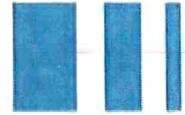


Approved 6/16/2014
Planning Commission

City of Fremont



Blight and Substandard Determination
Study for Area Referred to as the

23rd and Bell

June 2, 2014

NORTHEAST NEBRASKA
Economic Development District
Progress Requires Direction



STAFF REPORT

TO: Mayor and City Council

FROM: Justin Zetterman, City Engineer / Interim Planning Director

DATE: 20 June 2014

SUBJECT: Council public hearing on the designation of blighted and substandard conditions at the intersection of 23rd and Bell Streets.

Recommendation: 1) Open public hearing; 2) receive public testimony; 3) Close public hearing

Background: This blight study is for an area that encompasses the Fremont Technology Park, the site of the former Clarion Inn, 2 additional parcels adjacent to the study and areas southwest of the intersection of 23rd and Bell Streets.

This blight study is being brought back in front of the City Council due to the request of the two parties to have additional land included within the study. The study has been updated to include these two additional parcels.

The blight study looked at a number of factors as outlined in state statutes, more particularly the Community Development Act. The study meets at least one of the criteria established in state statutes for blighted conditions, along with a number of supporting criteria that contribute to blighted and substandard conditions in the area.

The planning commission recommended approval of this item at their June 16, 2014 meeting.

The blight and substandard study is within conformance with the comprehensive plan as well as state statutes.

City of Fremont
23rd and Bell Street

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Executive Summary

The purpose of this study is to determine if all or part of the designated 23rd and Bell Street blight area has deteriorated and become substandard and blighted according to the Community Development Law established in Nebraska Statute 18-2102.

The findings of this study document that the 23rd and Bell Street area has met at least one of the criteria in the blighted and substandard categories; therefore, the area meets the requirements of the Community Development Law established in Nebraska Statute 18-210 to be declared to be blighted and substandard.

Community Development Law

18-2102. Community Development Law; purpose. 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, unsanitary, 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 lands uses. Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values. The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. 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. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination

18-2103(10). 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 over-crowding, 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.

18-2103(11). 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, unsanitary or unsafe condition, 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 contributes 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 platted 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) that 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 per cent of the village as blighted.

The Study Area:

The 23rd and Bell Street Blight area contains an estimated 219 acres located in northeast Fremont and shall be described as follows:

From the point of beginning at the west right of way of North Platte Ave and the southeast corner of Northside Block 17; thence continuing north along the west right of way of North Platte Avenue and continuing along the west property line of Lewis Addition Lots 1, 3, and 2 to the south property line of Rodamar Addition Replat 1 Lot 6; thence continuing west to the southwest corner of Rodamar Addition Replat 1 Lot 6; thence continuing north along the west property line of Rodamar Addition Replat 1 Lot 6 and Rodamar Addition Replat 1 Lot 2 to the northwest corner of Rodamar Addition Replat 1 Lot 2; thence continuing east along the north property line

of Rodamar Addition Replat 1 Lot 2 to the west right of way of North Yager Road/CR-46; thence continuing north along the west right of way of North Yager Road/CR-46 to the northeast corner of Rodmar Addition replat 1 Lot 7; thence continuing west along the north property line of Rodmar Addition replat 1 Lot 7 to the southeast corner of Fountain Springs Addition Lot 1 Block 2; thence continuing north along the east property line of Fountain Springs Addition Block 2 and Fountain Springs Addition Lot 1 to the north right of way of 29th Street; thence east along the north right of way of 29th Street to the southwest corner of Fountain Springs 2nd Lot 2; thence north along the west property line of Fountain Springs 2nd Lot 2 to the northwest corner of Fountain Springs 2nd Lot 2; thence continuing west along the north property line of Fountain Springs 2nd Lot 1 and Fountain Springs Addition Lot 1 Block 1 to the northwest corner of Fountain Springs Addition Lot 1 Block 1 and the east property line of Shalimar 6th Lot 1; thence continuing north along the east property line of east property line of Shalimar 6th Lot 1 until it intersects with the half section line of SE1/4 Section 11-Township 17-Range 8E; thence continuing along east along the half section line of the N1/2 SW1/4 Section 12-Township 17-Range 8E to the northeast corner of Fremont Technology Park Outlot B; thence continuing south along the east property line of Fremont Technology Park Outlot B to the southeast corner of Fremont Technology Park Outlot B; thence continuing west along the south property line of Fremont Technology Park to a point intersecting a line extending north from the west right of way of North Lincoln Avenue; thence continuing south along the west right of way of North Lincoln Avenue to the northeast corner of Lincoln Park Addition Lot 3; thence continuing west along the north property line of Lincoln Park Addition Lot 3 to the northwest corner of Lincoln Park Addition Lot 3; thence continuing south along the west property line of Lincoln Park Addition Lot 3 to the southwest corner of Lincoln Park Addition Lot 3; thence continuing west to the east boundary line of the W1/2 of SW1/4 of SW1/4 Section 12-Township 17-Range 8E; thence continuing south along the east boundary line of the W1/2 of SW1/4 of SW1/4 Section 12-Township 17-Range 8E to the north right of way of East 23rd Street; thence continuing east approximately 88 feet to a point intersecting a line extending north from the east right of way of North Clarmar Avenue; thence continuing south across 23rd Street and the east right of way of North Clarmar Avenue to the southwest corner of Fair Acres 5th Replat Lot 4; thence continuing west across North Clarmar Avenue and the south boundary of Fair Acres 2nd Addition Block 5 to the east right of way of North Yager Road; thence continuing south along the east right of way of North Yager Road to a point of intersection with the south right of way of East 19th Street; thence continuing west along the south right of way of East 19th Street to the point of beginning at the west right of way of N Platte Ave and the southeast corner of Northside Block 17.

See Exhibit 1 for map and list of properties in the 23rd and Bell Street Blight area.

Findings

Substandard Area Criteria-Documentation of Qualifying Conditions

1. Dilapidation or Deterioration

The results of the field survey conducted on November 13, 2013 determined that of the total buildings assessed, 124 of the 178 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 69.66% of the total properties in the redevelopment area. See Exhibit 2 for pictures of study area.

The Dilapidation or Deterioration factor has a strong presence throughout the redevelopment area.

2. Age or Obsolescence

An analysis of property records available from the Dodge County Assessor's office and online at <http://www.dodge.gisworkshop.com> was conducted to document the age of buildings within the study area. There were 143 buildings with an age listed. The average age of construction was 49.4 years, with 105 (73.4%) of the buildings over 40 years of age. See Exhibit 1 for age of properties table.

The Age or Obsolescence factor has a strong presence throughout the redevelopment area.

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

A field analysis conducted on November 13, 2013 has determined that this factor does not have a strong presence throughout the redevelopment area.

4. Other conditions.

- a. High density of population or over-crowding;
- b. The existence of conditions which endanger life or property by fire and other causes;
- c. 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.

A field analysis conducted on November 13, 2013 determined that this factor does not have a strong presence throughout the redevelopment area.

Blighted Criteria-Documentation of Qualifying Conditions

1. A substantial number of deteriorated or deteriorating structures.

A field analysis was conducted November 13, 2013 to determine if parcels within the redevelopment area have significant combination of deteriorating factors present. The field survey included a detailed evaluation of the exteriors of the structures.

During analysis, the buildings were given a condition rating. The building condition rating is based on the following criteria:

Dilapidated: In need of more than one major repair, for example, to the roof, foundation, windows, and/or siding, etc. Severe visible damage to the foundation automatically leads to a classification of dilapidated. These structures are usually considered to be beyond rehabilitation.

Poor: Had multiple visible signs of deterioration, especially to the windows, siding, roof, and porch. Asbestos shingles/siding automatically leads to a classification of poor. Could be rehabilitated, but substantial cost would be involved.

Fair: Usually had at least one or more visible signs of deterioration to the windows, siding, roof, etc. Not a significant amount of damage, but some work would be required to list the building for top dollar.

Average: Structure had no substantial signs of building deterioration. However, cosmetic flaws were visible, such as outdated fixtures or very minor paint damage. This would require very little to no cost to sell the building for top dollar.

Excellent: Structure shows absolutely no signs of deterioration. No cosmetic flaws were visible. Only a very small percentage of structures will fall into this category.

Building Condition	Excellent	Average	Fair	Poor	Dilapidated
Total: 178	0	54	84	33	7

Of the 178 properties (buildings) assessed, 124 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 69.66% of the total properties in the redevelopment area.

The study area does meet the criteria of a substantial number of deteriorated or deteriorating structures.

2. The existence of defective or inadequate street layout.

Development of vacant land within this study area has been inhibited by the lack of an established public street system. A 77 acre tract of agricultural land has been zoned as limited industrial. This parcel has development potential which would require the development of interior transportation infrastructure. Another 16.76 acre tract is currently zoned agricultural and

has development potential which would require the development of interior transportation infrastructure. See Exhibit 3 for undeveloped and vacant land map.

The study area does meet the existence of defective or inadequate street layout criteria of blighted.

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

The lot layout is adequate for existing residential and commercial land uses. The vacant land tracts with development potential can be subdivided into appropriate sized lots to accommodate modern residential and commercial buildings.

The study area does not meet the faulty lot layout in relation to size, adequacy, accessibility or usefulness criteria of blighted.

4. Unsanitary or unsafe conditions.

The presence of deteriorated sidewalks and parking lots and absence of marked crosswalks in parking lots within the study area creates unsafe conditions for pedestrian and vehicle traffic. The area also contains seven dilapidated structures, including a former motel that most likely will be demolished as well as trailer houses. See Exhibit 2 for pictures of study area.

The study area does meet the unsanitary or unsafe conditions criteria.

5. Deterioration of site or other improvements.

The field survey evaluated the condition of site improvements. The property in the study area was determined to have 124 structures in deteriorating condition. The large retail parking lot northwest of 23rd and Bell Street showed signs of cracking and deterioration. See Exhibit 2 for pictures of study area.

The study area does meet the deterioration of site or other improvements criteria.

6. Diversity of ownership.

The study area consists primarily of many local residential, land, and business property owners. There are areas with vacant lots and agricultural land available for development. Therefore, property ownership is not a factor preventing development within the study area.

The study area does not meet the diversity of ownership criteria.

7. Tax or special delinquency exceeding the fair value of the land.

The Dodge County Assessor's office records did not reveal any excessive tax or special assessment.

The study area does not meet the tax or special delinquency criteria.

8. Defective or unusual conditions of title.

No defective or unusual conditions of title were identified.

The study area does not meet the defective or unusual conditions of title criteria.

9. Improper subdivision or obsolete platting.

The configuration of antiquated narrow lots, in both residential and commercial areas, can inhibit development. The established residential and commercial areas are acceptably platted for current land uses. Future land development must meet the City's subdivision guidelines.

The study area does not meet the faulty lot layout in relation to size, adequacy, and accessibility or usefulness criteria.

10. The existence of conditions that endanger life or property by fire and other causes.

Field analysis conducted on November 13, 2013 determined that there is not a predominance of conditions that endanger life or property by fire or other causes.

The study area does not meet the existence of conditions that endanger life or property by fire and other causes criteria.

11. 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 in its present condition and use.

Field analysis conducted November 13, 2013 determined that there are not conditions present which would qualify the study area to meet this subjective qualifying condition.

The study area does not meet the existence of a combination of other factors which are detrimental to the public health, safety, morals, or welfare in its present condition and use.

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 or more of the following conditions exist;

i) Unemployment.

In October 2013, Dodge County and Fremont area had an unemployment rate of 3.7%. Nebraska had an unemployment rate of 3.5% and the United States had a rate of 7.3%.

The study area does not meet the criteria of at least 120% of the state or national average.

ii) **Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least 40 years old.**

There are 143 commercial and residential structures within the redevelopment area which have dates of construction listed at the Dodge County Assessor's office. The average age for the properties in the area is 49.4 years, with 105 (73.4%) of the buildings over 40 years of age. See Exhibit 1 for age of properties table.

The study area does meet the qualifying condition for average age.

iii) **Unimproved land**

The study area includes approximately 219 acres and of which less 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 study area does not meet the criteria of unimproved land.

iv) **Per capita income.**

Per capita income data by census is not available for this specific area.

The study area does not meet the per capita income qualification.

v) **Population.**

Population has increased over the past two decennial censuses for the City of Fremont. The study area does not line up with a block group to show a smaller area.

- 1990 Census: community: population-23,680
- 2000 Census: community: population-25,174
- 2010 Census: community: population-26,397

The study area does not meet the criteria of decreasing population.

Conclusion

The purpose of this study is to determine if all or part of the designated study area is substandard and blighted. In order to make the determination of substandard and blighted, state statute establishes a series of criteria.

The Nebraska Community Development law identifies six factors substandard factors. A review of Dodge County Assessor's office property data and site inspection of the 23rd and Bell Street Blight area by Northeast Nebraska Economic Development District staff identified a presence of two substandard factors which have been met:

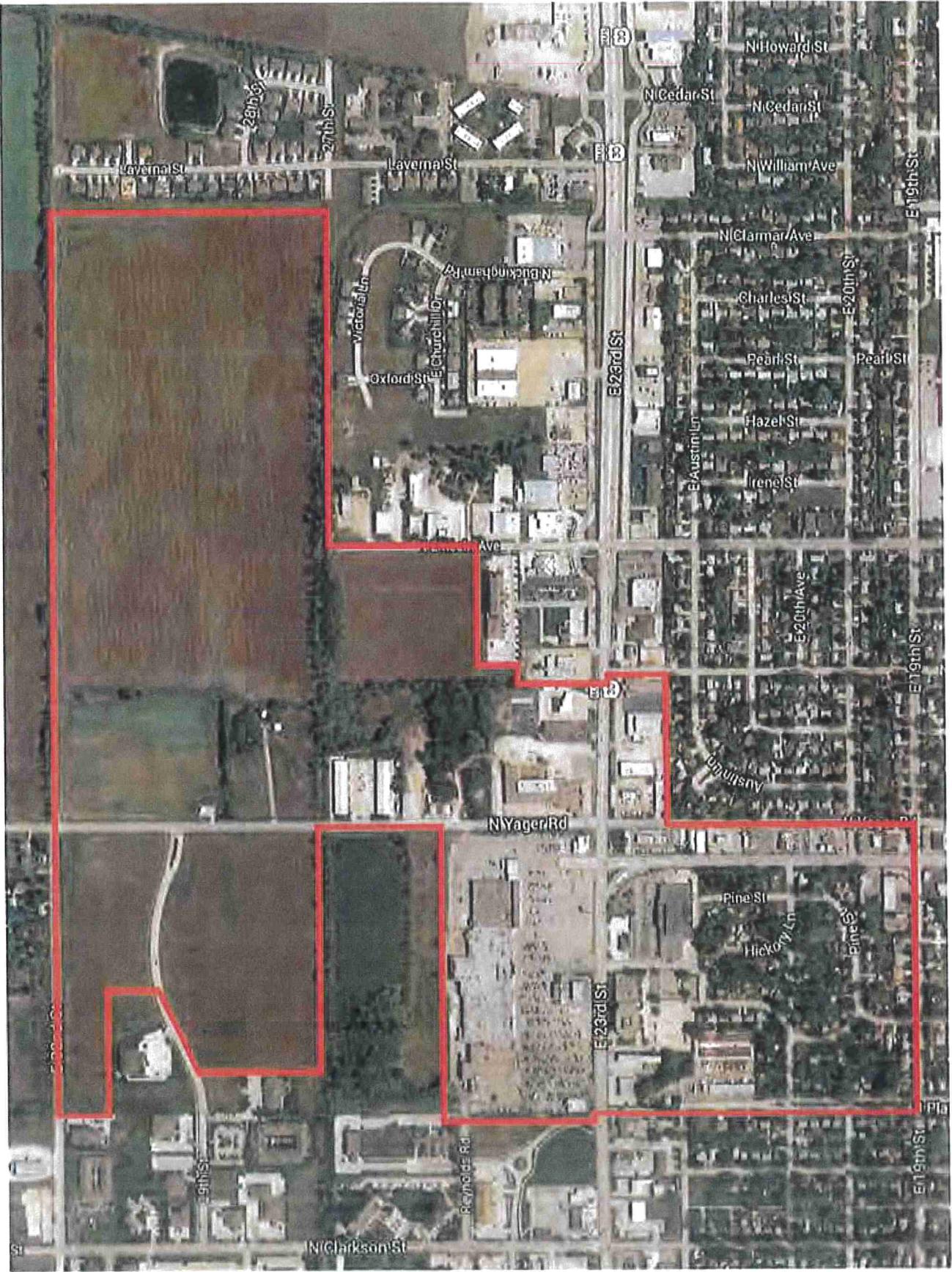
- 1) Dilapidation/deterioration
- 2) Age or obsolescence

The Nebraska Community Development law identifies sixteen blight factors. A review of Dodge County Assessor property data and site inspection of the 23rd and Bell Street Blight area by NENEDD staff identified a presence of five blight factors. If the area met at least one of the first eleven qualifying requirements, it would then be subject to review of item twelve in order to determine if the area meets at least one of the other five conditions required within the statute. In this instance, it has been determined that the following blighted criteria have been met:

- 1) A substantial number of deteriorated or deteriorating structures,
- 2) Existence of defective or inadequate street layout criteria,
- 4) Unsanitary or unsafe conditions,
- 5) Deterioration of site or other improvements,
- 12) (ii) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least forty (40) years old.

Having met the substandard and blighted criteria as defined by section 18-2103 (10) and 18-2103 (11) of the Nebraska Community Development Law, *this study has determined that the study area is both substandard and blighted under the provisions identified and the general plan as required.*

23rd and Bell Redevelopment Area



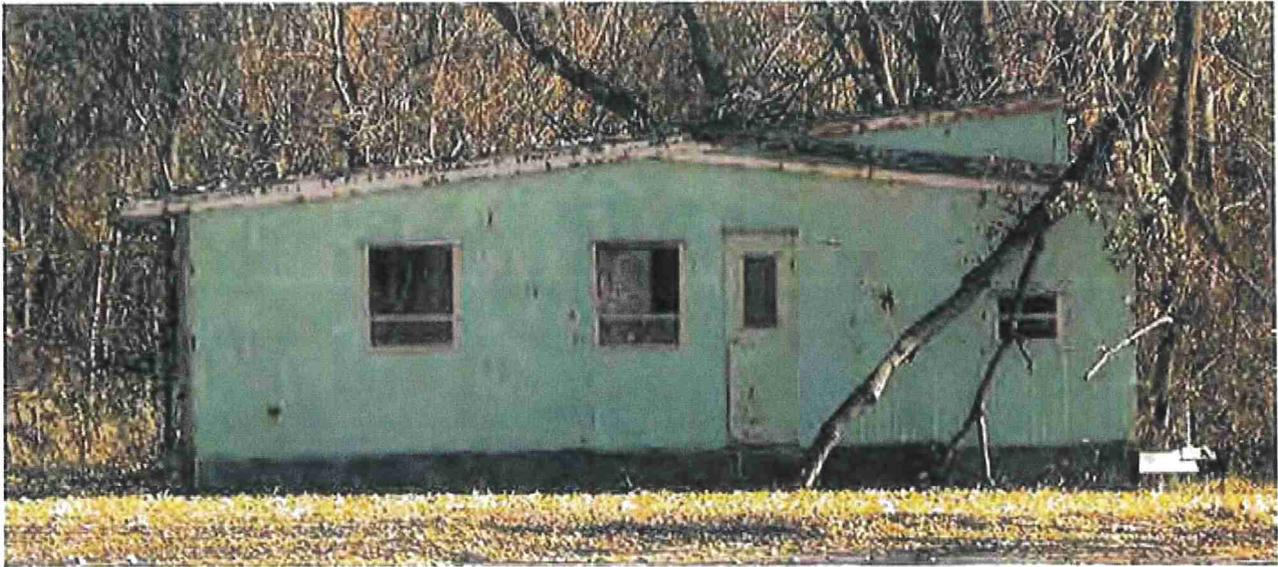
Dodge County Property ID	Legal Description	Year	Age
270022295	FAIRACRES 2ND APPROX W185'N190' LOT 1 BLK 5	1985	28
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022316	FAIRACRES 2ND E45' LOT 1 & ALL LOT 2 BLK 5	1959	54
270022323	FAIRACRES 2ND LOT 3 BLK 5	1956	57
270022323	FAIRACRES 2ND LOT 3 BLK 5	1998	15
270022323	FAIRACRES 2ND LOT 3 BLK 5	1998	15
270022323	FAIRACRES 2ND LOT 3 BLK 5	2002	11
270023331	FAIRLAWN E17' LOTS 1-3 BLK 3 & W43' VAC PEBBLE ST	1995	18
270023345	FAIRLAWN MID 57' LOTS 4-6 BLK 3	1890	123
270023359	FAIRLAWN W50' LOTS 4-6 BLK 3	1900	113
270023373	FAIRLAWN PT LOTS 2-5 BLK 4	1965	48
270023394	FAIRLAWN W55'S78.7' LOTS 4 & 5 BLK 4	1955	58
270024360	FAIRVIEW LOT 1 BLK 1	1952	61
270024367	FAIRVIEW LOT 2 BLK 1	1952	61
270024388	FAIRVIEW LOT 5 BLK 1	1952	61
270024472	FAIRVIEW LOT 5 BLK 2	1952	61
270024507	FAIRVIEW LOT 3 BLK 3	1952	61
270024521	FAIRVIEW LOT 5 BLK 3	1952	61
270024528	FAIRVIEW LOT 6 BLK 3	Land	
270024535	FAIRVIEW LOT 7 BLK 3	Land	
270024549	FAIRVIEW LOT 9 BLK 3	1952	61
270024556	FAIRVIEW LOT 10 BLK 3	1955	58
270024584	FAIRVIEW LOT 2 BLK 4	1955	58
270024612	FAIRVIEW LOT 6 BLK 4	1955	58
270024619	FAIRVIEW LOT 7 BLK 4	1955	58
270024640	FAIRVIEW LOT 10 BLK 4	1955	58
270024647	FAIRVIEW LOT 11 BLK 4	1955	58
270024654	FAIRVIEW LOT 12 BLK 4	1955	58
270024661	FAIRVIEW LOT 13 BLK 4	1955	58
270024668	FAIRVIEW LOT 14 BLK 4	2006	7
270024682	FAIRVIEW PT LOT 15, ALL LOT 16 BLK 4	1952	61
270024696	FAIRVIEW LOT 18 BLK 4	1952	61
270024710	FAIRVIEW LOT 20 BLK 4	1952	61
270024794	FAIRVIEW LOT 1 BLK 5	Land	
270024829	FAIRVIEW N1' LOT 6, ALL LOT 7 BLK 5	1955	58
270024857	FAIRVIEW LOT 2 BLK 6	1955	58
270024864	FAIRVIEW LOT 3 BLK 6	1955	58
270024892	FAIRVIEW LOT 7 BLK 6	1955	58
270024906	FAIRVIEW LOT 9 BLK 6	1955	58
270024913	FAIRVIEW LOT 10 BLK 6	1955	58
270024927	FAIRVIEW LOT 12 BLK 6	1955	58
270032375	HINKY DINKY ADD EXC HWY ROW-	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
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270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270040005	LEWIS ADD LOT 2	1981	32
270040012	LEWIS ADD LOT 3	1963	50
270040012	LEWIS ADD LOT 3	1997	16
270040012	LEWIS ADD LOT 3	1997	16
270040033	LEWIS ADD LOTS 4,5 & 6	1997	16
270040040	LEWIS ADD LOT 7	1951	62
270040040	LEWIS ADD LOT 7	1951	62
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1994	19
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1994	19
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1997	16
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1999	14
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061215	TL 85 .55A 12 17 8	1985	28
270061215	TL 85 .55A 12 17 8	1985	28
270061229	TL 87 .93A 12 17 8	1979	34
270061467	PARCEL A .75 14 17 8 EXC HWY ROW (NE1/4NE1/4)	2008	5
270061565	TL 33 & 34 .71A 14 17 8 EXC HWY ROW	1977	36
270136581	TL 32 .42A 14 17 8	1971	42
270136581	TL 32 .42A 14 17 8	2010	3
270137500	PARCEL B .31A 14 17 8 (NE1/4NE1/4)	1979	34
270137500	PARCEL B .31A 14 17 8 (NE1/4NE1/4)	1950	63
270138701	RODAMAR ADD REPLAT 1 LOT 2	2004	9
270138701	RODAMAR ADD REPLAT 1 LOT 2	2004	9
270138703	RODAMAR ADD REPLAT 1 LOT 4	Land	
270138703	RODAMAR ADD REPLAT 1 LOT 4	Land	
270022295	FAIRACRES 2ND APPROX W185'N190' LOT 1 BLK 5	1985	28
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022316	FAIRACRES 2ND E45' LOT 1 & ALL LOT 2 BLK 5	1959	54
270022323	FAIRACRES 2ND LOT 3 BLK 5	1956	57
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270023380	FAIRLAWN E103.5'S25' LOT 2 E103.5' LOT 3 BLK 4	1963	50
270023387	FAIRLAWN E45' LOT 4, E45' LOT 5, & S15.7' LOT 6 BLK 4	1956	57
270023352	FAIRLAWN E50' LOTS 4-6 BLK 3	1950	63
270023303	FAIRLAWN LOT 1 EXC E25'W20', LOTS 2 & 3 BLK 1 EXC HWY	1997	16
270023366	FAIRLAWN LOT 1, PT LOTS 2,5 & 6 BLK 4	1867	146
270023310	FAIRLAWN LOTS 1-6 & E23' PEBBLE ST BLK 2 EXC HWY RO	2000	13
270023401	FAIRLAWN PT LOT 5 & W100' LOT 6 BLK 4	1952	61
270023338	FAIRLAWN W70' LOTS 1-3 BLK 3	1975	38
270023324	FAIRLAWN W70'E87' LOTS 1-3 BLK 3	1977	36
270024444	FAIRVIEW LOT 1 BLK 2	1952	61
270024493	FAIRVIEW LOT 1 BLK 3	1952	61
270024850	FAIRVIEW LOT 1 BLK 6	1955	58
270024423	FAIRVIEW LOT 10 BLK 1	1952	61
270024430	FAIRVIEW LOT 11 BLK 1	1952	61
270024563	FAIRVIEW LOT 11 BLK 3	1956	58
270024920	FAIRVIEW LOT 11 BLK 6	1955	58
270024437	FAIRVIEW LOT 12 BLK 1	1950	63
270024570	FAIRVIEW LOT 12 BLK 3	1952	61
270024689	FAIRVIEW LOT 17 BLK 4	1952	61
270024703	FAIRVIEW LOT 19 BLK 4	1952	61

270024451	FAIRVIEW LOT 2 BLK 2	1952	61
270024500	FAIRVIEW LOT 2 BLK 3	1952	61
270024738	FAIRVIEW LOT 24 BLK 4	1952	61
270024752	FAIRVIEW LOT 26 BLK 4	1952	61
270024759	FAIRVIEW LOT 27 BLK 4	1952	61
270024773	FAIRVIEW LOT 29 BLK 4	1952	61
270024374	FAIRVIEW LOT 3 BLK 1	1952	61
270024458	FAIRVIEW LOT 3 BLK 2	1952	61
270024591	FAIRVIEW LOT 3 BLK 4	1955	58
270024801	FAIRVIEW LOT 3 BLK 5	1955	58
270024381	FAIRVIEW LOT 4 BLK 1	1952	61
270024465	FAIRVIEW LOT 4 BLK 2	1952	61
270024514	FAIRVIEW LOT 4 BLK 3	1952	61
270024598	FAIRVIEW LOT 4 BLK 4	1955	58
270024871	FAIRVIEW LOT 4 BLK 6	1955	58
270024605	FAIRVIEW LOT 5 BLK 4	1955	58
270024878	FAIRVIEW LOT 5 BLK 6	1955	58
270024395	FAIRVIEW LOT 6 BLK 1	1952	61
270024479	FAIRVIEW LOT 6 BLK 2	1952	61
270024885	FAIRVIEW LOT 6 BLK 6	1955	58
270024402	FAIRVIEW LOT 7 BLK 1	1952	61
270024486	FAIRVIEW LOT 7 BLK 2	Land	
270024409	FAIRVIEW LOT 8 BLK 1	1952	61
270024542	FAIRVIEW LOT 8 BLK 3	1952	61
270024626	FAIRVIEW LOT 8 BLK 4	1955	58
270024836	FAIRVIEW LOT 8 BLK 5	1955	58
270024899	FAIRVIEW LOT 8 BLK 6	1961	52
270024416	FAIRVIEW LOT 9 BLK 1	1955	58
270024633	FAIRVIEW LOT 9 BLK 4	1955	58
270024843	FAIRVIEW LOTS 9 & 10 BLK 5	1955	58
270024675	FAIRVIEW PT LOT 15 BLK 4	1955	58
270024815	FAIRVIEW PT LOTS 4 & 5 BLK 5	1957	56
270024822	FAIRVIEW S59' LOT 6 BLK 5	1956	57
270032375	HINKY DINKY ADD EXC HWY ROW-	1962	51
270040005	LEWIS ADD LOT 2	1981	32
270040033	LEWIS ADD LOTS 4,5 & 6	1984	29
270061467	PARCEL A .75 14 17 8 EXC HWY ROW (NE1/4NE1/4)	2008	5
270054663	RODAMAR ADD REPLAT 1 LOT 5	1971	42
270054670	RODAMAR ADD REPLAT 1 LOT 6	1967	46
270101899	TL 34 .57A 12 17 8	Land	
270101871	TL 4 2.5A 12 17 8	1997	16
270101843	TL 5 1.45A 12 17 8	1960	53
270101878	TL 55 & 84 1.20A 12 17 8	Land	
270061208	TL 6 1.77A 12 17 8	1960	53
270101892	TL 7 5.7A 12 17 8	1950	63
270101885	TL 86 .13A 12 17 8	Land	
270129150	Fremont Technology Park Outlots A & B 80.65A	Land	
270105161	D SCHROEDERS SUB TL 145 6.15A	1900	113
270101892	TL 7 5.7A 12 17 8	Land	
270137540	TL 147 10.69A 12 17 8	Land	
270137541	TL 113 .63A 12 17 8	Land	
270138404	FOUNTAIN SPRINGS ADD LOT 2 BLK 2	Land	
270101787	PT TL 51 16.76A 11 17 8	Land	
270138657	FOUNTAIN SPRINGS 2ND LOT 2	Land	
270138658	FOUNTAIN SPRINGS 2ND LOT 3	Land	

270101787	PT TL 51 16.76A 11 17 8	Land	
270138667	FOUNTAIN SPRINGS 3RD LOT 1	Land	
270138668	FOUNTAIN SPRINGS 3RD LOT 2	Land	
		1963	49.4
	Average	Year	Age

Fremont - "23rd and Bell" Redevelopment Area

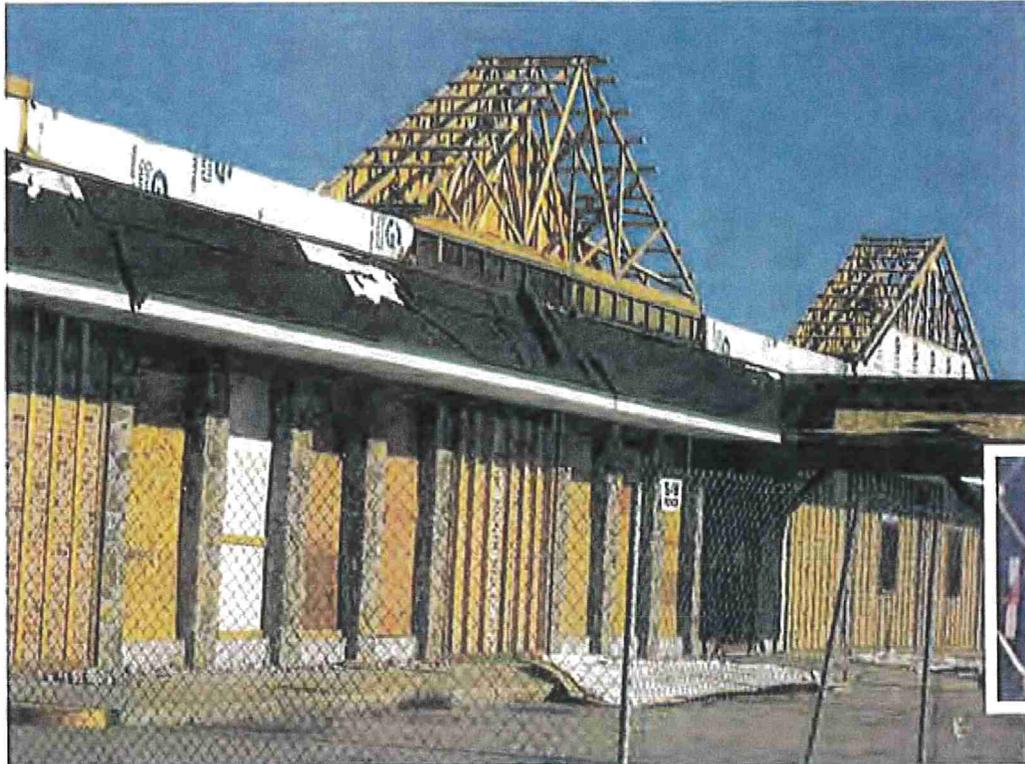


• Dilapidated structure

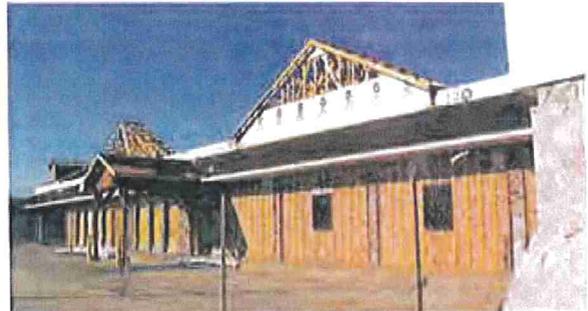
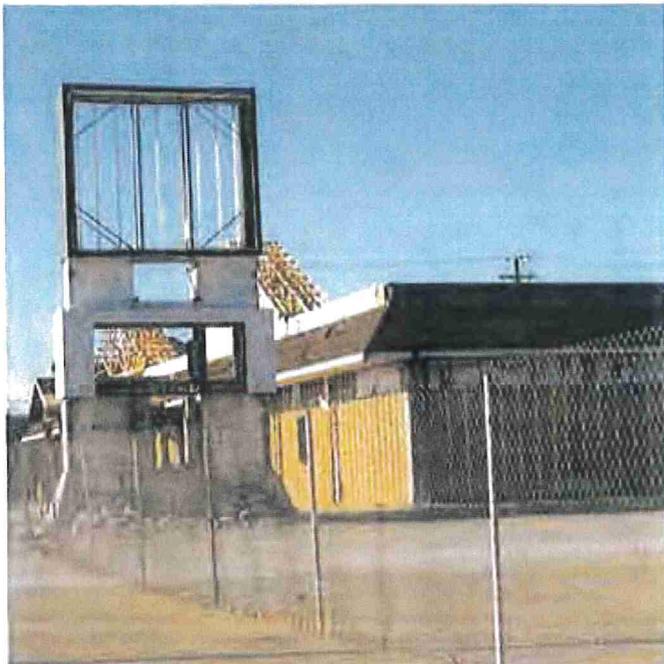
• Debris



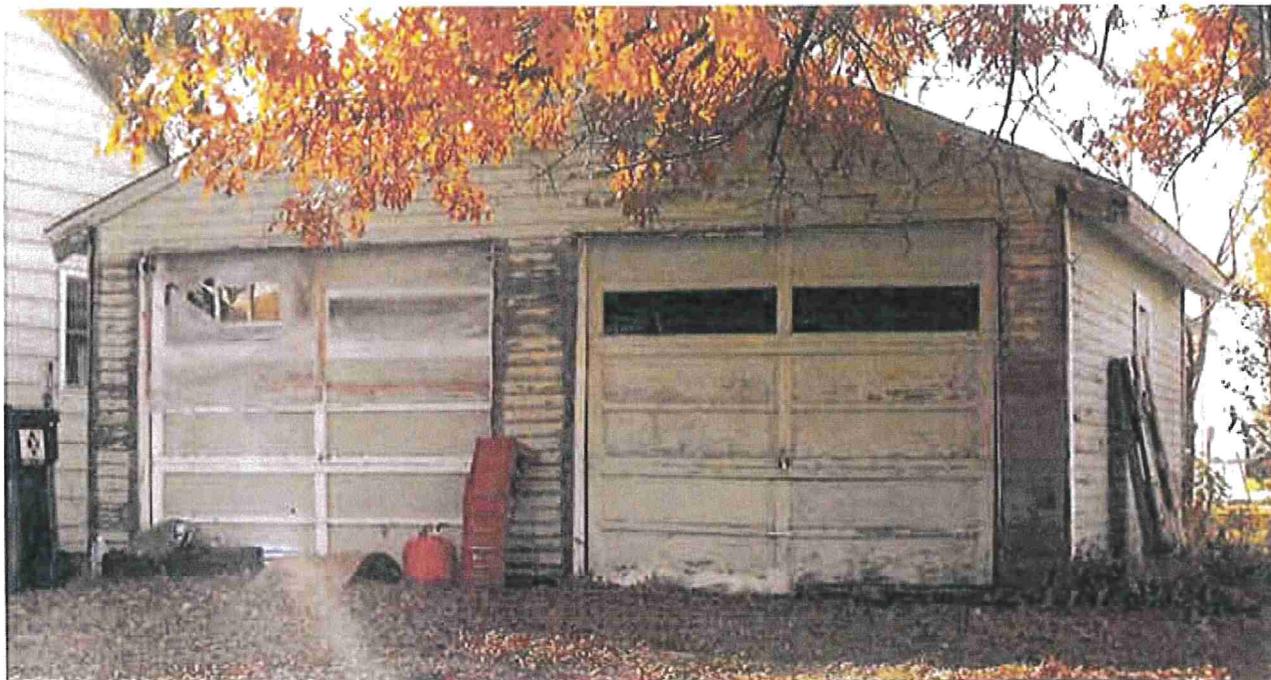
Fremont - "23rd and Bell" Redevelopment Area



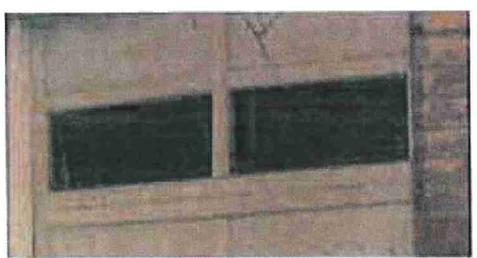
- Dilapidated structure
- Asbestos hazard



Fremont - "23rd and Bell" Redevelopment Area



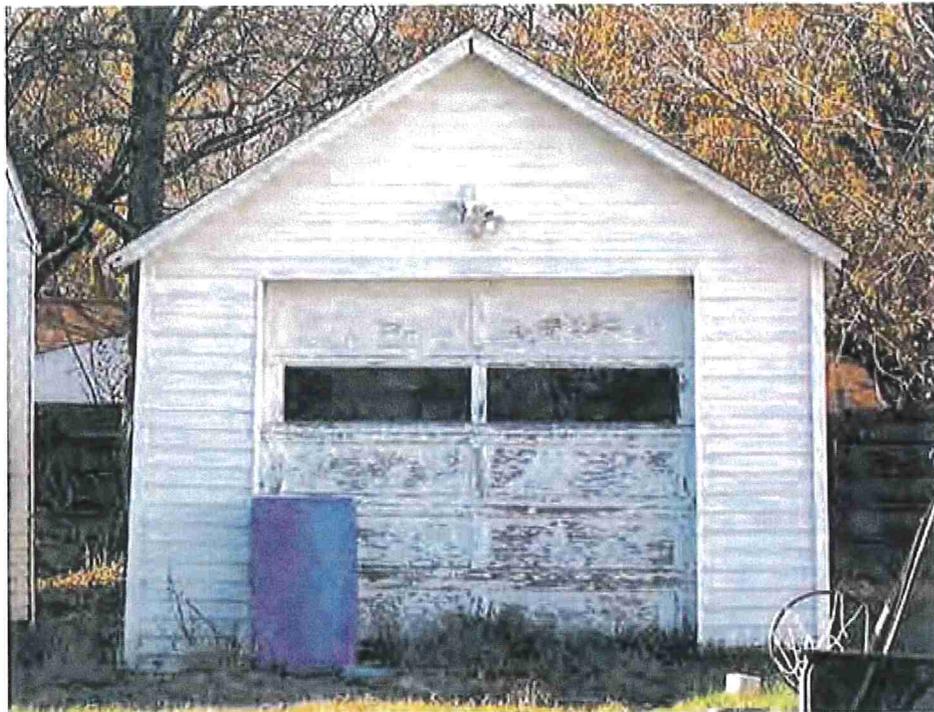
- Deteriorating structure
- Missing panels



- Outdated/broken window



Fremont - "23rd and Bell" Redevelopment Area



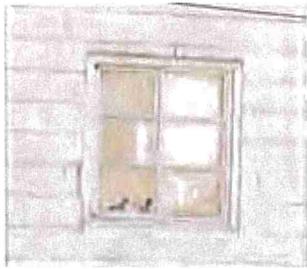
- Peeling paint
- Deteriorating structure



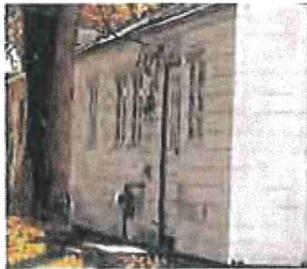
- Skewed door
- Insufficient step



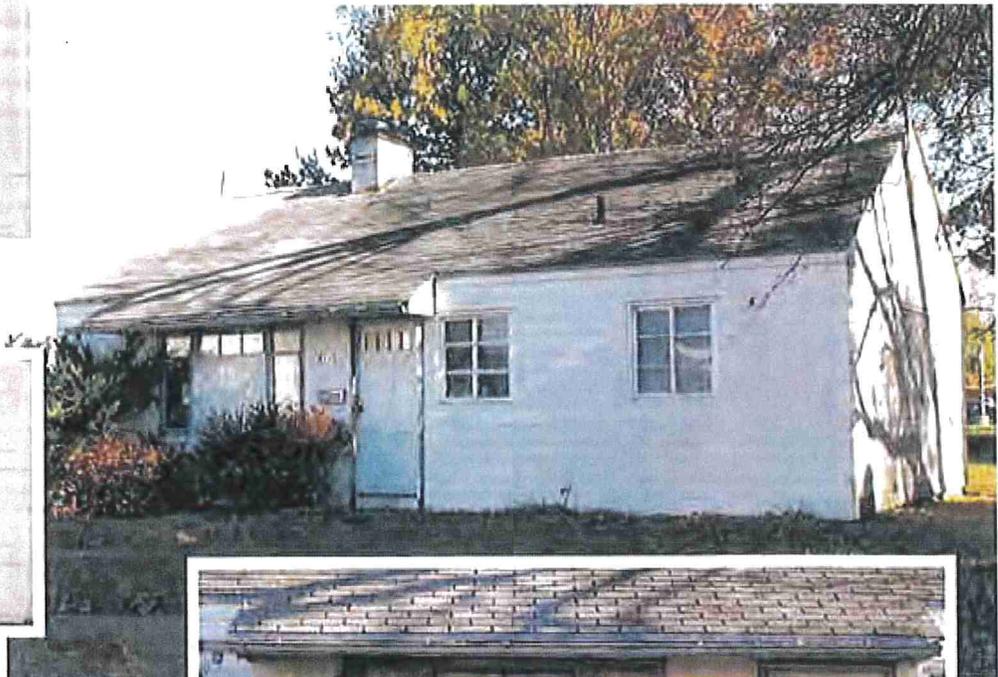
Fremont - "23rd and Bell" Redevelopment Area



- Outdated/broken window



- Deteriorating structure



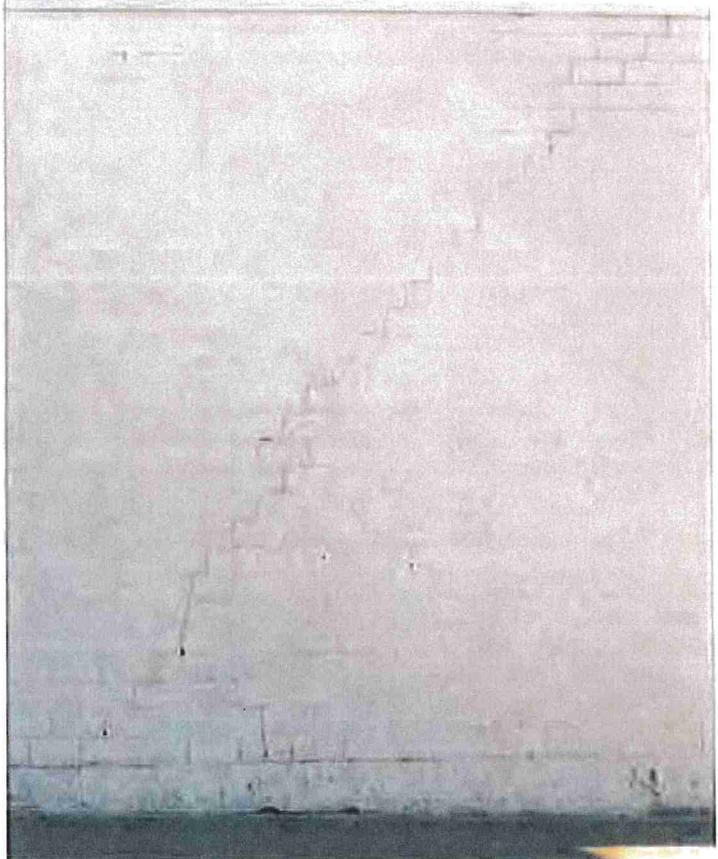
- Insufficient drainage



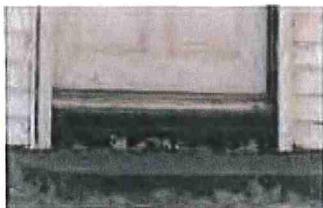
- Gully

Fremont - "23rd and Bell" Redevelopment Area

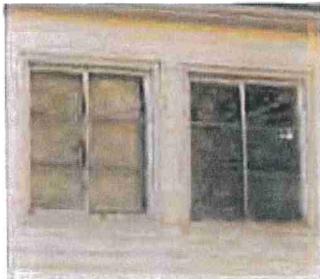
- Cracked exterior wall



- Fallen stop sign



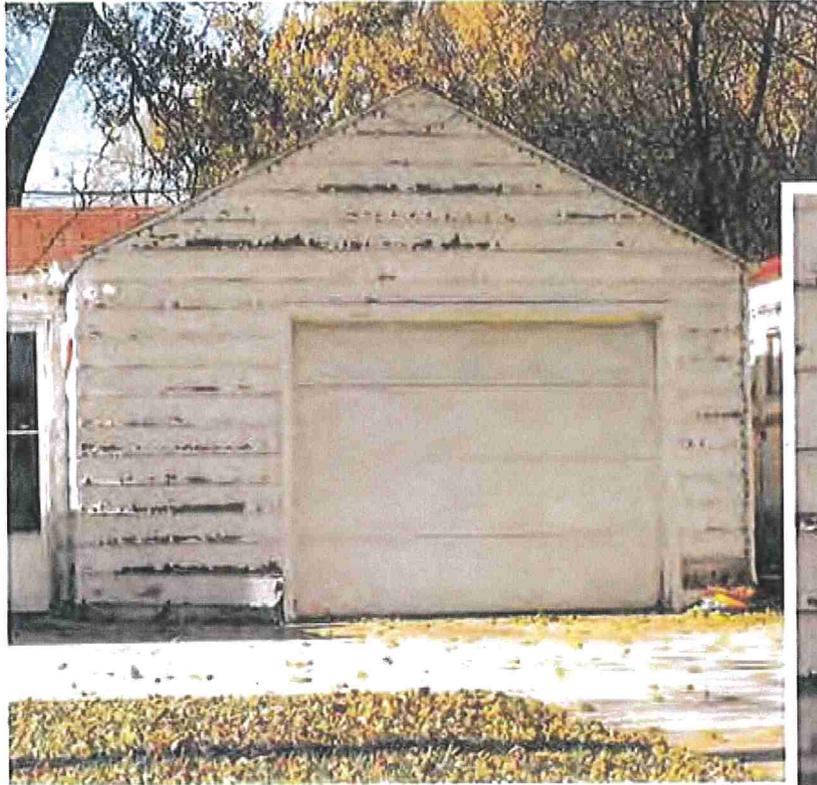
- Missing step



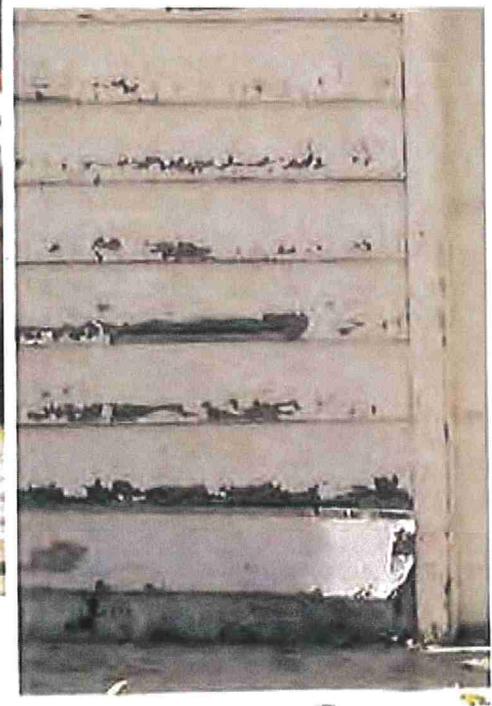
- Outdated windows



Fremont - "23rd and Bell" Redevelopment Area



- Deteriorating structure - paint and siding



- Insufficient drainage

Fremont - "23rd and Bell" Redevelopment Area



- Cracked/deteriorating pavement



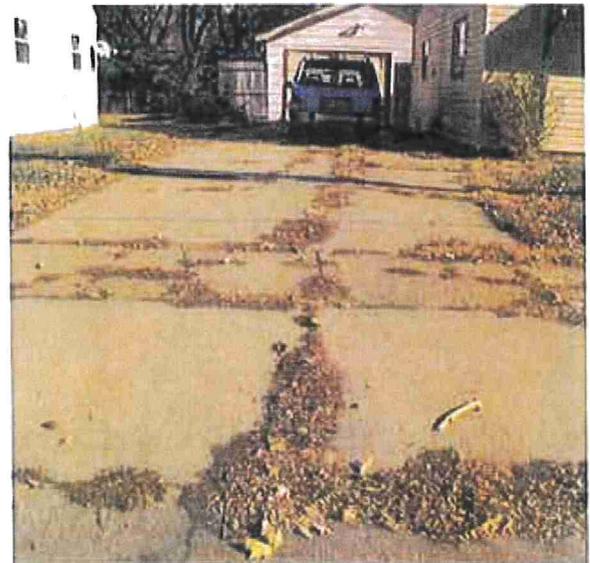
Fremont - "23rd and Bell" Redevelopment Area



- Incomplete sidewalk



- Unpaved driveway



- Cracked pavement



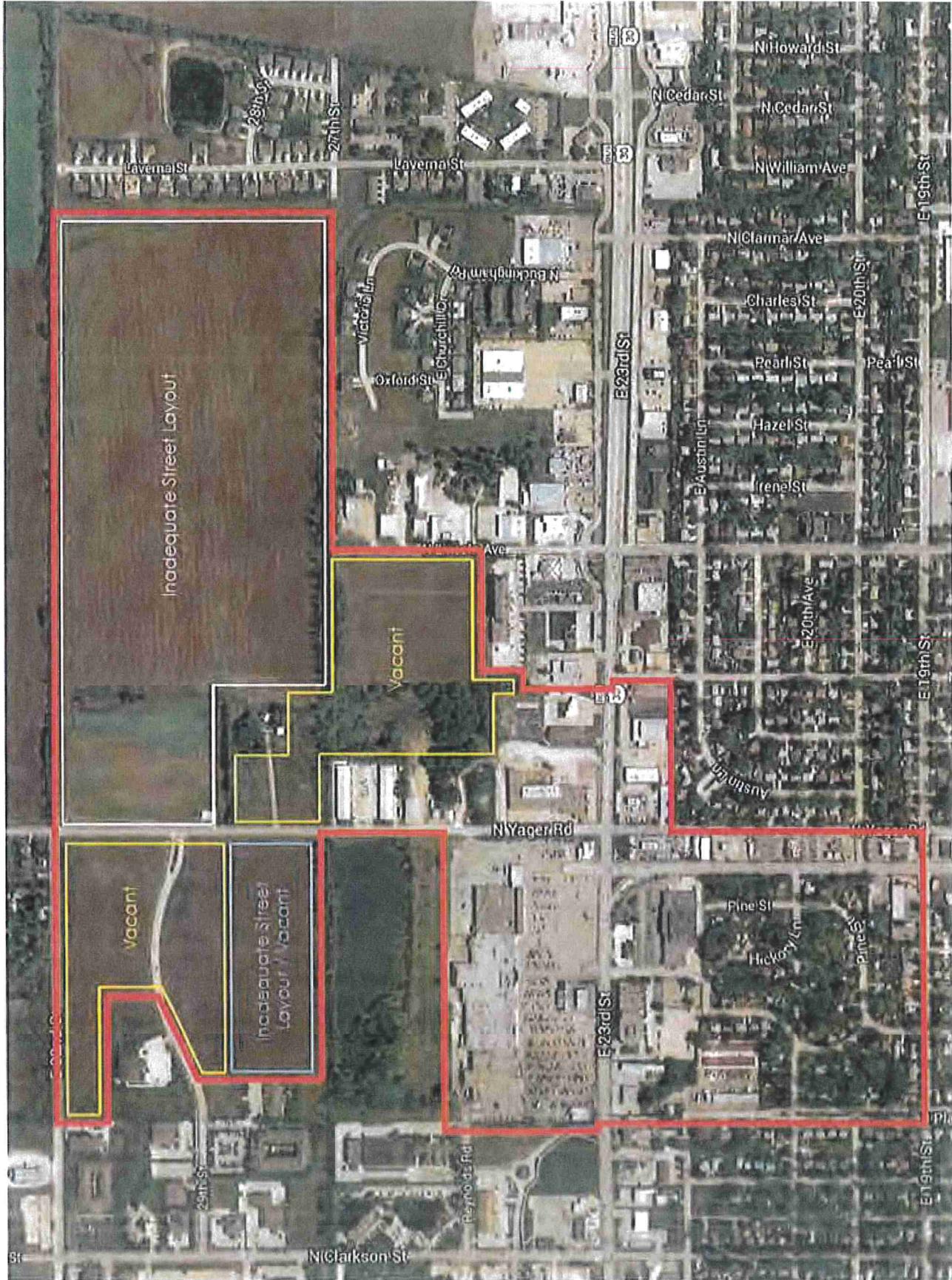
- Damaged barrier

Fremont - "23rd and Bell" Redevelopment Area



- Undeveloped land

Undeveloped / Inadequate Street Layout



RESOLUTION NO. 2014-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE BLIGHT AND SUBSTANDARD STUDY FOR THE AREA SURROUNDING THE INTERSECTION OF 23RD AND BELL STREETS PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Section 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the City has received a study to determine whether an area within the city should be declared blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, the City has attached a legal description of the area, which is included in the study;

WHEREAS, On June 16, 2014 the Planning Commission has reviewed and recommends the area be declared blighted and substandard pursuant to the provisions of Section 18-2109 of the Act;

WHEREAS, The City has determined that multiple factors exist that allow the area to be declared blighted and substandard under the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

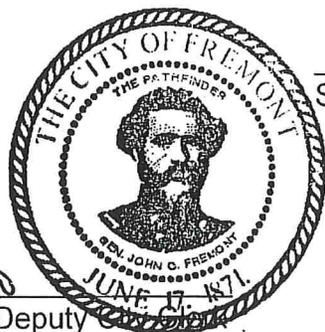
RESOLVED, that the City Council hereby makes the following findings with respect to the 23RD and Bell Area Study with regard to a declaration of Blight and Substandard Conditions:

1. The City Council has reviewed the Study as to its conformity with the general plan for the development of the City as a whole; and
2. The City Council confirms that the area proposed in the Study meets the definition of blighted and substandard as set forth in the Act.

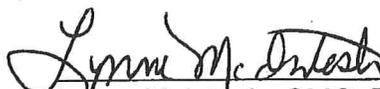
PASSED AND APPROVED THIS 15th DAY OF JULY, 2014



Scott Getzschman, Mayor



ATTEST:



Lynne McIntosh, CMC, Deputy

SPECIAL CITY COUNCIL MEETING
July 15, 2014
5:00 P.M.

The Mayor called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Council Members Stange, Bixby, Navarrette, Hoppe, Kuhns, Eairleywine, Anderson and Johnson present – 8 present, 0 absent.

Moved by Council Member Johnson, seconded by Council Member Navarrette to open the Public Hearing on blight and substandard designation for 23rd and Bell Street Redevelopment project. Roll call vote: 8 ayes. Motion carried.

David Mitchell, representing the former Clarion hotel and Fountain Hills property located in the redevelopment area, stated the owners asked him to simply express thanks for moving ahead with this particular study as this is an important step in the redevelopment of the area and believes it will be good for the City of Fremont in the long run.

There being no further testimony, moved by Council Member Bixby, seconded by Council Member Anderson to close the public hearing on blight and substandard designation for 23rd and Bell Street Redevelopment project. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Kuhns, seconded by Council Member Johnson to approve Resolution No. 2014-124 declaring area blighted and substandard for 23rd and Bell Street Redevelopment project. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Eairleywine, seconded by Council Member Stange to open the Public Hearing on blight and substandard designation for Morningside Business Park project. Roll call vote: 8 ayes. Motion carried.

Mayor Getzschman stated the item was originally continued to verify that the area could be designated as blighted and substandard when half of the area is located in Dodge County and that it was verified as eligible.

There being no testimony, moved by Council Anderson, seconded by Council Member Stange to close the Public Hearing on blight and substandard designation for Morningside Business Park project. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Bixby, second by Council Member Navarrette to approve Resolution No. 2014-125 declaring area blighted and substandard for Morningside Business Park project. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Anderson, seconded by Council Member Kuhns to approve the consent agenda. Roll call vote: 8 ayes. Motion carried.

- Dispense with reading of and approve June 24 and July 8, 2014 minutes
- June 25 – July 8, 2014 claims

- Report of the Treasury
- Resolution No. 2014-126 approving stop signs to be placed at Jones Drive and Wyoming Avenue
- Resolution No. 2014-127 approving Dan Varilek request for extra width drive approach at 520 West South Street
- Resolution No. 2014-128 approving consumption of alcohol on city property for Bob Diers, Christensen Field, October 9, 2014, dinner
- Resolution No. 2014-129 approving Special Designated Permit applications for Burtonian Enterprises, 1682 East 23rd Avenue North, July 18-20, 2014 and August 8-10, 2014, beer garden; DeSauce Developments, 925 North Broad, July 26, 2014, reception
- Resolution No. 2014-131 approving Don Halladay request for firework display on September 6, 2014 at Christensen Field for wedding reception
- Resolution No. 2014-132 approving agreement with Department of Motor Vehicles to use Memorial Parking lot for motorcycle driver testing
- Resolution No. 2014-133 approving agreement with IMA Inc for brokers services for health, life disability and Section 125 coverage
- Resolution No. 2014-134 approving agreement with Northern Natural Gas for crossing of gas mains by storm sewer pipes for the West Military Avenue widening project
- Tort claim of National Subrogation Services as agent for Homesite and Clayton Ingersoll, 3015 Laverna Street
- Tort claim of Carson and Alice Day, NW ¼ 28-17-9
- Resolution No. 2014-135 approving agreement to participate in Centralized Police Testing Program with Morrow and Associates

Moved by Council Member Johnson, seconded by Council Member Navarrette to approve Resolution No. 2014-133 renewing agreement with CB Richard Ellis/MEGA for marketing of the Fremont Technology Park/Data Center. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Hoppe, seconded by Council Member Anderson to reconsider Ordinance No. 5310 amending Fremont Municipal Code, Chapter 3, Departments; Chapter 5 Snow routes, Handicap permits, Parking Meters; Chapter 10, Alcoholic Beverages. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Hoppe to amend Ordinance No. 5310 by changing Sunday liquor sales from 12:00 noon to 9:00 a.m. Roll call vote: 8 ayes. Motion carried.

The Deputy City Clerk gave the first reading, by title only, as reconsidered and amended, of Ordinance 5310 amending various chapters of the Fremont Municipal Code. The second reading will be at the next regular Council meeting.

Moved by Council Member Johnson, seconded by Council Member Hoppe to approve Resolution No. 2014-136 purchasing easements from Victory Lake Marine in the amount of \$65,000 for 2013 West Military Improvements, Ridge Road to Pierce Street project. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Kuhns, seconded by Council Member Bixby to approve Change Order No. 1 for Sawyer Construction in the amount of \$8040 for 2013 Street Patching, Yager Road project. Roll call vote: 8 ayes. Motion carried.

Moved by Council Member Navarrette, seconded by Council Member Anderson to introduce an Ordinance annexing part of NW ¼ 7-17-9 (Ritz Lake – Phase I). Roll call vote: 8 ayes. Motion carried.

The Deputy City Clerk gave the first reading, by title only, of an Ordinance annexing part of NW ¼ 7-17-9 (Ritz Lake – Phase I) The second reading will be at the next regular Council meeting.

The Mayor announced the next meeting would be July 29, 2014 at 7:00 p.m.

Moved by Council Member Bixby, seconded by Council Member Stange to adjourn the meeting. Roll call vote: 8 ayes. Motion carried. Meeting adjourned at 5:15 p.m.

I, Kimberly Volk, the undersigned City Clerk, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by the members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting and the subjects to be discussed at said meeting and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

Kimberly Volk, MMC, City Clerk