

## NELIGH PROPOSED REDEVELOPMENT AREA 4 GENERAL REDEVELOPMENT PLAN

Per Nebraska Revised Statute 18-2103:27, a 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.

Per Nebraska Revised Statute 18-2111:1, a Redevelopment Plan must consist of the following components:

1. Map showing area boundaries, existing land uses, and condition of real property in the area.
2. Land use plan showing proposed uses.
3. Statement of proposed changes.
4. Statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.
5. Information showing population density standards, land coverage, and building intensities after development [projects] (not applicable to general redevelopment plan).
6. Site plan of the area [for the redevelopment project] (not applicable to general redevelopment plan).

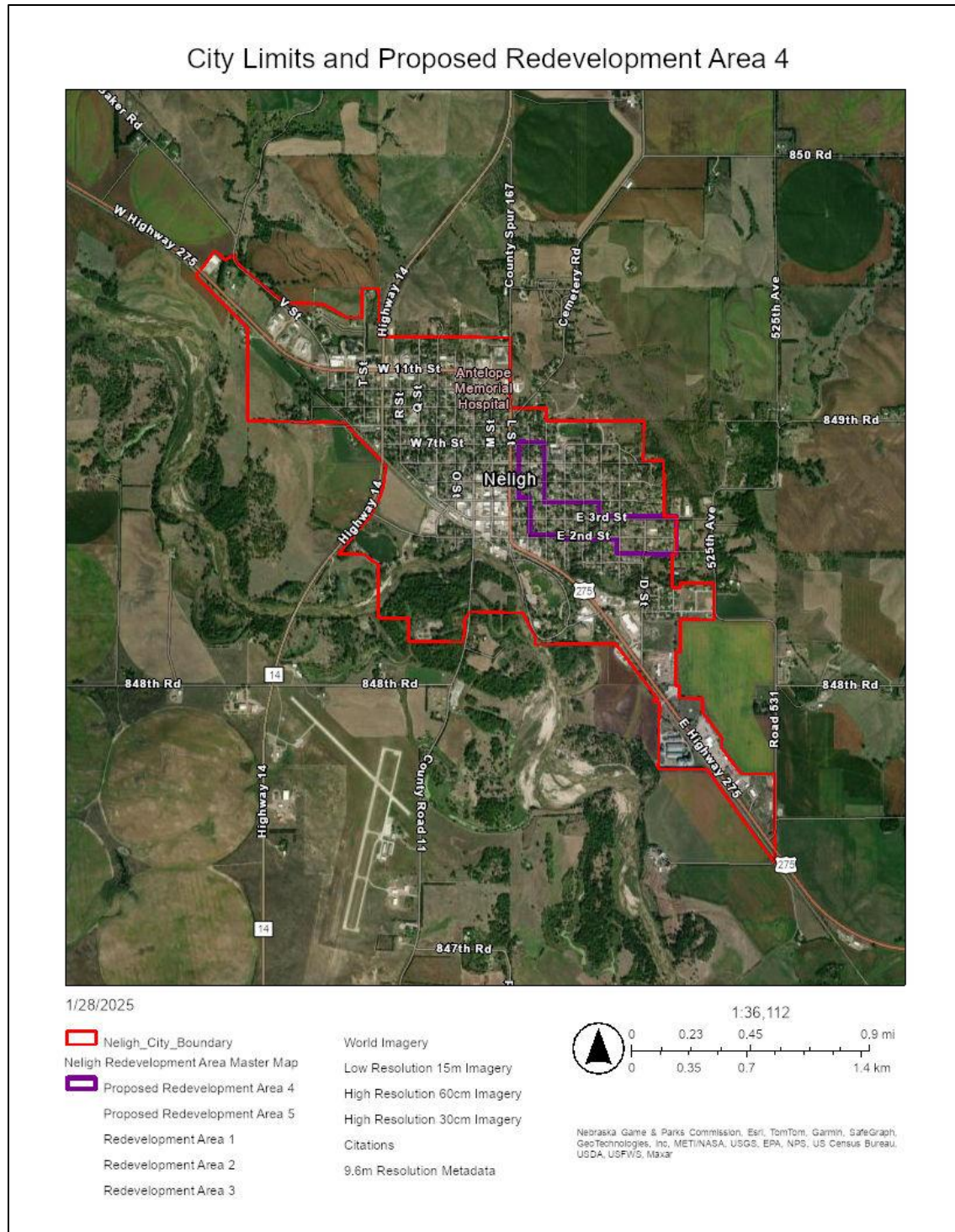
#1. The Existing Land Use Map was acquired from the 2015 Neligh Comprehensive Development Plan.

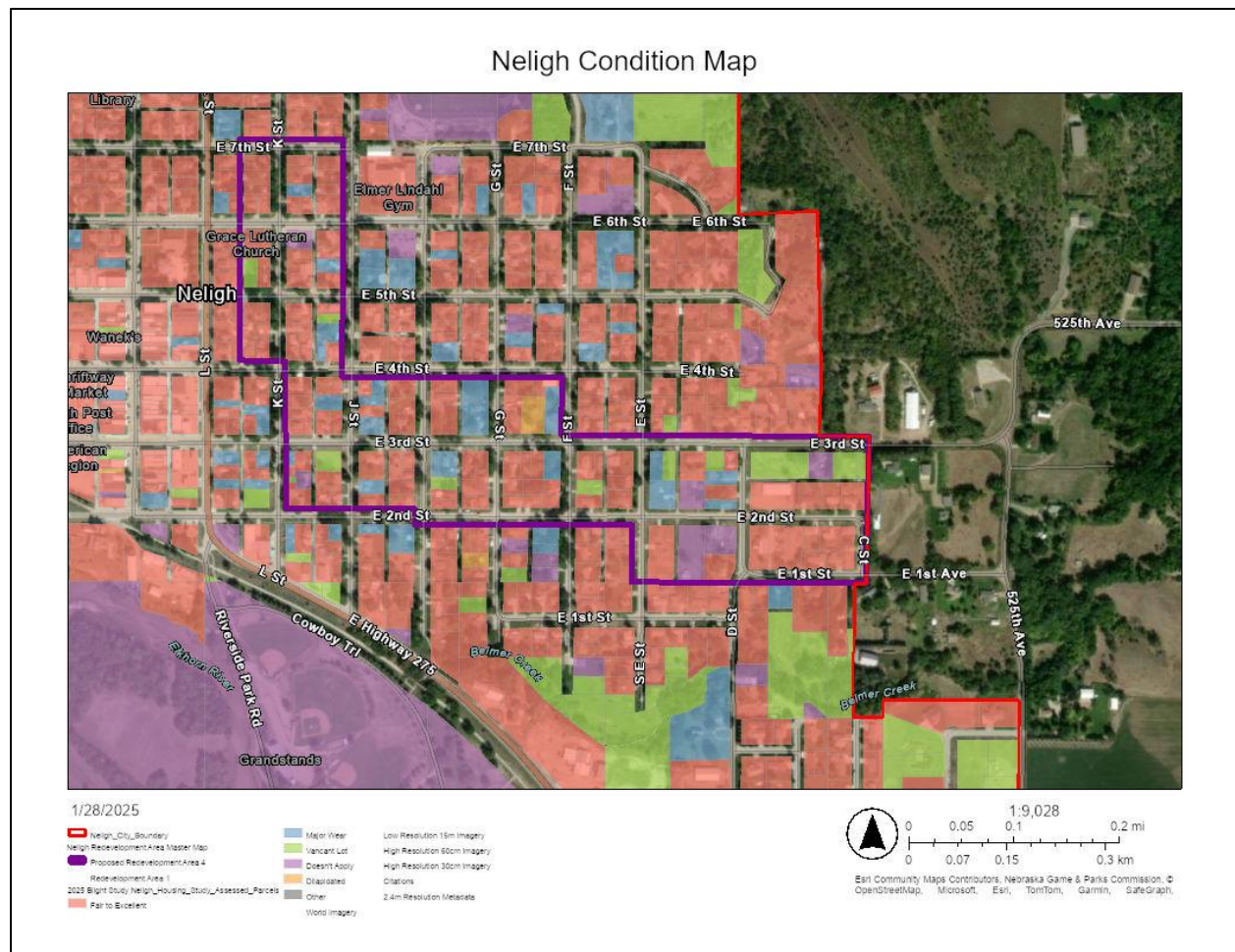
#1. The map showing condition of real property was acquired from the data used to formulate the 2022 City of Neligh Housing Study. "The assessment consisted of team members traveling along every public street in the city and documenting the use of every property as well as the occupancy and status of every residential property in the city."

#2. The Future Land Use was acquired from the 2015 Neligh Comprehensive Development Plan.

**1. Map showing boundaries, existing land uses, and condition of real property in the area:**

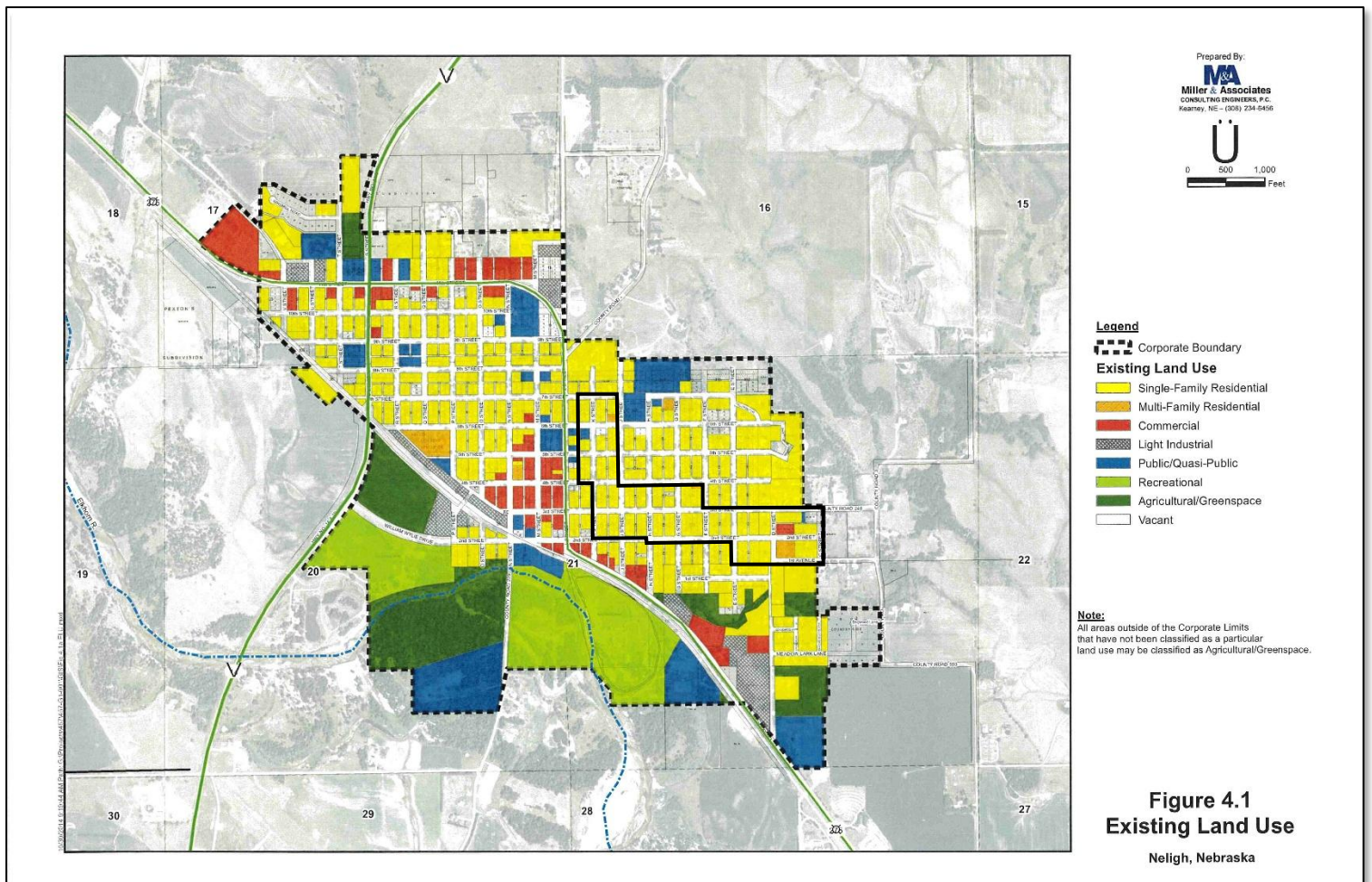
*Updated City Boundaries*



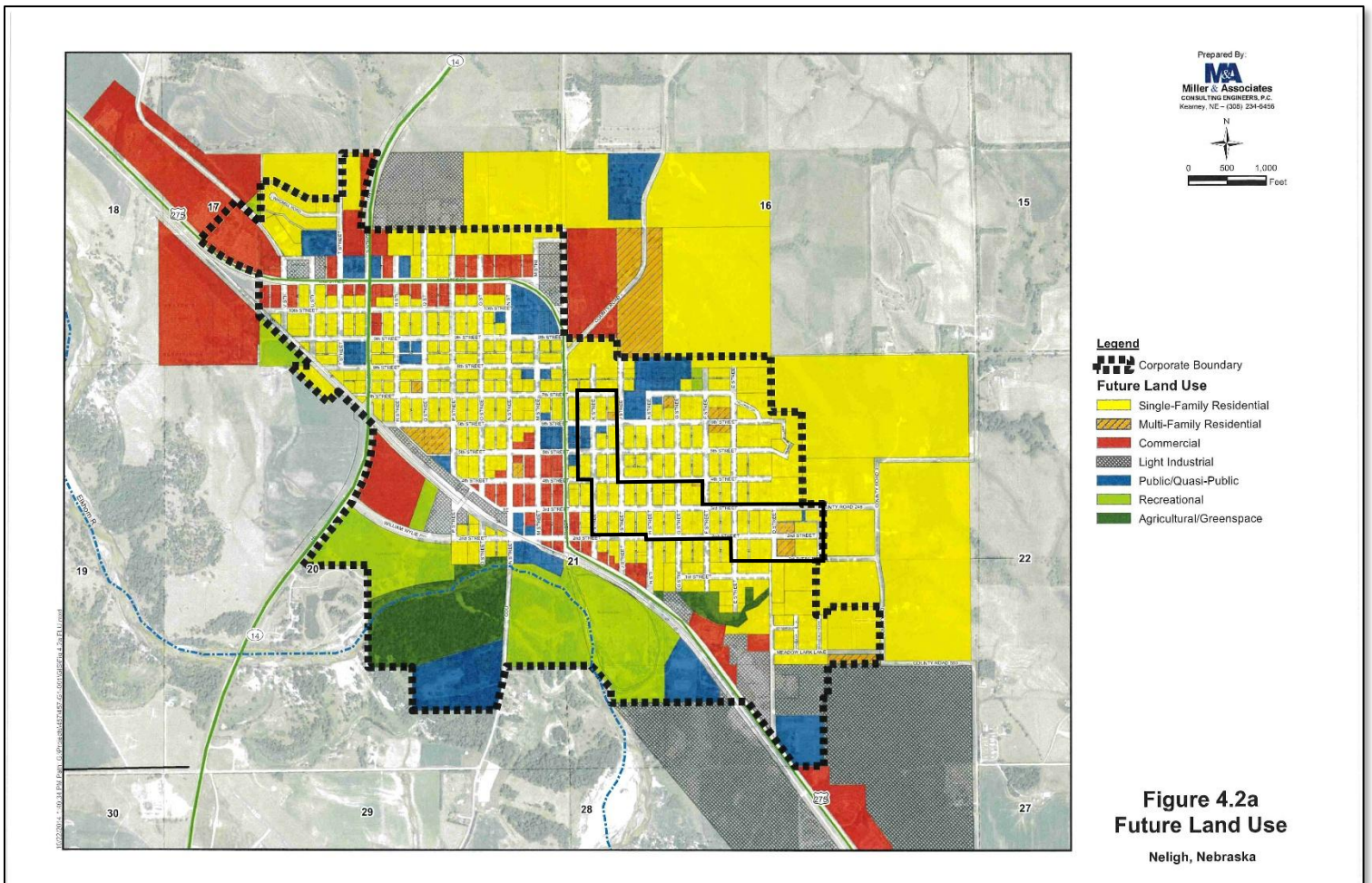




## Existing Land Use



## 2. Land use plan showing proposed uses:





### **3-4. Statement of proposed changes and statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.**

Per NRS 18-2103:28, redevelopment projects will consist of one or some combination of those enumerated tasks, defined by the Statute:

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, enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community and prevent the recurrence of substandard and blighted conditions, 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, rehabilitation, or demolition of buildings in accordance with the redevelopment plan; and
- (g) in a rural community or in an extremely blighted area within a municipality that is not a rural community, to carry out construction of workforce housing.

In order to enable the completion of redevelopment projects, a redevelopment contract may be utilized. Per NRS 18-2103:26, a redevelopment contract is defined as:

“a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan.”