

PLANNING COMMISSION

August 9, 2025

8:00 AM

Chairman Jim Masek opened the meeting at 8:00 AM in the meeting room of the City Office Building, 490 E Street, David City, Nebraska, and notified the public of the "Open Meetings Act" posted on the west wall of the meeting room. He also notified the public that if they wish to speak to the Commission, please state their name and address.

Present: Planning Commission members Pam Kabourek, Jim Vandenberg, Robert Hilger, Jim Masek, Building Inspector Gary Meister, City Administrator Intern Raiko Martinez and Deputy Clerk Lori Matchett. Planning Commission member Greg Aschoff, and City Clerk Tami Comte were absent.

Also present: Council member Rick Holland.

Planning Commission member Pam Kabourek made a motion to accept the minutes of the May 10, 2025, meeting as presented. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea, Yea: 4, Nay: 0, Absent: 1.

Chairman Jim Masek made a motion to open the public hearing at 8:02 a.m. on a blight and substandard study for the real estate described as follows: A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE 6TH P.M., BUTLER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE, NORTH, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF NORTH 01 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INST. NO. 2023-01306, BUTLER COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE, CONTINUING, NORTH 01 DEGREES 27 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 2,580.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 87 DEGREES 25 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,385.13 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HIGHWAY 15; THENCE SOUTH 01 DEGREES 43 MINUTES 51 SECONDS EAST, A DISTANCE OF 1,589.54 FEET TO A POINT; THENCE SOUTH 01 DEGREES 23 MINUTES 36 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 645.01 FEET TO A POINT; THENCE SOUTH 04 DEGREES 21 MINUTES 41 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 354.32 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID INST. NO. 2023-01306; THENCE SOUTH 87 DEGREES 34 MINUTES 18 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 2,355.84 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 6,167,710.59 SQUARE FEET OR 141.59 ACRES, MORE OR LESS. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea, Yea: 4, Nay: 0, Absent: 1.

Planning Commission member Robert Hilger had several questions about the blight and substandard study of the property, including Irrigation, water, wells, truck traffic, and traffic studies. Council Member Rick Holland answered the questions that Robert Hilger asked and made notes to take back to the Council for discussion.

Chairman Jim Masek made a motion to close the public hearing at 8:31 a.m. for a blight and substandard study for the real estate described as follows: A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE 6TH P.M., BUTLER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE, NORTH, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF NORTH 01 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INST. NO. 2023-01306,

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Planning Commission member Pam Kabourek made a motion to recommend to the City Council the blighted and substandard study, and pass Resolution No. PC 1-2025 adopting the blighted and substandard study for the real estate described as: A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE 6TH P.M., BUTLER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE, NORTH, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF NORTH 01 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INST. NO. 2023-01306, BUTLER COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE, CONTINUING, NORTH 01 DEGREES 27 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 2,580.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 87 DEGREES 25 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,385.13 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HIGHWAY 15; THENCE SOUTH 01 DEGREES 43 MINUTES 51 SECONDS EAST, A DISTANCE OF 1,589.54 FEET TO A POINT; THENCE SOUTH 01 DEGREES 23 MINUTES 36 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 645.01 FEET TO A POINT; THENCE SOUTH 04 DEGREES 21 MINUTES 41 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 354.32 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID INST. NO 2023-01306; THENCE SOUTH 87 DEGREES 34 MINUTES 18 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 2,355.84 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 6,167,710.59 SQUARE FEET OR 141.59 ACRES, MORE OR LESS. Robert Hilger seconded the motion. The motion carried. Greg Aschoff: Yea, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1.

RESOLUTION NO. PC 1-2025

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DAVID CITY, NEBRASKA, RECOMMENDING THE DESIGNATION OF AN AREA WITHIN THE CITY OF DAVID CITY, NEBRASKA, AS BLIGHTED, SUBSTANDARD AND IN NEED OF REDEVELOPMENT PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, it is desirable and in the public interest that the City of David City, Nebraska (the "City"), a municipal corporation, undertake and carry out urban redevelopment projects in areas that the City determines to be blighted, substandard and in need of redevelopment; and

WHEREAS, Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has duly prepared and approved a general plan for the development of the City known as its Comprehensive Plan, all as required by section 18-2110 of the Act; and

WHEREAS, the City previously designated a portion of the City referred to as the “Northwest Redevelopment Area” as blighted, substandard and in need of a redevelopment, all in compliance with the Act; and

WHEREAS, following the City’s designation of Northwest Redevelopment Area, on December 14, 2022, the City adopted and approved that certain “Redevelopment Plan for the Northwest Industrial Area”, as amended, setting forth a plan for redevelopment within the Northwest Redevelopment Area (hereinafter, the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan sets forth a public-private redevelopment project involving the City’s construction of numerous public infrastructure extensions and improvements to support the private redevelopment under the Redevelopment Plan (collectively, the “Public Improvements”); and

WHEREAS, pursuant to the Redevelopment Plan, the City is relying upon the occurrence of ancillary projects and redevelopment within the area covered by the Redevelopment Plan to generate tax-increment financing (“TIF”) revenues in an amount necessary to partially offset the City’s costs to construct the Public Improvements; and

WHEREAS, to-date, such ancillary projects and redevelopment within the Redevelopment Plan area has not occurred to the extent contemplated and necessary under the Redevelopment Plan to support the City Improvements; and

WHEREAS, the Nebraska Supreme Court has held that land can be added to an existing community development area if the inclusion of such additional land is reasonably necessary to accomplish the implementation of an existing redevelopment plan; and

WHEREAS, there exists certain real estate located adjacent to the Northwest Redevelopment Area (referred to herein as the “Expansion Area”); and

WHEREAS, the City anticipates there will be considerable redevelopment on the Expansion Area which, if added to the existing Northwest Redevelopment Area and Redevelopment Plan area, would significantly offset the current shortfall of TIF revenues upon which the City is relying in relation to its financing of the Public Improvements under the Redevelopment Plan; and

WHEREAS, in accordance with the foregoing, expansion of the Northwest Redevelopment Area to include the Expansion Area is necessary for the successful implementation of the City Improvements under the existing Redevelopment Plan; and

WHEREAS, the City contracted with Marvin Planning Consultants to prepare a study of the conditions of the Expansion Area in relation to the proposed expansion of the blighted and substandard Northwest Redevelopment Area (the "Blight Expansion Study"); and

WHEREAS, a copy of the Blight Expansion Study is attached hereto as Exhibit 1 and incorporated herein; and

WHEREAS, the Blight Expansion Study analyzed the Expansion Area and concluded that the Northwest Redevelopment Area, as expanded by the Expansion Area, qualifies for designation by the City as a blighted and substandard area in need of redevelopment as defined in the Act, and further recommends such designation by the City; and

WHEREAS, the boundaries and description of the Expansion Area, as well as the Northwest Redevelopment Area, are more particularly described in the Blight Expansion Study, and such boundaries and description are incorporated herein; and

WHEREAS, the question of whether the existing blighted and substandard Northwest Redevelopment Area shall be expanded to include the Expansion Area has been submitted to the Planning Commission for its review and recommendation, and the Planning Commission held a duly-noticed public hearing on the question on August 9, 2025, all in compliance with the Act; and

WHEREAS, the Planning Commission conducted the public hearing pursuant to the Nebraska Open Meetings Act and afforded all interested parties a reasonable opportunity to express their views respecting the declaration of the Expansion Area as blighted and substandard and in need of redevelopment, and the Planning Commission reviewed and discussed the Blight Expansion Study.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF DAVID CITY, NEBRASKA:

Section 1. The above recitals are true and correct, and are hereby incorporated in their entirety as if set forth, in full, below.

Section 2. The Planning Commission finds, based on substantial evidence in the Blight Expansion Study, the record of this proceeding, and the August 9, 2025 public hearing, as well as its review of the existing Redevelopment Plan and precedent of the Nebraska Supreme Court set forth in the recitals hereto, that the existing blighted and substandard Northwest Redevelopment Area may be expanded to include the Expansion Area.

Section 3. Based upon the findings of the Blight Expansion Study, conditions now exist in the Northwest Redevelopment Area, as expanded by the Expansion Area, meeting the criteria in sections 18-2103(3) and 18-2103(31) of the Act.

Section 4. Based on the foregoing, the Planning Commission hereby recommends that the Mayor and Council of the City adopt the Blight Expansion Study and designate the Expansion Area as blighted and substandard and in need of redevelopment pursuant to the Act, via its inclusion within the existing blighted and substandard Northwest Redevelopment Area.

INTRODUCED BY Pam Kabourek

PASSED AND ADOPTED THIS 9TH DAY OF AUGUST, 2025.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT 1
Blight Expansion Study
(See attached)

PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard Study ("Study") is to expand the previously adopted Northwest Redevelopment Area adopted in 2021 and completed prior to the AGP development. This study examines existing conditions within the expanded area of the City of David City.

The City of David City, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the 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 the Community Development Law, 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."

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program; disaster assistance; effect. The statute reads,

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

"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan

for the municipality and notice and public hearing or findings other than herein set forth."

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

"Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, 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. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

"Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"

"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; and"

"Workforce housing means:

- (a) *Housing that meets the needs of today's working families;*
- (b) *Housing that is attractive to new residents considering relocation to a rural community;*
- (c) *Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;*
- (d) *Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and*
- (e) *Upper-story housing."*

SUMMARY

This study applies only to a portion of the city limits of David City, which has not been previously designated. It aims to provide the David City Planning Commission and City Council with a basis for identifying and declaring Blighted and Substandard conditions within the city's jurisdiction, as permitted under Chapter 18, Section 2123.01. Through this process, the city and property owners will work together to address economic and/or social issues that negatively impact the community's overall well-being.

The Study Area is illustrated in Figure 1 of this report. A Redevelopment Plan to be submitted later will, according to law, include specific local objectives regarding suitable land uses, improved traffic, public transportation, public utilities, and other community improvements. It will also specify the proposed land uses and building requirements within the redevelopment area, and will encompass:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of conditions that qualify the area as blighted and substandard.

Besides the typical criteria for Substandard and Blighted Conditions, this study takes into consideration a Nebraska Supreme Court ruling which allows an area to be expanded provided the additional land is reasonably necessary to accomplish the implementation of an existing redevelopment plan. Therefore: the City Council finds the following:

- The success/implementation of the City improvements under the existing AGP plan relies upon a certain amount of redevelopment outside of the AGP Site.
- To date, not enough ancillary redevelopment has occurred to ensure adequate financial backing.
- As such, the addition of the new site/project is reasonably necessary to accomplish the same.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study focuses on an area northwest of Cooperative Parkway and Nebraska Highway 15 intersection for assessment. The location is shown in Figure 1 of this report. The existing land uses within the area are agricultural/vacant and right-of-way.

The City of David City can steer future development and revitalization throughout the redevelopment process. The City's use of the Community Redevelopment Act aims to redevelop and enhance parts of the community, help eliminate adverse conditions, and carry out various programs and projects designated for the City.

The following describes the designated area within the City of David City.

A Tract described as follows:

The point of beginning (POB) is the intersection of Cooperative Parkway and Nebraska Highway 15; thence westerly along the centerline of Cooperative Parkway to the intersection of Cooperative Parkway and Road M; thence, northerly along the centerline of Road M until it meets the extended north property line of a tract referred to as 7 15 3 7 15 3 SW 1/4; thence easterly along said north property line to the intersection with the centerline of Nebraska Highway 15; thence, southerly to the POB.

Overall coverage is approximately **148.86 acres**

Based upon the existing corporate limits and the newly annexed area (study) and the calculation of area deemed to be substandard and blighted the new percentage of substandard and blighted will be 30.3%.

New corporate limits equal to 2367.5 acres and new substandard and blighted area is 717.9 acres.

Study Area

Figure 1: Study Area Map



Source: Google Earth, Marvin Planning Consultants 2025

EXISTING LAND USES

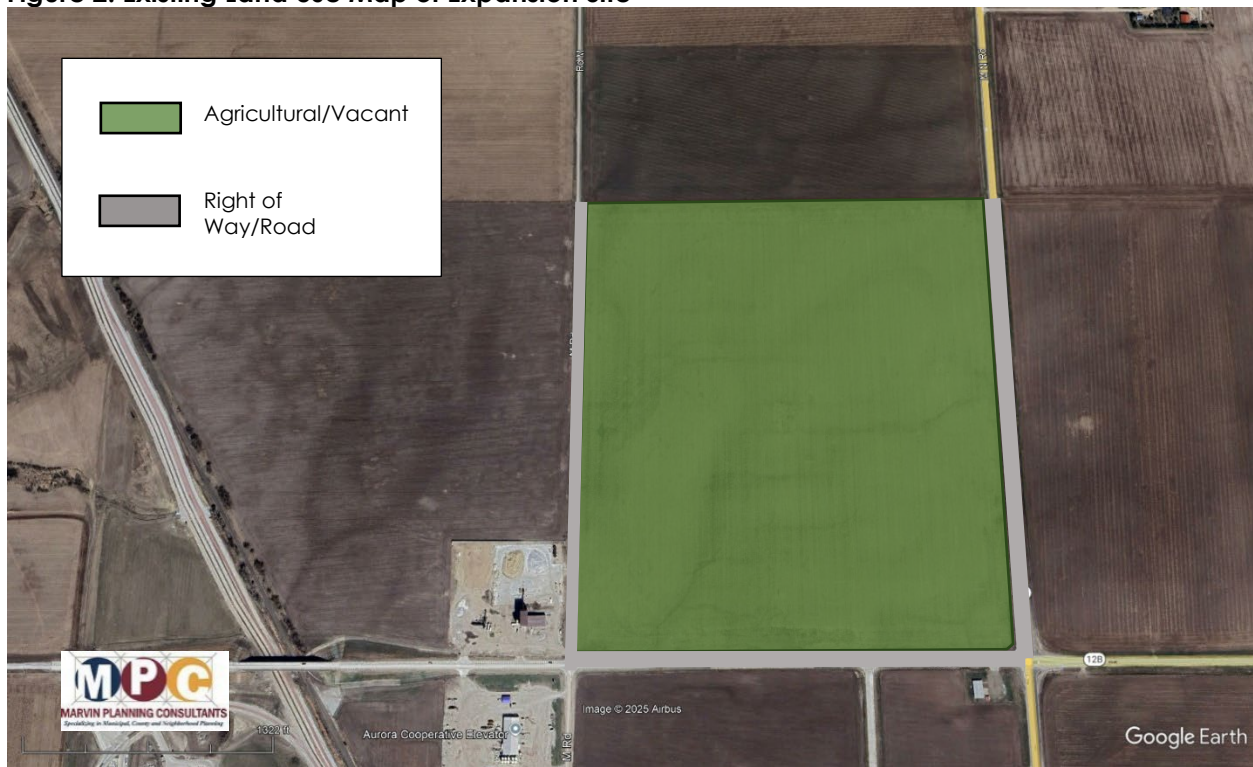
"Land Use" refers to the designated uses within a building or on a specific parcel of land. The number and type of uses constantly change within a community and can have various impacts, either benefiting or detracting from the community. Because of this, the community's short- and long-term success and sustainability depend directly on how well available resources are used, considering the constraints the city faces during the planning period. Existing patterns of land use

are often fixed in older communities and neighborhoods, while development in newer areas usually reflects current development practices.

Existing Land Use Analysis within the Study Area

As part of the planning process, a survey was conducted through on-site observations and online data collection using the Butler County Assessor's website. This survey recorded the use of each land parcel within the Study Area. Figure 2 shows the different land uses within the area's boundaries, which include Agriculture and right-of-way.

Figure 2: Existing Land Use Map of Expansion Site



Source: Sarpy County Assessor's Office, Marvin Planning Consultants 2025

FINDINGS OF THE BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This study section examines the conditions found in the amended Study Area. The Findings Section will review the conditions based on the statutory definitions. The following is a summary of findings found on the site and a detailed analysis after the summary.

Blighting Summary

Criteria under Part A of the Blight Definition

These conditions contribute to the Study Area's blighted conditions based upon subsection A of Nebraska Revised Statutes §18-2103.

- **Deterioration of the site or other improvements**
 - Trash and broken concrete within the study area's ditches.

Criteria under Part B of the Blight Definition

These conditions contribute to the Study Area's blighted conditions based upon subsection B of Nebraska Revised Statutes §18-2103.

- **The area has a stable or decreasing population based on the last two decennial censuses.**
 - The population of this area has been at least zero people over the past two decennial censuses.

Other Contributing Factors

The Northwest Redevelopment Area needs to be expanded for additional land to aid in accomplishing the implementation of the existing redevelopment plan. Therefore: the City Council finds the following:

- The success/implementation of the City improvements under the existing AGP plan relies upon a certain amount of redevelopment outside of the AGP Site.
- To date, not enough ancillary redevelopment has occurred to ensure adequate financial backing.
- As such, the addition of the new site/project is reasonably necessary to accomplish the same.

Substandard Summary

Nebraska State Statute requires that "...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;"

This Study Area meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

OVERALL SUMMARY OF FINDINGS FOR BLIGHT AND SUBSTANDARD STUDY AREA

The Blight Study Area has several items contributing to Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Deterioration of the site or other improvements
- The area has a stable or decreasing population based on the last two decennial censuses.
- The success/implementation of the City improvements under the existing AGP plan relies upon a certain amount of redevelopment outside of the AGP Site.
- To date, not enough ancillary redevelopment has occurred to ensure adequate financial backing.
- As such, the addition of the new site/project is reasonably necessary to accomplish the same.

Substandard Conditions

- The existence of conditions which endanger life or property by fire and other causes, or any combination of such factors

These other criteria for Blight were either not examined or not present in the area:

- Factors Which Are Impairing And/or Arresting Sound Growth
- Faulty lot layout.
- Age of structures
- Diversity of ownership
- Improper subdivision or obsolete platting.
- Tax or special assessment delinquency exceeding the fair value of the land.
- Defective or unusual condition of title.
- Unemployment in the designated area is at least 120% of the state or national average.
- The area's per capita income is lower than the average per capita income of the city or village in which the area is designated.

These issues were either absent or limited enough to have little impact on the overall condition of the study area.

Detailed Analysis

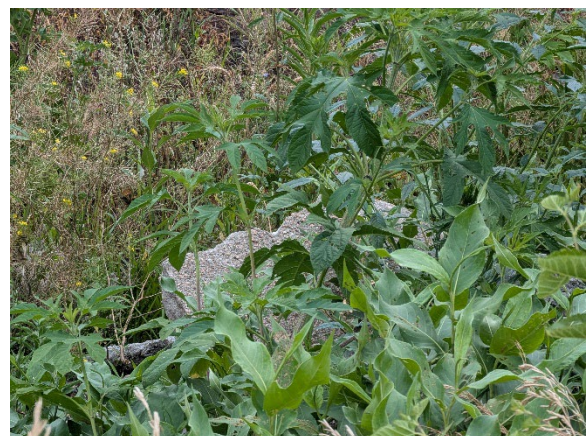
Contributing Factors

Several conditions were examined and evaluated in the field. These conditions will be reviewed in detail on the following pages: the deterioration of the site and other improvements, and the area's stable or decreasing population based on the last two decennial censuses.

When taken together, these meet the definitions of blight and substandard under Nebraska Revised Statutes §18-2103.

Deterioration of Site and Other Improvements

Figures 3 and 4 show examples of the site's deterioration. Portions of the study area have become dumping locations for trash, old, rusted culverts, and old concrete.





These factors would meet the definition of deteriorating or deteriorating, one of the criteria for blighted under the Nebraska Revised Statutes §18-2103 definition.

The Area Has a Stable or Decreasing Population Based on the Last Two Decennial Censuses.

Based upon first-hand knowledge and review of the US Census, this area has had a stable or decreasing population for the last two Decennial Censuses.

Substandard Conditions

The existence of conditions which endanger life or property by fire and other causes, or any combination of such factors

Figures 3 and 4 show examples of the site's deterioration. Portions of the study area have become dumping locations for trash and old concrete.

These factors would meet the definition of deteriorating or deteriorating, one of the criteria for blighted under the Nebraska Revised Statutes §18-2103 definition.

Due to these findings in our observations, the conditions are all contributing factors that meet the Nebraska Revised Statutes §18-2103 definition of blighted or substandard.

There being no further business to come before the Planning Commission, Chairman Jim Masek made a motion to adjourn at 8:33 a.m. Pam Kabourek seconded the motion. The motion carried. Greg Aschoff: Absent, Robert Hilger: Yea, Pam Kabourek: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Absent: 1.