

City of Neligh, Nebraska
General Redevelopment Plan
January 2014



INTRODUCTION

This Redevelopment Plan has been prepared in accordance with the Community Development Law, Neb. Rev. Stat. §§18-2101 et seq. (The "Act"), as amended, for use by the City of Neligh, Nebraska, and the Re-development Authority of the City of Neligh under the relevant provisions of the Act. Prior to adopting this plan, the Authority is required, by the Act, to:

"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, order, 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 the healthful and convenient distribution of 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.

- Neb. Rev. Stat. § 18-2113 (Reissue 2012)."

The general plan for the development of the City of Neligh, Nebraska, also known as "The Antelope County Comprehensive Plan, prepared for Antelope County Joint Planning Commission for Antelope County and surrounding areas including Neligh, Nebraska (Nebraska State Office of Planning and Programming, September 1975) as amended from time to time, is incorporated herein by this reference. In the event that the terms and conditions of this Redevelopment Plan are inconsistent with the Comprehensive Plan, the provisions of the Comprehensive Development Plan shall be controlling. The adoption of this Redevelopment Plan, or any modifications, additions, or amendments hereto, shall not be deemed to be an amendment of The Comprehensive Development Plan.

The designation of the community to be: (1) substandard and blighted areas in need of redevelopment; or, (2)(a) areas essential to the proper clearance or redevelopment of substandard and blighted areas or a necessary part of the general community redevelopment program of the City of Neligh; and/or, (b) necessary or convenient to the proper clearance or redevelopment of one or more substandard and blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City of Neligh is the initial step in performing redevelopment activities as indicated in the Act. Once such conditions are found to exist, the Community Redevelopment Authority should proceed with a Redevelopment Plan for each area. The Redevelopment Plan must identify measures to be taken to correct identified problems, future land use of the area, and future zoning intentions for the area.

The purpose of this Redevelopment Plan is to identify general goals and objectives for the redevelopment of the area identified in the City of Neligh, Nebraska, Blight and Substandard Study (MPC, January, 2014). With the adoption of this plan, the Authority will be recognizing the need to utilize 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, and/or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein. The Authority may utilize any powers allowed by the Act to afford maximum opportunity,

consistent with the sound needs of the City as a whole, by private enterprise towards the rehabilitation or redevelopment of the Community Redevelopment Areas discussed herein.

This Redevelopment Plan provides for the use of Tax Increment Financing in the Redevelopment Areas in compliance with the Act, which permits the division of real estate taxes. Any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

- (a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- (b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

All Redevelopment Projects, as defined under the Act and not a part of this original General Redevelopment Plan, shall be submitted on a project-by-project basis as an amendment, addition or modification of this original General Redevelopment Plan. No project plan shall be implemented until such time as the real property in the redevelopment project area is within the corporate limits of the City.

REDEVELOPMENT AREA

The real property included in the redevelopment area and the boundaries of the redevelopment area subject to this Redevelopment Plan is legally described as follows:

POINT OF BEGINNING IS THE INTERSECTION OF THE CENTERLINES OF WEST 10TH STREET AND "N" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "N" STREET TO THE INTERSECTION OF THE CENTERLINES OF "N" STREET AND US HIGHWAY 275; THENCE EASTERLY ALONG THE CENTERLINE OF US HIGHWAY 275 TO THE SOUTHERLY EXTENSION OF THE EAST PROPERTY LINE OF THE PROPERTY DESCRIBED AS LOTS 1-6 BLOCK 33 AND ALL VACATED STREET N BLOCK 12 AND BLOCK 33 NELIGH CITY; THENCE NORTHERLY ALONG SAID EAST PROPERTY LINE TO THE NORTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE CONTINUING WESTERLY ALONG THE NORTH PROPERTY LINE OF A LOT DESCRIBED AS THE NORTH 24 FEET LOT 11 LOT 12 BLOCK 33 NELIGH CITY AND CONTINUING TO THE CENTERLINE OF "O" STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF "O" STREET TO THE INTERSECTION OF THE CENTERLINES OF "O" STREET AND WEST 9TH STREET; THENCE EASTERLY ALONG THE CENTERLINE OF WEST 9TH STREET TO THE INTERSECTION OF THE NORTHERLY EXTENDED CENTERLINE OF THE ALLEY LOCATED BETWEEN "N" STREET AND "O" STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID ALLEY AND COUNTINUING SOUTHERLY TO THE INTERSECTION WITH THE CENTERLINE OF WEST 7TH STREET; THENCE EASTERLY TO THE INTERSECTION OF THE CENTERLINES OF WEST 7TH STREET AND "N" STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF "N" STREET TO THE INTERSECTION OF THE CENTERLINES OF "N" STREET AND WEST 4TH STREET; THENCE WESTERLY

ALONG THE CENTERLINE OF WEST 4TH STREET TO THE INTERSECTION OF THE CENTERLINES OF WEST 4TH STREET AND WEST 3RD STREET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WEST 3RD STREET TO THE INTERSECTION OF THE CENTERLINES WEST 3RD STREET AND "P" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "P" STREET TO THE INTERSECTION OF THE CENTERLINES OF "P" STREET AND WEST 6TH STREET; THENCE WESTERLY ALONG THE CENTERLINE OF WEST 6TH STREET TO THE INTERSECTION OF THE CENTERLINES OF WEST 6TH STREET AND NEBRASKA HIGHWAY 14; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF NEBRASKA HIGHWAY 14 TO THE INTERSECTION OF THE CENTERLINES OF NEBRASKA HIGHWAY 14 AND WYLIE DRIVE; THENCE EASTERLY ALONG THE CENTERLINE OF WYLIE DRIVE TO THE SOUTHERLY EXTENDED CENTERLINE OF THE ALLEY LOCATED BETWEEN "N" STREET AND MAIN STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE WESTERLY EXTENDED NORTH PROPERTY LINE OF A LOT DESCRIBED AS LOTS 6-7 BLOCK 21 NELIGH CITY; THENCE EASTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT TO THE INTERSECTION OF THE EASTERLY EXTENDED NORTH PROPERTY LINE AND THE CENTERLINE OF MAIN STREET; THENCE SOUTHERLY TO THE INTERSECTION OF THE CENTERLINES OF MAIN STREET AND EAST 2ND STREET; THENCE EASTERLY ALONG THE CENTERLINE TO THE INTERSECTION OF THE CENTERLINES OF EAST 2ND STREET AND US HIGHWAY 275; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF US HIGHWAY 275 TO THE INTERSECTION OF THE CENTERLINES OF US HIGHWAY 275 AND "D" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "D" STREET TO THE WESTERLY EXTENDED SOUTH PROPERTY LINE OF A LOT DESCRIBED AS COUNTRYSIDE ACRES ADDITION LOT 7 BLOCK E; THENCE EASTERLY ALONG SAID SOUTH LINE AND CONTINUING TO SOUTHEAST CORNER OF A TRACT DESCRIBED AS 21-25-6 WEST BAILEY'S SUBDIVISION IRREGULAR TRACT LOT 3 AND 4 NELIGH TWP; THENCE NORTHLY ALONG THE EAST PROPERTY LINE OF SAID TRACT TO THE EASTERLY EXTENDED NORTH PROPERTY LINE OF A LOT DESCRIBED AS COUNTRYSIDE ACRES ADDITION LOT 1 BLOCK D; THENCE WESTERLY ALONG SAID EASTERLY EXTENDED NORTH PROPERTY LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE CONTINUING WESTERLY ALONG THE NORTH PROPERTY LINES TO THE CENTERLINE OF "D" STREET; THENCE NORTHERLY ALONG "D" STREET TO THE EASTERLY EXTENDED SOUTH PROPERTY LINE OF A LOT DESCRIBED AS BAILEY'S RESUBDIVISION LOTS 6 AND 15, BAILEY'S SUBDIVISION SW4 N2SE4 21-25-6 WEST TRACT 94 FEET BY 192 FEET KNOWN AS TRACT E NELIGH CITY; THENCE WESTERLY ALONG SAID SOUTH PROPERTY LINE AND CONTINUING ALONG THE SOUTHERN PROPERTY LINES OF ADJACENT PROPERTIES FORMING THE NORTHERN BANK OF A DRAINAGEWAY UNTIL THE SOUTHWEST CORNER OF A LOT DESCRIBED AS WHITES SUBDIVISION BAILEY SUBDIVISION EXCLUDING N 5 ½ FEET LOT 3 NELIGH CITY; THENCE NORTHERLY THE WEST PROPERTY LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH PROPERTY LINE OF A LOT DESCRIBED AS WHITES SUBDIVISION BAILEYS SUBDIVISION LOT 2; N 5 ½ FEET LOT 3; TRACT LYING W OF LOT 2 55 FEET BY 64 FEET NELIGH CITY TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST PROPERTY LINE OF SAID LOT TO THE NORTHWEST CORNER OF A LOT DESCRIBED AS WHITES SUBDIVISION BAILEY SUBDIVISION LOT 1 & TRACT 52.4 FEET BY 100 FEET LOT 6 NELIGH CITY; THENCE WESTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT AND EXTENDING TO THE CENTERLINE OF "G" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "G" STREET TO THE EASTERLY EXTENDED NORTH PROPERTY LINE OF A LOT DESCRIBED AS BAILEYS SUBDIVISION SW4 N2SE4 21-25-6 WEST TRACT 230 FEET BY 154.6 FEET LOT 8 .77 AC NELIGH CITY; THENCE WESTERLY ALONG SAID EASTERLY EXTENDED NORTH PROPERTY LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST PROPERTY LINE OF SAID LOT TO THE INTERSECTION WITH THE SOUTHEAST CORNER OF A LOT DESCRIBED AS BAILEYS SUBDIVISION LOT 3 OF LOT 9 NELIGH CITY; THENCE WESTERLY ALONG THE SOUTH PROPERTY LINE OF SAID LOT TO CENTERLINE OF "H" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "H" STREET TO THE INTERSECTION OF THE CENTERLINE OF "H" STREET AND EAST 2ND STREET; THENCE WESTERLY ALONG THE CENTERLINE OF EAST 2ND STREET TO THE INTERSECTION OF THE CENTERLINES OF EAST 2ND STREET AND "K" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "K" STREET TO THE INTERSECTION OF THE CENTERLINES OF "K" STREET AND EAST 4TH STREET; THENCE WESTERLY ALONG THE CENTERLINE OF EAST 4TH STREET TO THE SOUTHERLY EXTENDED CENTERLINE OF THE ALLEY BETWEEN "K" STREET AND US HIGHWAY 275; THENCE NORTHERLY ALONG SAID ALLEY CENTERLINE AND EXTENDING ALONG ALLEY CENTERLINES TO THE INTERSECTION WITH THE CENTERLINE OF EAST 7TH STREET; THENCE WESTERLY ALONG THE CENTERLINE LINE OF EAST 7TH STREET TO THE INTERSECTION OF THE CENTERLINES OF EAST 7TH STREET AND MAIN STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF MAIN STREET TO THE EASTERLY EXTENDED CENTERLINE OF THE ALLEY LOCATED BETWEEN EAST MAIN STREET AND "N" STREET;

THENCE WESTERLY ALONG SAID EXTENDED ALLEY CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE ON "N" STREET; THENCE NORTHERLY ALONG THE CENTERLINE OF "N" STREET TO THE EASTERLY EXTENDED NORTH PROPERTY LINE OF A LOT DESCRIBED AS LOT 4-6 BLOCK 31 NELIGH CITY; THENCE WESTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT TO THE INTERSECTION WITH THE CENTERLINE OF AN ALLEY LOCATED BETWEEN "N" STREET AND "O" STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST 10TH STREET; THENCE EASTERLY TO THE POINT OF BEGINNING.

REDEVELOPMENT PLAN

The planning process for the Redevelopment Area has resulted in a listing of general planning and implementation recommendations. As previously discussed in the Blight and Substandard Determination Study, there are several structural and substandard conditions which are detrimental to the health, safety and general welfare of the community and generally obsolete in respect to the development and living environment expectations of Nebraska communities, including the City of Neligh. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the City of Neligh will need to consider the following planning and redevelopment actions:

- rehabilitation of residential properties;
- maintain and/or replace, as necessary, the current infrastructure in the Area;
- code enforcement program for the clean-up of areas in violation and detrimental to health, safety and general welfare of the community:

Both a timeline and budget should be developed for the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the Re-development Authority and the City. A reasonable timeline to complete the redevelopment activities identified in the Redevelopment Plan would be 10 to 15 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include, in addition to city and federal funds commonly utilized Community Development Block Grant funding, special assessments, general obligation bonds, redevelopment bonds, occupation taxes and tax increment financing.

Existing Land Use Pattern

The existing land use patterns within Redevelopment Area were described in the Blight and Substandard Determination Study portion of this document. In general, the Redevelopment Area contains five distinct land uses. The primary developed uses include single-family residential, multi-family, commercial, industrial and public/quasi-public uses, these can be seen in Figure 1 of this report.

Future land uses recommended for Redevelopment Area are planned to be in general conformance with the current land use and zoning pattern depicted in this report.

Future Land Use Map

The future land use for Redevelopment Area is reflected in the Future Land Use map contained in this report, Figure 2. The map illustrates the future land use classifications are in conformance with the City's Comprehensive Plan.

RECOMMENDED PUBLIC IMPROVEMENTS

Streets: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of streets and sidewalks is ongoing by the City through its various programs.

Storm Water: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of storm sewer lines and facilities is ongoing by the City through its various programs.

Potable Water and Gas: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of water and gas lines is ongoing.

Sanitary Sewer: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of sanitary sewer lines and facilities is ongoing by the City through its various programs.

Electrical Power: Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of electrical power lines and facilities is ongoing by Perennial Public Power through its various programs.

FINANCING

Redevelopment Indebtedness

The Plan proposes that the Re-development Authority of the City of Neligh issue redevelopment indebtedness in the form of bonds or promissory notes to be repaid from several sources as set out in the each particular issuance. These sources include all or a portion of the excess *ad valorem* real estate taxes generated by a series of redevelopment projects pursuant to §18-2147 of the Nebraska Revised Statutes ("Tax Increment Financing" or "TIF") for a period of 15 years from the respective project effective dates, special assessments, *ad valorem* real estate taxes from the special redevelopment levy, grants and other income from the Redevelopment Area. The proceeds of the sale of redevelopment indebtedness to assist in payment of project costs, as further defined in a subsequent redevelopment contract or contracts. The costs of adequate redevelopment of the Area is too great to be absorbed by either the Developer or public without the assistance of Tax Increment Financing, as further described in the cost benefit analysis to be provided with each project.

The redevelopment indebtedness issued for the commercial redevelopment would generally be purchased by the developer using such funds granted to it by the Community Re-development Authority or through third party financing. In addition to necessary public improvements, the debt proceeds would be used to provide funding for allowable expenses incurred by the Developer.

Each of these subsequent redevelopment project plans may contain a provision for the division of *ad valorem* taxes for each respective project, thereby allowing the excess *ad valorem* taxes that are collected from each project to be available and pledged to the outstanding debt for the full statutory period. The effective date of each pledge, as described above, shall be the date determined either by contract or by modification of the outstanding debt terms.

Loan/Grant Programs

The CRA and the City of Neligh should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area. The rehabilitation of residential buildings would prolong the life of the structures and enhance the pride of the community. As discussed above, funding may be available through the CRA levy or from the excess *ad valorem* taxes from each project as it develops.

REDEVELOPMENT PROJECTS

Each project-specific amendment of the Redevelopment Plan shall include, at a minimum, the following information for each redevelopment project: (1) The boundaries of the redevelopment project area; (2) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment if relevant; (3) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (4) a site plan of the area; and (5) a statement as to the kind and number of additional public facilities or utilities which will be required as part of the redevelopment project.

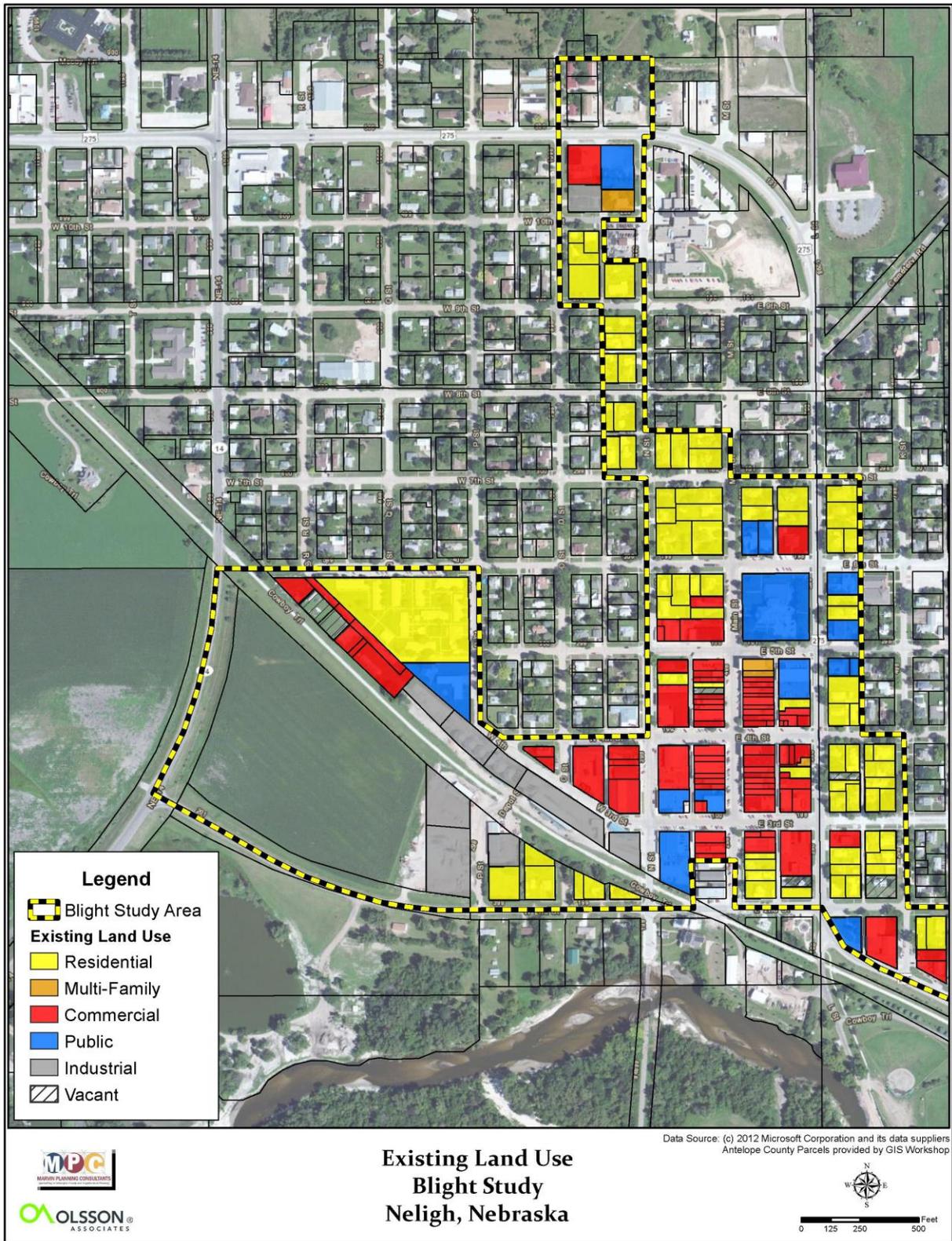
For any redevelopment project in the Redevelopment Area that will utilize TIF, the amendment to the Redevelopment Plan shall contain or be accompanied by other documentation that shall provide sufficient information to support a determination that: (i) the redevelopment project as designed would not be economically feasible without the use of TIF; (ii) the redevelopment project as designed would not occur in the Redevelopment Area without the use of TIF; and (iii) the costs and benefits of the redevelopment project are in the long-term best interest of the City.

It is anticipated that this Redevelopment Plan will be amended with multiple redevelopment projects that will utilize tax increment financing. All amendments to the Redevelopment Plan identifying specific Redevelopment Projects in the Redevelopment Area shall constitute minor modifications of the Redevelopment Plan and shall not be substantial modifications within the meaning of Neb. Rev. Stat. § 18-2117.

SUMMARY

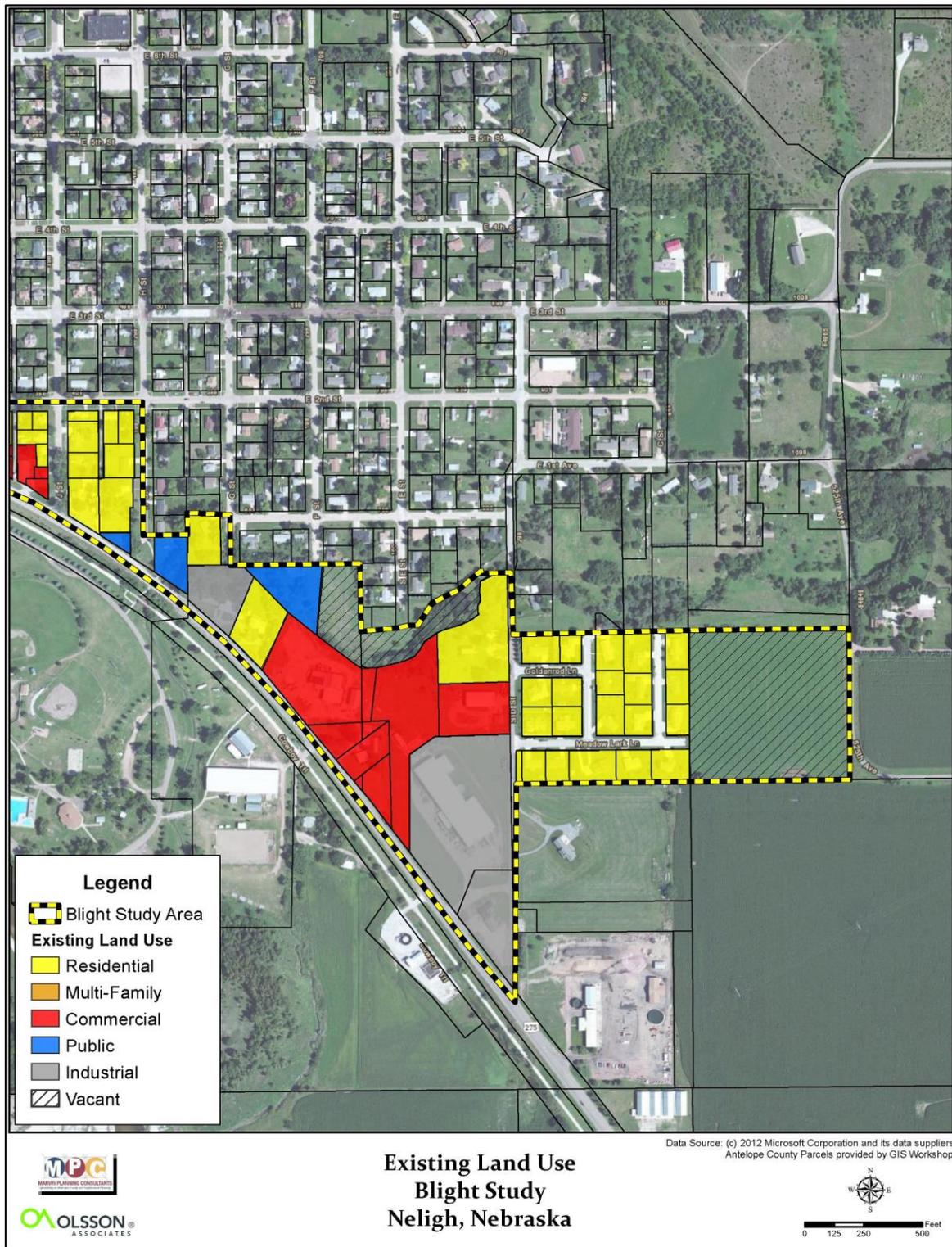
The recommendations listed above are to grant authority to the City of Neligh and the Redevelopment Authority of the City of Neligh in creating a viable and sustainable living environment in Neligh, through the full use of the Community Redevelopment Law.

Figure 1A
Existing Land Use Map for Study Area



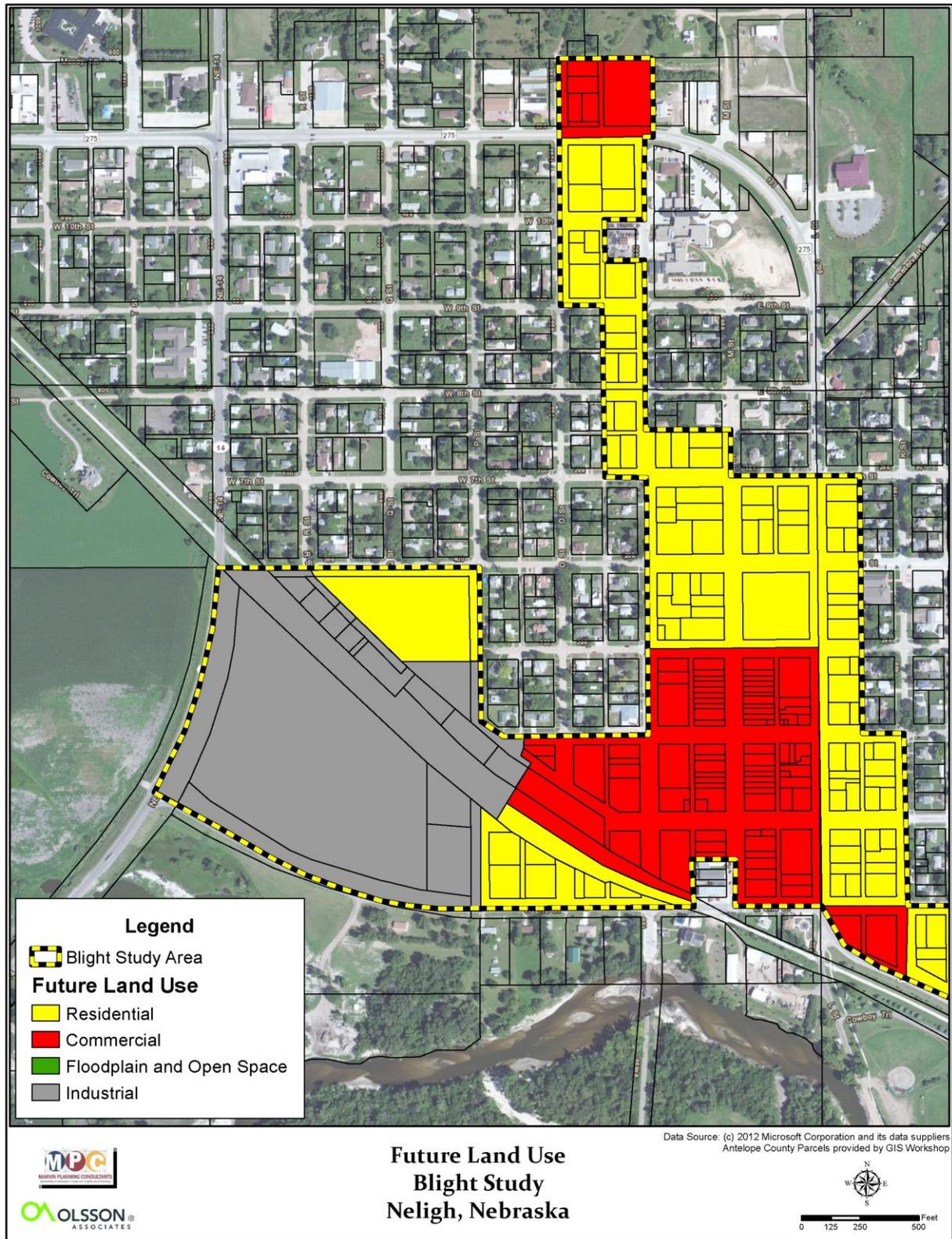
Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 1B
Existing Land Use Map for Study Area



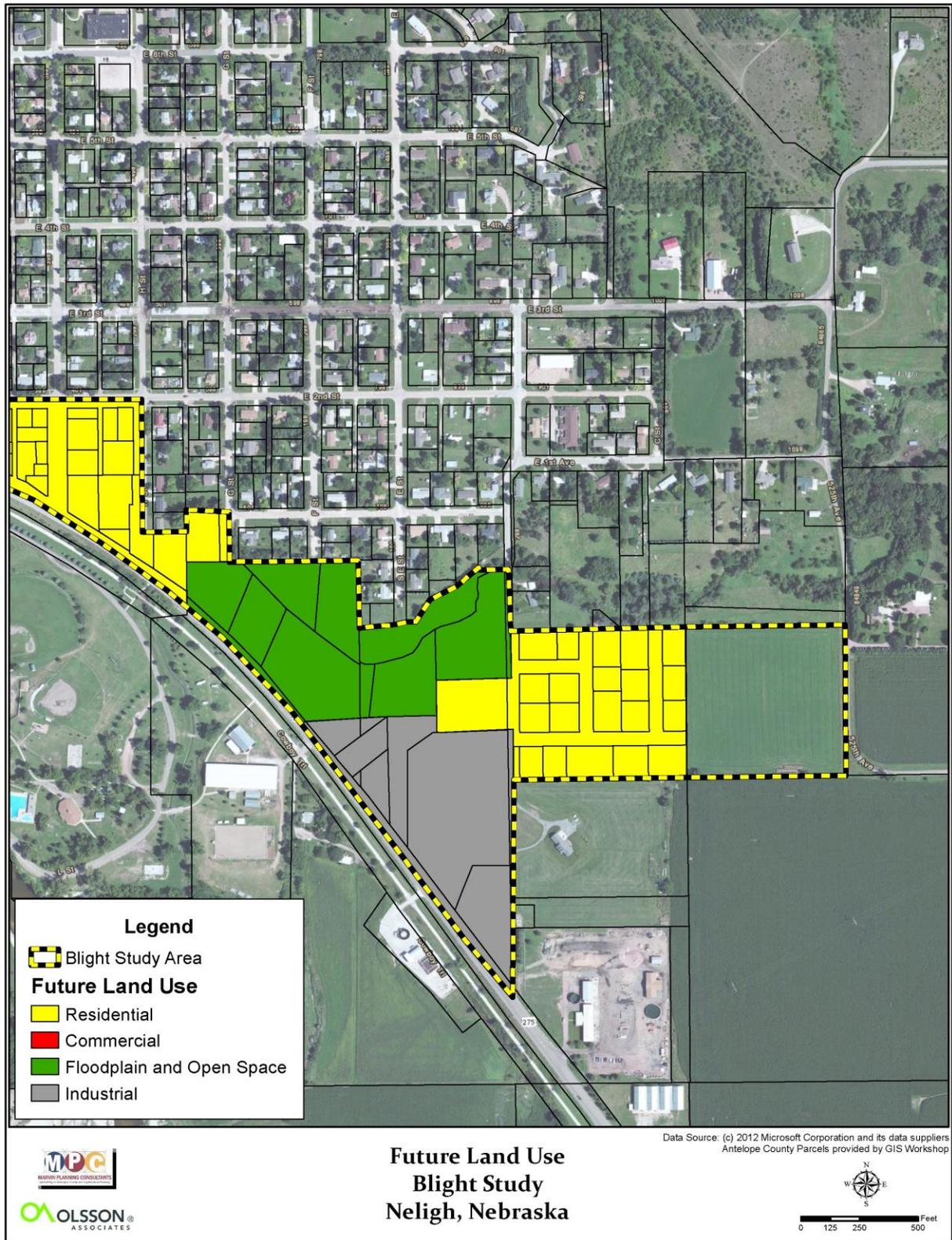
Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 2A
Future Land Use Map for Study Area



Source: Marvin Planning Consultants and Olsson Associates, 2013

Figure 2B
Future Land Use Map for Study Area



Source: Marvin Planning Consultants and Olsson Associates, 2013