Study, and if satisfied with the findings contained in this Study, may, by resolution, designate the Proposed Blight Area as “Blighted and Substandard” as provided for in the Nebraska Community Law, making this Area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be developed in a manner consistent with the City of Schuyler Comprehensive Development Plan.
Appendix A

Visual Assessment – Site Photographs
Appendix A

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