

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Monday, July 7, 2025 at 5:00 PM
BPS Administration Building Board Room
320 N 5th Street
Beatrice, NE 68310



Pledge of Allegiance

1. **ROLL CALL**
2. **CONSENT AGENDA**
 - 2.a. Approve agenda as submitted
 - 2.b. Receive and place on file all notices pertaining to this meeting
 - 2.c. Receive and place on file all materials having any bearing on this meeting
 - 2.d. Approval of minutes of regular Planning and Zoning Commission meeting on June 2, 2025.
3. **PUBLIC HEARINGS**
 - 3.a. Public Hearing for the purpose of considering declaring an area to be substandard and blighted and to consider adopting a redevelopment plan for Redevelopment Area #13.
4. **RESOLUTIONS**
 - 4.a. Resolution Number 25-10 recommending to the Beatrice City Council that Redevelopment Area #13 be declared substandard and blighted area in need of redevelopment as defined in Neb. Rev. Stat. §18-2103 and to consider the adoption of the Redevelopment Plan for Redevelopment Area #13.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
 - 7.a. The next regular Planning & Zoning meeting is July 21, 2025 at 5:00 p.m. in the BPS Administration Building Board Room

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 2nd day of June, 2025 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Commission Members: Aden, Bradney, Fetty, Fletcher, Fralin, Franz, McGhee, Riha, Wright
Absent: None

Chairman Fetty announced that a copy of the Open Meetings Act is available in the meeting room and is accessible to members of the public.

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on March 17, 2025, as on file in the City Clerk's Office.

Moved by Franz, seconded by Aden, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, Franz, McGhee, Riha, Wright
Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

Public Hearing for the purpose of considering approval of the Special Use Permit Application of Todd and Soni Hydo, for the construction of an 1,800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 014177000, commonly known as 1326 South 8th Street

Chairman Fetty announced that a public hearing will now be held for the purpose of considering approval of the Special Use Permit Application of Todd and Soni Hydo, for the construction of an 1,800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 014177000, commonly known as 1326 South 8th Street.

Taylor Rivera, City Attorney, reported to the Commission this lot and the one (1) adjacent to the north have been administratively combined. Rivera noted this is for the construction of an 1,800 sq. ft. detached accessory structure and to exceed the minimum of 1,200 sq. ft. minimum for a detached accessory structure. There were no calls or comments received from neighboring property owners at the City offices.

Gary Barnard, 500 Spring View Circle, appeared as a Councilmember on behalf of a constituent to voice their concerns. The neighbor was unhappy they were not notified of the project, not provided a picture of the final project, and that concrete work began today prior to approval of the requested permit. Rivera noted notices were posted on the property and only adjacent property owners are sent a letter, not those living across from the proposed project. Rivera noted applicants are not required to provide a picture of the final project.

Todd Hydo, 1326 South 8th Street, reported to the Commission this will be a metal building from Caspers Construction and the front of the building will match the aesthetics of his house. Hydo noted this is for a personal project and he has no plans to move Lammel Plumbing to this location.

Moved by Wright, seconded by Franz, that the public hearing be closed at 5:07 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, Franz, McGhee, Riha, Wright
Nay: None

MOTION CARRIED.

Public Hearing for the purpose of considering approval of the Special Use Permit Application of Mark and Kathy Setzer, for the construction of an 1,800 square foot detached garage at Parcel ID 012376200, commonly known as 905 Beaver Street

Chairman Fetty announced that a public hearing will now be held for the purpose of considering approval of the Special Use Permit Application of Mark and Kathy Setzer, for the construction of an 1,800 square foot detached garage at Parcel ID 012376200, commonly known as 905 Beaver Street.

Taylor Rivera, City Attorney, reported to the Commission the Setzer's were issued a Special Use Permit (SUP) previously however, construction of the structure did not occur within the allotted timeframe, therefore a new SUP application has been submitted. Rivera stated there were no calls or comments received from neighboring property owners. Mark Setzer, 905 Beaver Street, reported to the Commission this is for the construction of a steel pole shed and will sit back approximately three hundred feet (300') from their property line.

Moved by Franz, seconded by Fralin, that the public hearing be closed at 5:09 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, Franz, McGhee, Riha, Wright
Nay: None

MOTION CARRIED.

RESOLUTIONS

Resolution Number 25-8 granting Todd and Soni Hydo a Special Use Permit for the construction of an 1,800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 014177000, commonly known as 1326 South 8th Street

There was no further discussion by the Commission or public.

Moved by Wright, seconded by Franz, that Resolution Number 25-8 be passed and adopted.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, Franz, McGhee, Riha, Wright
Nay: None

MOTION CARRIED.

Resolution Number 25-8 has been passed and adopted.

Resolution Number 25-9 granting Mark and Kathy Setzer a Special Use Permit for the construction of an 1,800 square foot detached garage at Parcel ID 012376200, commonly known as 905 Beaver Street

There was no further discussion by the Commission or public.

Moved by Wright, seconded by Franz, that Resolution Number 25-9 be passed and adopted.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, Franz, McGhee, Riha, Wright

Nay: None

MOTION CARRIED.

Resolution Number 25-9 has been passed and adopted.

ORDINANCES

There were no ordinances.

PUBLIC FORUM

No one appeared during public forum.

DISCUSSIONS/REPORTS

There were no discussions/reports.

ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for June 16, 2025 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

Moved by Franz, seconded by Wright, that the meeting be adjourned at 5:12 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, Franz, McGhee, Riha, Wright

Nay: None

MOTION CARRIED.

**PUBLIC HEARING TO CONSIDER DECLARING AN AREA TO BE SUBSTANDARD AND BLIGHTED
AND ADOPTION OF REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA #13**

The Planning and Zoning Commission of the City of Beatrice, Nebraska will hold a public hearing on Monday, July 7, 2025 at 5:00 pm and the Beatrice City Council will hold a public hearing on Monday, July 7, 2025 at 6:00 pm, both public hearings will be in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider declaring the following described Redevelopment Area #13 to be substandard and blighted within the definitions set forth in the Community Development Law, Neb.Rev.Stat. §18-2101 et. seq. and to consider the adoption of a redevelopment plan for said areas: Gage County Parcel ID #s:

012533000	012552000	012557000	012568000	012593000
012534000	012551000	012558000	012567000	012594000
012535000	012550000	012559000	012566000	012595000
012536000	012549000	012560000	012565000	012596000
012537000	012548000	012561000	012564000	012597000
012538000	012547000	012562000	012598000	010296701
012539000	012546000	012563000	012599000	010296706
012540000	012545000	012573000	012601000	010296702
012541000	012544000	012572000	012600000	010296707
012542000	012554000	012571000	012602000	010296707
012543000	012555000	012570000	012603000	010296705
012553000	012556000	012569000	012592000	

A map of the area and a copy of the plan to be considered and other pertinent information will be available for inspection at the City Clerk's Office, 400 Ella Street, or online at www.beatrice.ne.gov. All interested parties are invited to attend this public hearing at which time you will have an opportunity to be heard. Written testimony will be accepted at the public hearing. Written comments addressed to Erin Saathoff, City Clerk, 400 Ella Street, will be accepted if received on or before July 3, 2025.

Publish: June 20 and 27, 2025

**RESOLUTION NUMBER 25-10
PLANNING AND ZONING COMMISSION**

WHEREAS, the Planning and Zoning Commission of the City of Beatrice, Nebraska desires to stimulate redevelopment of the area shown in the map attached hereto, incorporated herein by reference, and marked as Exhibit "A", to be known as Redevelopment Area No. 13, by designating these areas as being substandard and blighted as defined in Neb. Rev. Stat. §18-2103; and

WHEREAS, the designation of a certain area as substandard and blighted is a prerequisite to the adoption of a Redevelopment Plan and the use of Tax Increment Financing in redevelopment efforts; and

WHEREAS, on April 7, 2025, the City retained Hanna: Keelan Associates, P.C. to conduct blight/substandard determination studies and prepare a general redevelopment plan for the proposed Redevelopment Area No. 13, which was completed in June 2025; and

WHEREAS, based on the results of these studies, the Commission find and determine that it is in the best interest of the City to declare the area described in Exhibit "A", to be substandard and blighted as defined in Neb. Rev. Stat. §18-2103; and

WHEREAS, based on the results of these studies, the Commission finds and determines that it is in the best interest of the City to recommend to the City Council for the City of Beatrice the adoption of said general redevelopment plan for the area to be known as Redevelopment Area No. 13.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. That the Planning and Zoning Commission of the City of Beatrice, Nebraska hereby recommends to the Beatrice City Council that the area described in Exhibit "A", be declared substandard and blighted area in need of redevelopment as defined in Neb. Rev. Stat. §18-2103.

SECTION 3. That the Planning and Zoning Commission of the City of Beatrice, Nebraska hereby recommends to the Beatrice City Council that the general redevelopment plan for Redevelopment Area No. 13, attached hereto as Exhibit "B" and incorporated herein by reference, be approved and adopted.

SECTION 5. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 7th day of July, 2025.

Deven McGhee, Secretary

Alan Fetty, Chairperson

Exhibit "A"

ILLUSTRATION 1 - CONTEXT MAP REDEVELOPMENT AREA #13 BEATRICE, NEBRASKA.

LEGEND.

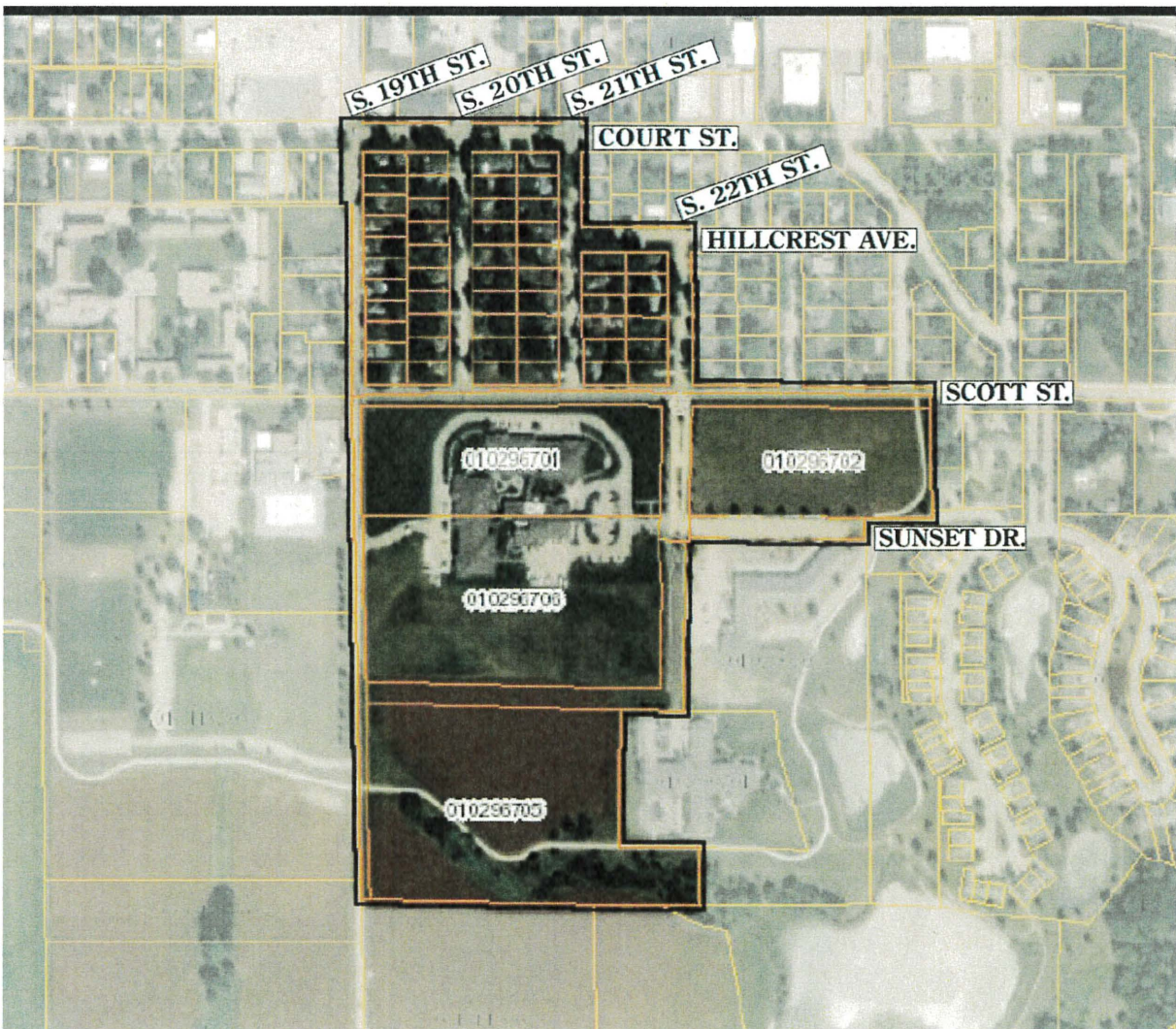
- REDEVELOPMENT AREA #13
- ROADWAYS

NOTE*
LAND WITHIN REDEVELOPMENT AREA: ESTIMATED 49.2 ACRES.



SCALE: 1" = ~400'

HANNA-KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH



Beatrice, Nebraska
Redevelopment Area #13
Blight & Substandard Determination Study

BEATRICE, NEBRASKA

Redevelopment Area #13

Blight & Substandard Determination Study

&

General Redevelopment Plan

June, 2025.



**HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH**

TABLE OF CONTENTS

Table of Contents i

List of Tables and Illustrations ii

Blight and Substandard Determination Study 1

 Executive Summary 1

 1. Basis for Redevelopment..... 10

 2. The Study Area 12

 3. The Research Approach 15

 4. Eligibility Survey and Analysis Findings 15

Substandard Factors

 (1) Dilapidation/Deterioration of Structures 16

 (2) Age or Obsolescence 20

 (3) Inadequate Provision for Ventilation, Light, Air,
 Sanitation or Open Spaces 21

 (4) Any Combination of Factors that are Detrimental
 to the Public Health, Safety, Morals or Welfare 22

Blight Factors

 (1) Dilapidation/Deterioration of Structures 23

 (2) Existence of Defective or Inadequate Street Layout 28

 (3) Faulty Lot Layout in Relation to Size, Adequacy,
 Accessibility or Usefulness 29

 (4) Insanitary and Unsafe Conditions 30

 (5) Deterioration of Site or Other Improvements 31

 (6) Diversity of Ownership 31

 (7) Tax or Special Assessment Delinquency Exceeding
 the Fair Value of the Land 32

 (8) Defective or Unusual Condition of Title 33

 (9) Improper Subdivision or Obsolete Platting 33

 (10) The Existence of Conditions which Endanger Life
 or Property by Fire and Other Causes 34

 (11) Other Environmental and Blighting Factors 35

 (12) Additional Blighting Conditions 36

5. Determination of Redevelopment Area Eligibility 37

6. Redevelopment Area – Additional Photos..... 38

Appendix

Structural/Site Conditions Survey Form 39
Beatrice, Nebraska, Redevelopment Area #13-Site and Structural Conditions..... 40
Redevelopment Area #13: Parcel IDs 44

Tables

1 Substandard Factors 5
2 Blight Factors 7
3 Existing Land Use 12
4/6 Exterior Survey Findings 19/26
5/7 Structural Conditions 20/27

Illustrations

1 Context Map 2
2 Existing Land Use Map..... 13
3 Existing Zoning Districts Map 14

General Redevelopment Plan 45

Purpose of Plan 45
Location 46
Project Planning and Implementation Recommendations 48
Implementation 49
 1. Future Land Use Patterns 50
 2. Future Zoning Districts 52
 3. Recommended Public Improvements 52
 4. Alternative Energy Considerations 54
Conclusions 54
Public and Private Foundations 56
General Redevelopment Plan Amendments 57

Illustrations

1 Context Map 47
2 Future Land Use Map 51
3 Future Zoning Districts Map 53

**HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH**

* Becky Hanna * Tim Keelan * Keith Carl * Kieran Strawmier *

Beatrice, Nebraska
Redevelopment Area #13
Blight & Substandard Determination Study

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

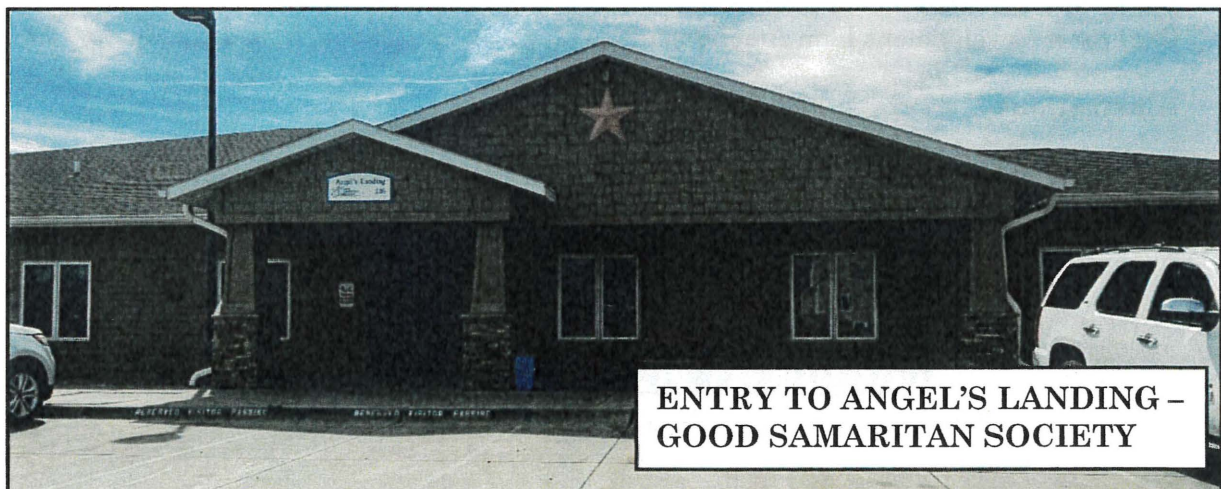
The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to a designated **Redevelopment Area #13** in the City of Beatrice, Nebraska. The results of this **Study** will assist the City in declaring **Redevelopment Area** as both **blighted and substandard**.

Location

Redevelopment Area #13 is in the southeastern portion of the City of Beatrice, as identified in **Illustration 1, Context Map, Page 2**. The **Area** includes the listed **Parcels of Record** on file with the **Gage County Assessor's Office**, as presented in the **Appendix, Page 44**.

All **Illustrations** presented in this **Blight and Substandard Determination Study** identify the entire **Area** to be declared blighted and substandard and in need of redevelopment. The entire **Redevelopment Area** is located within the **Corporate Limits of Beatrice**.

Redevelopment Area #13, located south of **Highway 136**, equals an estimated **49.2 acres** and contains a single-family residential area and commercial properties, as well as undeveloped tracts of land. One major feature in the **Area** is **Good Samaritan Society Beatrice**, as assisted living and long-term care facility. The **Good Samaritan Society Beatrice** also owns two vacant parcels that account for approximately **31.1 percent**, or **15.3 acres** of vacant/undeveloped land within the **Area**.

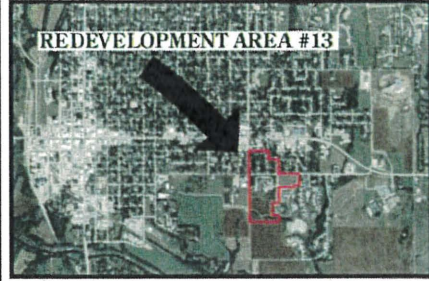


**ILLUSTRATION 1 - CONTEXT MAP
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA.**

LEGEND.

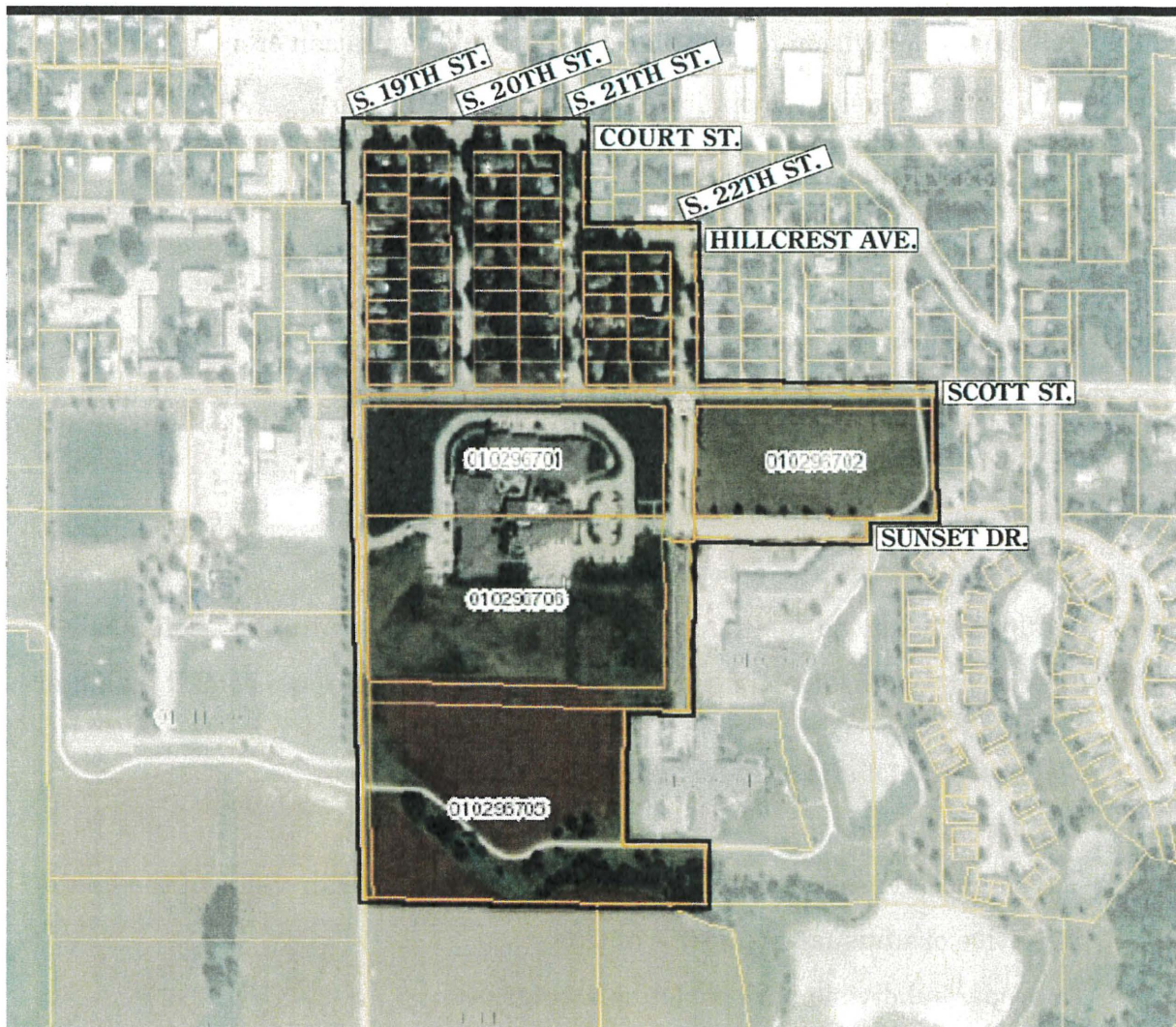
- REDEVELOPMENT AREA #13
- ROADWAYS

NOTE*
LAND WITHIN REDEVELOPMENT AREA: ESTIMATED 49.2 ACRES.



SCALE: 1" = ~400'

**HANNA-KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH**



This **blight and substandard evaluation** included a detailed **exterior structural condition survey of 75 structures, field inventory of 59 parcels**, conversations with both City of Beatrice and staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4. (a) High density of population and overcrowding; or
(b) The existence of conditions which endanger life or property by fire and other causes; or
(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.

BLIGHTED AREA

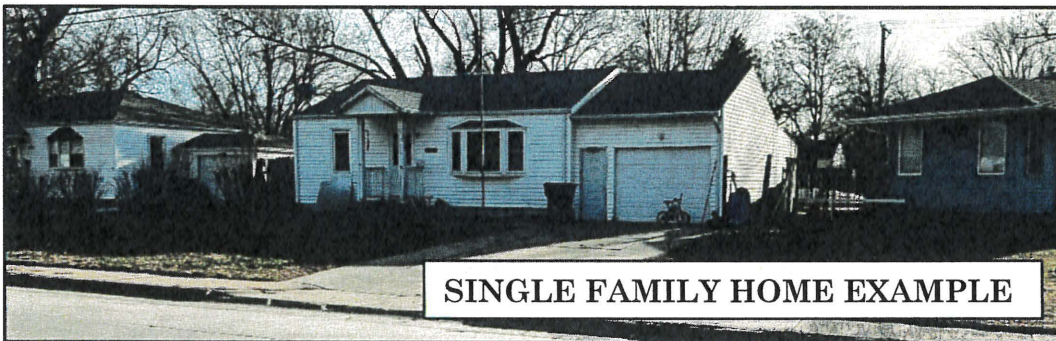
As set forth in the Section 18-2103 Nebraska Revised Statutes (Cumulative Supplement 2012), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, condition or small diameter of water mains;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
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 exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #13** must be reasonably distributed so good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #13 is found to be eligible as "blighted" and "substandard" within the definition set forth in the legislation.



SUBSTANDARD FACTORS

Two Substandard Factors set forth in the Nebraska Community Development Law have a “strong presence” while two factors have a “reasonable presence” within Redevelopment Area #13. The Substandard Factors are described in detail, below.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ⊙ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ⊙ |
| 4. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ■ |

Strong Presence of Factor ⊙

Reasonable Presence of Factor ■

No Presence of Factor ○

Source: Hanna:Keelan Associates, 2025.

Strong Presence of Factor -

As per information obtained from the Gage County Assessor’s Office and the results of the **Structural Survey** analysis, **74** of the total **75 existing structures** are **40+ years of age** (built in or prior to 1985). The **average age** of residential structures in the **Redevelopment Area** is an estimated **72 years**. The single commercial structure within the **Area** is **105 years**, built in 1920. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout **Redevelopment Area #13**. Water and sanitary sewer mains servicing the single-family residential properties in the **Area** are described by City Staff as the original infrastructure from the subdivision’s development in the 1950s, ranging from 15 years south of Scott Street and 70 years of age north of Scott Street in the **Area**. The water mains in the **Area** south of Scott Street are adequately sized and constructed of either PVC, the current standard, or C900, the American Water Works Association standard. The water mains north of Scott Street are 4” pipes constructed with outdated materials from the original construction.

No planned open space or parks exist in the **Redevelopment Area**.

Water and sanitary sewer mains and service lines servicing the residential parcels are aging and constructed of outmoded material. These mains/lines were estimated to have been constructed in the 1950s.

Reasonable Presence of Factor -

The results of the **Structural/Site Conditions Survey** identified **14 structures** in the **Redevelopment Area #13** as being in a *deteriorating* condition with **minor defects** and **four structures** as being in a *deteriorating* condition with **major defects**. Thus, **18 structures** were recorded as being in a *deteriorating* condition with **minor defects or worse**. This **Factor** is a **reasonable presence** throughout the **Area**.

The field analysis determined that the **Substandard Factor *Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare*** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include deteriorating buildings needing moderate or substantial rehabilitation, prevalence of underdeveloped/underutilized lots and land parcels, as well as the age of the structures and the water and sanitary sewer lines.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the field survey, in the Redevelopment Area include:

1. **Deteriorating and dilapidated structures;**
2. **Advanced age of structures, including an average age of 72 years for the residential structures and a 105-year-old commercial structure;**
3. **Outdated sewer and water main systems need repair.**
4. **The residential structures are serviced by water and sewer mains/service lines that are aging and constructed of outmoded materials.**



BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, throughout Redevelopment Area #13, four represent a strong presence, four represent a reasonable presence and three represent little to no presence. The Factor, “defective or unusual condition of title,” was not reviewed. All Blight Factors are reasonably distributed throughout Redevelopment Area.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated structures.	■
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	○
4.	Insanitary or unsafe conditions.	⊗
5.	Deterioration of site or other improvements.	⊗
6.	Diversity of Ownership.	⊗
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	○
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	■
12.	One of the other five conditions.	⊗

Strong Presence of Factor ⊗
 Reasonable Presence of Factor ■
 Little or No Presence of Factor ○
 NR = Not Reviewed NR
 Source: Hanna:Keelan Associates, 2025.

Strong Presence of Factor –

Insanitary or Unsafe Conditions have a **reasonable presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of 18 structures being in a **deteriorating condition** and 74 of the total 75 structures being **40+ years of age**. Additionally, the water and sanitary sewer mains and service lines servicing the residential properties are aging and constructed of outmoded materials.

Deterioration of Site or Other Improvements have a **strong presence** throughout **Redevelopment Area #13**. A total of 13 parcels, or 22 percent of the 59 total parcels, were observed to have “**fair**” to “**poor**” overall site conditions including poor quality of sidewalks. Additionally, one parcel was identified as having **major debris** and 14 parcels were identified as having **minor debris**.

Diversity of Ownership is a **strong presence** throughout **Redevelopment Area #13**. Research of public records from the Gage County Assessor’s Office indicates that approximately **55 individuals or distinct ownership groups** own property within the **Redevelopment Area**.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the **Survey** analysis and records of the Gage County Assessor’s Office, the estimated age of the residential structures in the **Redevelopment Area** is 72 years and the age of the single commercial structure is 105 years, thus exceeding the blight criteria of 40+ years of age.

Reasonable Presence of Factor –

Deteriorated or Dilapidated Structures have a **reasonable presence** throughout the **Redevelopment Area**. The results of the **Structural/Site Conditions Survey** identified **14 structures** as being in a **deteriorating** condition with minor defects and **four structures** as being in a **deteriorating** condition with major defects. Thus, **18 structures**, or 24 percent, were identified as being deteriorated to a **minor extent or worse**. No structures were identified as being in a **dilapidated** condition.

The *Existence of Conditions Which Endanger Life or Property by Fire or Other Causes* has a **reasonable presence** throughout the **Redevelopment Area**. Conditions associated with this factor include 18 structures being in a deteriorating condition, age of structures, and prevalence of underdeveloped/underutilized lots and land parcels, as well as age and condition of sanitary sewer lines.

Other Environmental and Blighting Factors with a **reasonable presence** throughout the **Redevelopment Area** include buildings that are **deteriorating** with either **minor and/or major defects**, and outmoded infrastructure, as well as underdeveloped/underutilized lots and land parcels. Undeveloped parcels account for 31.3 percent of the **Area**. Additionally, one parcel contained debris to a major extent and 14 parcels contained debris to a minor extent.

Little or No Presence of Factor –

Existence of Defective or Inadequate Street Layout has little to no presence throughout the **Redevelopment Area**, due to “planned” road networks existing in a majority of the **Area**.

Faulty Lot Layout has little to no presence throughout **Redevelopment Area #13**. The Majority of lots in the **Area** are the product of planned subdivision and prefabricated homes, larger multifamily lots are still intact and have good access to roads and utilities for the current uses.

Improper Subdivision or Obsolete Platting has little to no presence throughout the **Redevelopment Area**, due to the **Area** being developed within a short span of time and not drastically altering its character since development.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land has little or no presence throughout the **Redevelopment Area**. Research of public records from the Gage County Assessor’s Office concluded, only three of the 59 parcels within the **Area** were recorded as property tax delinquent. Nine of the 59 parcels are property tax exempt.

The Factor *Defective or Unusual Condition of Title* was not reviewed.

Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aid provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that findings in this **Blight and Substandard Determination Study** warrant designating the **Redevelopment Area #13** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The Beatrice Planning Commission and City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



Beatrice, Nebraska
Redevelopment Area #13
Blight & Substandard Determination Study

BASIS FOR REDEVELOPMENT

For a project in the City of Beatrice to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of **Redevelopment Area #13** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 Neb. Rev. Stat. (Cumulative Supplement 2012), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (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.

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

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the Beatrice City Council, acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each **Factor** was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #13**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and substandard conditions and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether all or part of the designated **Redevelopment Area #13** in the City of Beatrice, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**.

Location

Redevelopment Area #13 is located within the current Corporate Limits of the City of Beatrice, as presented in **Illustration 1, Page 2**. The **Area** includes the listed Parcels of Record on file with the Gage County Assessor’s Office, as presented in the **Appendix**.

Redevelopment Area #13 equals an estimated **49.2 acres** and is comprised of single-family and elderly residential and commercial properties, as well as undeveloped tracts of land.

Table 3 identifies the estimated **Existing Land Use** within the **Area** in terms of number of acres and percentage of total for all existing uses. The existing land use is identified in **Illustration 2, Page 13**.

The primary use of developed land use is Elderly Residential, which comprise approximately 14.9 acres, or 30.3 percent of the total land use in the **Area**. Single-Family Residential land use equals an estimated 9.1 acres, or 18.5 percent. Commercial land use equals an estimated 0.2 acres, or 0.4 percent. Public Streets/Alleys land use comprise approximately 9.7 acres, or 19.7 percent of the total land use in the **Area**. Vacant/Undeveloped land use equals an estimated 15.3 acres.

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Commercial	0.2	0.4%
Single Family Residential	9.1	18.5%
Elderly Residential	14.9	30.3%
Public Streets/Alleys	9.7	19.7%
<u>Vacant/Undeveloped</u>	<u>15.3</u>	<u>31.1%</u>
Totals	49.2	100.0%

Source: Hanna:Keelan Associates, 2025.

Illustration 3, Page 14 identifies the existing **Zoning Districts in Redevelopment Area #13**. Three individual Zoning Districts are present within the **Area**, including “Single-Family Residential (Small Lot) District (R-2),” “Multi-family Residential District (R-4), developed under a Planned Unit Development (PUD),” and “General Commercial District (GC).” Zoning activities throughout the **Area** are administered by the City of Beatrice.

**ILLUSTRATION 2 - EXISTING LAND USE MAP
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA.**

LEGEND.

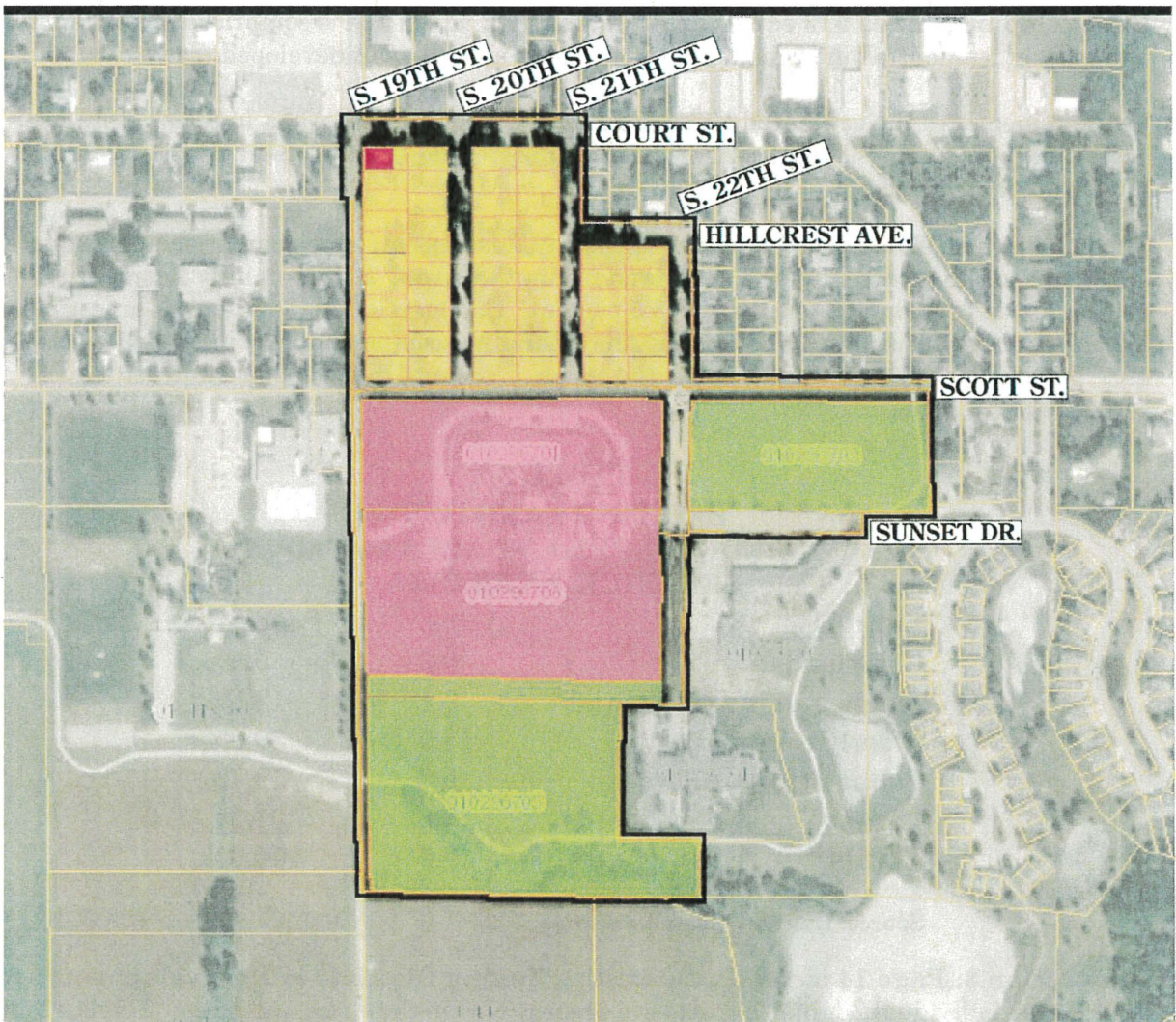
- REDEVELOPMENT AREA #13
- ROADWAYS
- VACANT/DEVELOPABLE LAND
- SINGLE FAMILY RESIDENTIAL
- ELDERLY RESIDENTIAL - ASSISTED LIVING & LONG-TERM CARE
- COMMERCIAL

NOTE*
LAND WITHIN REDEVELOPMENT AREA: ESTIMATED 49.2 ACRES.



SCALE: 1" = ~400'

**HANNA-KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH**



**ILLUSTRATION 3 - EXISTING ZONING DISTRICTS MAP
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA.**

LEGEND.

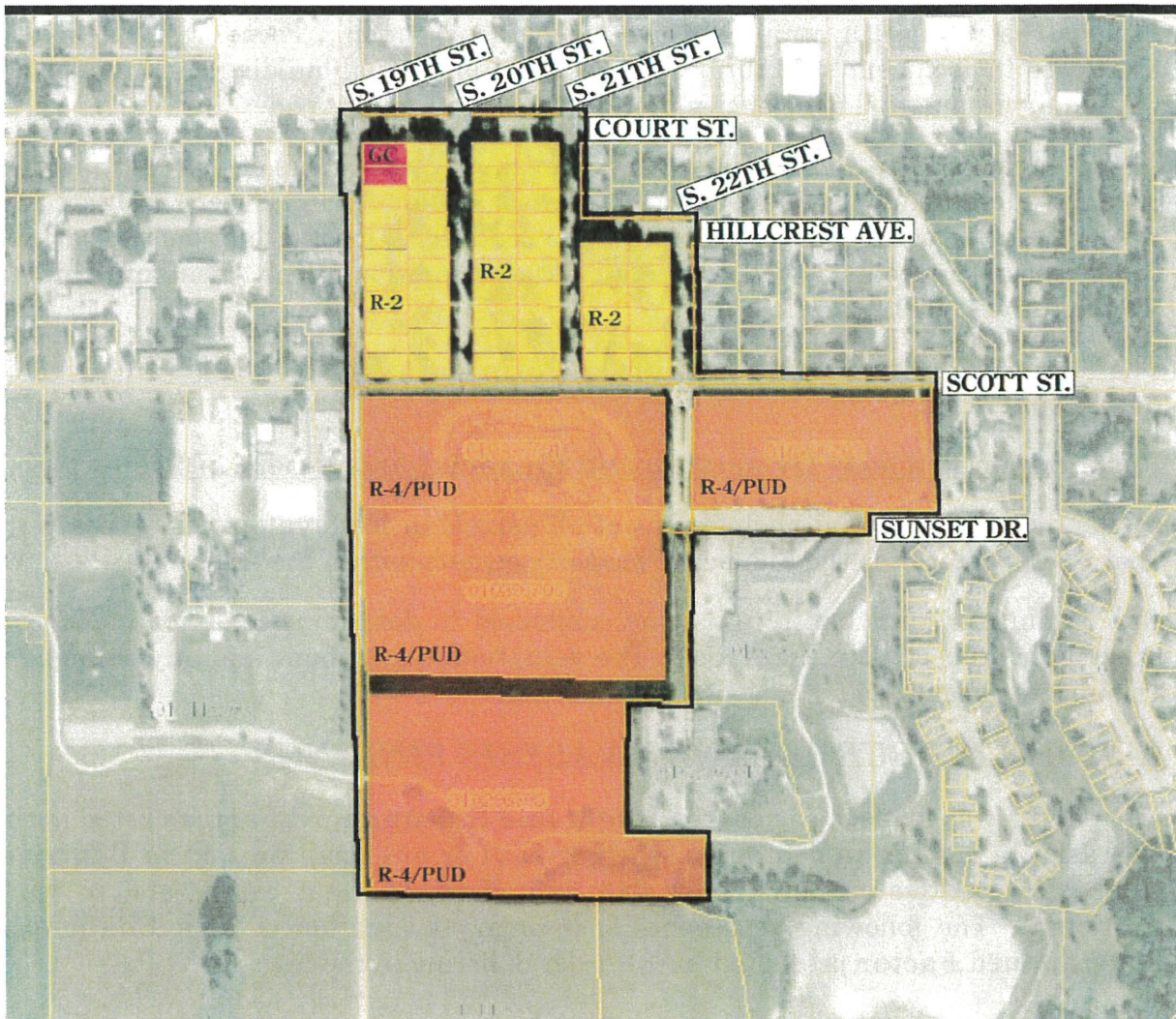
- REDEVELOPMENT AREA #13
- ROADWAYS
- R-2 SINGLE FAMILY RESIDENTIAL
- R-4/PUD MULTI-FAMILY RESIDENTIAL
- GC GENERAL COMMERCIAL

NOTE*
LAND WITHIN REDEVELOPMENT AREA: ESTIMATED 49.2 ACRES.



SCALE: 1" = ~400'

HANNA-KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH



THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #13** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in March, 2025. A total of **75 structures** received a comprehensive exterior inspection. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Redevelopment Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **59 legal parcels** of record identified by the Gage County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. **The Area contains an approximately 49.2 acres.**

The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Beatrice, Nebraska Redevelopment Area #13** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in the **Beatrice, Nebraska Redevelopment Area #13**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of the **75 existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structure/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

2. **Criteria for rating components for structural, building and architectural systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. **Final Structure/Building Rating.**

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs--**having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points**

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented below.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The words "building" and "structure" are presumed to be interchangeable.

4. Survey Conclusions.

The condition of the total **75 buildings** within **Redevelopment Area #13** were determined based on the findings of the **Survey**. These **Survey** results indicated the following:

- Fifty-Seven (57) structures were classified as structurally **sound**;
- Fourteen (14) structures were classified as **deteriorating** with **minor** defects.
- Four (4) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. A total of 18 of the **75 structures** were identified as **deteriorating with minor or major defects**. Additional details on structural deterioration are identified within the **Appendix**. **Table 4** identifies the results of the structural rating process per building type.

Conclusion.

The results of the **Structural/Site Conditions Survey** indicate **deteriorating structures** have a reasonable presence throughout the **Area**.

Table 4, below, identifies the results of the structural rating process per building type.

TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA
Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	57	14	3	0	74	17
Commercial	0	0	1	0	1	5
Totals	57	14	4	0	75	22
Percent	76.0%	19.0%	5.0%	0.0%	100.0%	29.3%

Source: Hanna:Keelan Associates, 2025.

Table 5, below, identifies the structural conditions and quality as per the Gage County assessor's rating.

**TABLE 5
RESIDENTIAL STRUCTURAL CONDITIONS
GAGE COUNTY ASSESSOR'S RATING
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA**

<u>Rating</u>	<u>Quality</u>	<u>Condition</u>
Very Good	0	0
Good	0	1
Average-Good	0	3
Average	33	43
Fair +	20	0
Fair	0	0
Badly Worn-Average	0	4
<u>Badly Worn</u>	<u>0</u>	<u>2</u>
Total	53*	53*

*54 Existing Residential Structures. One structure was not rated.
Source: Gage County Assessor, 2025.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Condition Survey** and by confirmation from the Gage County Assessor's Office, 74 structures, or 98.7 percent of the 75 total structures in **Redevelopment Area #13** are 40+ years of age (built in or prior to 1985). The estimated **age of the residential structures in the Area is 72 years**. The **age of the single commercial structure in the Area is 105 years**.

Conclusion.

The age and obsolescence of structures is a strong presence throughout the Redevelopment Area.

(3) **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in **Redevelopment Area #13**.

As per the results of the **Survey**, **18 structures** in the **Area** were rated as **deteriorating with minor or major defects**. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions can pose health, safety and sanitary problems.

The overall site conditions in the **Redevelopment Area** revealed that 13 parcels, or 22 percent of the total 59 parcels were found to be in a **“fair” to “poor”** condition. Factors related to these conditions included lack of sidewalks, structures deteriorating with minor and major defects and site features such as parking lots, driveways, yard and landscaping conditions that were noticeably deteriorating. **Additionally, five parcels had major debris.**

No planned open spaces or parks exist in the **Area**.

Water and sanitary sewer mains servicing the single-family residential properties in the **Redevelopment Area** are described by City Staff as being the original infrastructure during development of the subdivision in the 1950s, ranging from 15 years south of Scott Street and 70 years of age north of Scott Street. The mains south of Scott Street are 4” pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

Water and sanitary sewer mains and service lines servicing the residential parcels are aging and constructed of outmoded material. These mains/lines were estimated to have been constructed in the 1950s.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #13 has a strong presence and constitutes a Substandard Factor.

(4) Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.

1. **Deteriorating or Dilapidated Buildings and Structures**

A total of 18 structures, or 24 percent of the total 75 structures in Redevelopment Area #13 were recorded as deteriorating with minor or major defects.

2. **Advanced Age of Structures.**

A total of 74 structures, or 98.7 percent of the 75 structures in the Area were built in or prior to 1985, thus 40+ years of age. The estimated age of the residential structure in the Area is 72 years. The age of the single commercial structures in the Area is 105 years.

3. **Lack of Adequate Utilities.**

Water and sanitary sewer mains servicing the single-family residential properties in the Area are described by City Staff as the original infrastructure from the 1950s, ranging from 15 years south of Scott Street and 70 years in age north of Scott Street. The mains south of Scott Street are 4" pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

Water and sanitary sewer mains and service lines supporting the residential parcels are aging and constructed of outmoded material. These mains/lines were estimated to have been constructed in the 1950s. City Staff stated that an extension of the water mains in the Area were necessary.

4. **Overall Site Condition**

The **Structural/Site Conditions Survey** identified a total of 13 of the 59 parcels to be in a "fair" to "poor" condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions. Additionally, one parcel had major debris and 14 parcels had minor debris.

Conclusion.

The combination of factors that are detrimental to the public health, safety, morals or welfare has a strong presence throughout Redevelopment Area #13.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Beatrice, Nebraska Redevelopment Area #13**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of **74 of 75 existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems included the following three types, **one Primary and two Secondary.**

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions. The evaluation of each individual parcel of land included the review and evaluation of adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. **Survey Conclusions.**

The condition of the total **75 buildings** within the **Area** were determined based on the findings of the exterior **Survey**. These **Survey** results indicated the following:

- Fifty-Seven (57) structures were classified as structurally **sound**;
- Fourteen (14) structures were classified as **deteriorating** with **minor** defects.
- Four (4) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) of the structures were classified as **dilapidated**.

The results of the **Survey** identified the condition of structures throughout the **Area**. Out of the **75 total structures**, **18 existing structures** were identified as **deteriorating with minor or major defects**.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures have a reasonable presence throughout Redevelopment Area #13.

Table 6, below, identifies the results of the structural rating process per building type.

**TABLE 6
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	57	14	3	0	74	17
Commercial	0	0	1	0	1	5
Totals	57	14	4	0	75	22
Percent	76.0%	19.0%	5.0%	0.0%	100.0%	29.3%

Source: Hanna:Keelan Associates, 2025.

Table 7, below, identifies the structural conditions and quality as per the Gage County assessor's rating.

TABLE 7 RESIDENTIAL STRUCTURAL CONDITIONS GAGE COUNTY ASSESSOR'S RATING REDEVELOPMENT AREA #13 BEATRICE, NEBRASKA		
<u>Rating</u>	<u>Quality</u>	<u>Condition</u>
Very Good	0	0
Good	0	1
Average-Good	0	3
Average	33	43
Fair +	20	0
Fair	0	0
Badly Worn-Average	0	4
<u>Badly Worn</u>	<u>0</u>	<u>2</u>
Totals	53*	53*
<p>*54 Existing Residential Structures. One structure was not rated. Source: Gage County Assessor, 2025.</p>		

(2) Existence of Defective or Inadequate Street Layout.

Streets and roads within the **Area** are situated generally in north/south and east/west grid alignments. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets/Driveways.

Existing roads or streets in the **Area** were found to be in “**fair**” to “**good**” condition. Existing Driveways in the **Area** were found to be “**sound**” or “**minor**” deteriorating conditions such as cracking concrete and displaced concrete due to ground movement or gravel driveways.

2. Lack/Condition of Sidewalks

Existing sidewalks in the **Area** are located immediately adjacent the associated street. Existing sidewalks were in “**fair**” to “**good**” or better condition. While most properties have access to sidewalks, much of this infrastructure is deteriorating and poorly graded to match driveway slopes, which can make it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

Conclusion.

The existence of defective or inadequate street layout is a reasonable presence in Redevelopment Area #13.

(3) **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout **Redevelopment Area #13.**

1. **Inadequate Lot Size and Adequacy Issues.**

Subdivided lots exist in the **Area** that are relatively uniform in width or depth within plated subdivisions. Large multifamily and vacant lots in the **Area** have been divided in a way that allows for adequate street access and allows for wide range of land uses.

2. **Accessibility or Usefulness.**

The **Area** was mostly developed simultaneously with the larger multi-family units to the south utilized vacant lots. The current vacant lots would support varied uses and are properly connected to the road network.

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness has little to no presence of Factor throughout Redevelopment Area #13.

(4) **Insanitary and Unsafe Conditions.**

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of Beatrice Staff, provided the basis for the identification of insanitary and unsafe conditions within **Redevelopment Area #13.**

1. **Age of Structures.**

A total of 74 structures, or 98.7 percent of the 75 total structures in the **Redevelopment Area** were built in or prior to 1985, thus 40+ years of age. The estimated age of the residential structures in the **Area** is 72 years. The age of the single commercial structure in the **Area** is 105 years. The advanced age of the structures results in deteriorating buildings and structures with deferred maintenance and thus, creates insanitary and unsafe conditions.

2. **Deteriorating/Dilapidated Buildings and Sites.**

Of the 75 structures in the **Area**, 18 were determined to be either **deteriorating with “minor” or “major” defects.** Structures in these conditions, in combination with **“fair” or “good” overall site conditions**, as well as the outside storage of materials and debris on some parcels, can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions.

3. **Lack of Adequate Utilities & Infrastructure.**

Water and sanitary sewer mains servicing the single-family residential properties in the **Redevelopment Area** are described by City Staff as the original infrastructure during the development of the subdivision in the 1950s, ranging from 15 years south of Scott Street and 70 years of age north of Scott Street. The mains south of Scott Street are 4” pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

The majority of the parcels had sidewalks that were immediately adjacent the street. While most Properties have access to sidewalks, much of the infrastructure is deteriorating and poorly graded to match driveway slopes, which can make it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area.**

Conclusion.

Insanitary and unsafe conditions has a strong presence of Factor throughout Redevelopment Area #13.

(5) Deterioration of Site or Other Improvements.

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within **Redevelopment Area #13**, including public streets and private driveways, traffic control devices, sidewalks and off-street parking lots. The **Appendix** documents the present condition of these site features. The primary issues in the **Area** are the existing condition of buildings and associated properties, private drives and parking areas. **Area** conditions that lead to these findings included:

1. The evaluation of the overall site conditions concluded that **22 percent, or 13 of the total 59 parcels** in the **Area** were in **“fair” condition**. Additionally, one parcels contained major debris and 14 parcels contained debris to a minor extent.
2. All Parcels were connected to a public sidewalk network.
3. Of the total 75 structures in the **Area**, 18 structures were identified as deteriorating with **“minor” or “major” defects**. These structures are candidates for moderate- to substantial rehabilitation or demolition. Many of these associated parcels lack upkeep and maintenance and exhibit minimal landscaping, improvements.

Conclusion.

Deterioration of site improvements has a strong presence in Redevelopment Area #13.

(6) Diversity of Ownership.

A total of **55 individuals or ownership groups** own property within **Redevelopment Area #13**. The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor diversity of ownership is a strong presence of Factor in the Redevelopment Area #13.

(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.

An examination of public records was conducted to determine the status of taxation for properties located within **Redevelopment Area #13**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

1. **Real Estate Values.**

The tax values within the **Area** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation of the **Area** is **\$5,287,300**. It should be noted that both the vacant and developed parcels owned by Good Samaritan Society Beatrice were not assessed a property value and property tax exempt in 2024.

2. **Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Area**. The records indicated that **three** parcels within the **Area** was classified as delinquent by the Gage County Treasurer's Office. None of these delinquencies exceed the value of the associated parcels.

3. **Tax Exempt.**

Information collected from the Gage County Assessor's and Treasurer's Offices identified **nine** properties within the **Area** as having full exemption from property taxes.

Conclusion.

Taxes or special assessments delinquency have little or no presence in Redevelopment Area #13.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #13.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #13** revealed that improper subdivision and obsolete plating is not prevalent in the **Area** due to short periods of development time, coupled with drastic altering of character since development.

Conclusion.

improper subdivision or obsolete plating has little to no presence in Redevelopment Area #13.

(10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Age and Associated Condition of Utilities.**

Water and sanitary sewer mains servicing the single-family residential properties in the **Area** are described by City Staff as the original infrastructure from the 1950s, ranging from 15 years south of Scott Street and 70 years in age north of Scott Street. The mains south of Scott Street are 4" pipes constructed of either PVC, the current standard, or C900, the American Water Works Association standard.

2. **Advanced Age of Structures.**

Of the total 75 structures in the **Redevelopment Area**, 74, or 98.7 percent were built in or prior to 1985, thus 40+ years of age. The estimated age of the residential structure in the **Area** is 72 years. The age of the single commercial structure in the **Area** is 105 years.

3. **Overall Site Condition**

The **Structural/Site Conditions Survey** identified **13 of the 59 parcels** in the **Area** as being in a **"fair" condition**. This determination included the evaluation of the general condition of structures, site improvements and the condition of adjacent rights-of-way as well as lack of sidewalks. Additionally, one parcel contained major debris and 14 parcels contained minor debris.

4. **Lack of Sidewalks**

Existing sidewalks in the **Area** are located immediately adjacent the associated street. Existing sidewalks were in **"fair"** to **"good"** or better condition. While most properties have access to sidewalks, much of the infrastructure is deteriorating and poorly graded to match driveway slopes, which can make it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

Conclusion.

The conditions which endanger life or property by fire and other causes has a reasonable presence of Factor throughout Redevelopment Area #13.

(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Both incompatible and non-conforming uses are present in isolated instances within **Redevelopment Area #13**. Non-conforming uses exist where residential uses are located within areas zoned for general commercial.

Water and sanitary sewer mains servicing the single-family residential properties in the **Area** are described by City Staff as the original infrastructure from the 1950s, ranging from 15 years south of Scott Street and 70 years in age north of Scott Street. The water mains in the **Area** south of Scott Street are adequately sized and constructed of either PVC, the current standard, or C900, the American Water Works Association standard. The water mains north of Scott Street are 4" pipes constructed with outdated materials from the original construction.

The **average age of residential structures is 72 years**. The age of the single **commercial buildings is 105 years**. Due to the age and lack of adequate maintenance and upkeep, these structures are deteriorating and in need of substantial rehabilitation. **Larger unused parcels are considered underdeveloped and underutilized with the potential to support more valuable development than current uses, or functionally and economically obsolete.**

Sidewalks are present throughout the **Area** with the majority being rated between "fair" to "poor".

Conclusion.

Other Environmental Blighting Factors have a reasonable presence throughout Redevelopment Area #13, containing functionally and economically obsolete parcels.

(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

The average age of both residential and commercial units in the area is at least forty (40) years.

There are **75 of the total 74 structures in the Area, or 98.7 percent** that were built in or prior to 1985, thus 40+ years of age. The estimated age of residential structure in the **Area is 72 years**. The age of the single commercial structures in the **Area is 105 years**.

Conclusion.

The criteria of average age of residential and commercial units in the area is at least 40 years of age. One of the five additional blighting conditions is a strong presence throughout Redevelopment Area #13.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **City of Beatrice Redevelopment Area #13** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" There are **two Factors** that constitute the **Area** as having a strong presence. Of the 12 possible **Factors** that can constitute the **Area** as **blighted**, **four** have a strong presence in the **Redevelopment Area.** **Factors** present are identified below.

Substandard Factors

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Defective or inadequate street layout.
3. Insanitary or unsafe conditions.
4. Deterioration of site or other improvements.
5. Diversity of Ownership
6. Improper subdivision or obsolete planning.
7. The existence of conditions which endanger life or property by fire or other causes.
8. Other environmental and blighting factors.
9. One of the other five conditions.

Although most of the previously listed **Factors** are at least reasonably present throughout the **City of Beatrice Redevelopment Area #13**, the conclusion is that the age and condition of the structures and diversity of ownership are a sufficient basis for designation of the **Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **Redevelopment Area**, addressed in this **Study**, is presented in **Tables 1** and **2**, **Pages 5** and **7**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Beatrice and support a variety of new developments.

ADDITIONAL PHOTOS



APPENDIX I

**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I: EXISTING LAND USE.

1. Type of Units: ___ SF ___ MF ___ Mobile Home
2. Vacant Parcel: _____ Developable _____ Undevelopable
3. Non-residential Use: _____ Commercial _____ Industrial _____ Public
4. Mixed Use _____
5. Occupied _____ Vacant _____

Section II: STRUCTURAL COMPONENTS.

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_____ Concrete _____ Stone _____ Rolled Asphalt _____ Brick _____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination _____ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: PARCEL/SITE COMPONENTS

1. Street Surface Type: _____
2. Street Condition: _____ E _____ G _____ F _____ P
3. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
4. Parking (Off-Street): _____ N _____ E _____ G _____ F _____ P
 _____ # of Spaces _____ Surface
5. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
6. Existence of Debris: _____ MA _____ MI _____ N
7. Overall Site Condition: _____ E _____ G _____ F _____ P

Beatrice, Nebraska, Redevelopment Area #13 - Site and Structural Conditions.

Overall Site Conditions	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
Excellent	0	0.0%	0	0	0	0	0
Good	46	78.0%	41	1	0	2	2
Fair	13	22.0%	13	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
Total	59	100%	54	1	0	2	2

Street Type	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	0	0
Concrete	58	98.3%	54	1	0	2	1
Asphalt	0	0.0%	0	0	0	0	0
Gravel	1	1.7%	0	0	0	0	1
Brick	0	0.0%	0	0	0	0	0
Total	59	100.0%	54	1	0	2	2

Street Condition	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	0	0
Excellent	1	1.7%	1	0	0	0	0
Good	21	35.6%	17	1	0	2	1
Fair	34	57.6%	33	0	0	0	1
Poor	3	5.1%	3	0	0	0	0
Total	59	100.0%	54	1	0	2	2

Sidewalk Condition	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
None	1	1.7%	0	0	0	1	0
Excellent	2	3.4%	2	0	0	0	0
Good	31	52.5%	28	0	0	1	2
Fair	21	35.6%	20	1	0	0	0
Poor	4	6.8%	4	0	0	0	0
Total	59	100.0%	54	1	0	2	2

Debris	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
None	44	74.6%	40	0	0	2	2
Minor	14	23.7%	13	1	0	0	0
Major	1	1.7%	1	0	0	0	0
Total	59	100.0%	54	1	0	2	2

Age of Structures	Total	Percent	Industrial and				
			Residential	Commercial	Accessory Storage	Vacant	Other
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	1	1.8%	1	0	0	N/A	0
20-40 Years	0	0.0%	0	0	0	N/A	0
40-100 Years	52	94.6%	52	0	0	N/A	0
100+ Years	2	3.6%	1	1	0	N/A	0
Total	55	100.0%	54	1	0	N/A	0

Detached Garages do not have associated structure ages

Final Structure Rating	Total	Percent	Residential	Commercial	Industrial and		
					Accessory Storage	Vacant	Other
Sound	57	76.0%	42	0	15	N/A	0
Deteriorating - Minor	14	18.7%	10	0	4	N/A	0
Deteriorating - Major	4	5.3%	2	1	1	N/A	0
Dilapidated	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Doors	Total	Percent	Residential	Commercial	Industrial and		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	63	84.0%	47	0	16	N/A	0
Minor	8	%	5	0	3	N/A	0
Substandard	4	2.2%	2	1	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Windows	Total	Percent	Residential	Commercial	Industrial and		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	59	47.8%	43	0	16	N/A	0
Minor	13	41.3%	10	0	3	N/A	0
Substandard	3	2.2%	1	1	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Porches and Steps	Total	Percent	Residential	Commercial	Industrial and		
					Accessory Storage	Vacant	Other
None	15	20.0%	0	0	15	N/A	0
Sound	26	34.7%	26	0	0	N/A	0
Minor	31	41.3%	26	1	4	N/A	0
Substandard	3	4.0%	2	0	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Paint	Total	Percent	Residential	Commercial	Industrial or		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	41	54.6%	31	1	9	N/A	0
Minor	30	40.0%	21	0	9	N/A	0
Substandard	2	2.7%	1	0	1	N/A	0
Critical	2	2.7%	1	0	1	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Driveway and Site	Total	Percent	Residential	Commercial	Industrial or		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	44	34.8%	33	0	11	N/A	0
Minor	28	41.3%	19	1	8	N/A	0
Substandard	3	17.4%	2	0	1	N/A	0
Critical	0	6.5%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Roof Structure	Total	Percent	Residential	Commercial	Industrial or		
					Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	71	94.7%	50	1	20	N/A	0
Minor	3	4.0%	3	0	0	N/A	0
Substandard	1	1.3%	1	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Beatrice, Nebraska
Redevelopment Area #13
Blight & Substandard Determination Study

Wall Foundation	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	73	97.3%	53	0	20	N/A	0
Minor	1	1.3%	1	0	0	N/A	0
Substandard	1	1.0%	0	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Foundation	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	21	28.0%	0	1	20	N/A	0
Sound	42	56.0%	42	0	0	N/A	0
Minor	9	12.0%	9	0	0	N/A	0
Substandard	3	4.0%	3	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Foundation Type	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
Other/None	22	29.3%	1	1	20	N/A	0
Concrete	39	52.1%	39	0	0	N/A	0
Stone	4	5.3%	4	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	10	13.3%	10	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Roof Surface	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	72	96.0%	52	1	19	N/A	0
Minor	3	4.0%	2	0	1	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Roof Type	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Asphalt Shingles	75	100.0%	54	1	20	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Cedar	0	0.0%	0	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Chimney	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	74	98.7%	53	1	20	N/A	0
Sound	1	1.3%	1	0	0	N/A	0
Minor	0	0.0%	0	0	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Beatrice, Nebraska
Redevelopment Area #13
Blight & Substandard Determination Study

Gutters, Downspouts	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	57	76.0%	40	0	17	N/A	0
Minor	18	24.0%	14	1	3	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Wall Surface	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
None	0	0.0%	0	0	0	N/A	0
Sound	48	64.0%	37	0	11	N/A	0
Minor	22	29.3%	15	1	6	N/A	0
Substandard	5	6.7%	2	0	3	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Wall Surface Type	Total	Percent	Residential	Commercial	Industrial or Accessory Storage	Vacant	Other
Wood	0	0.0%	0	0	0	N/A	0
Masonry	2	2.7%	1	1	0	N/A	0
Siding	70	93.3%	50	0	20	N/A	0
Combination	3	4.0%	3	0	0	N/A	0
Stucco	0	0.0%	0	0	0	N/A	0
Other/None	0	0.0%	0	0	0	N/A	0
Total	75	100.0%	54	1	20	N/A	0

Parking Surface	Total	Percent	Residential	Commercial	Industrial and Accessory Storage	Vacant	Other
None	1	0.0%	1	0	0	N/A	0
Concrete	50	84.6%	50	0	0	N/A	0
Asphalt	1	2.6%	1	0	0	N/A	0
Gravel	3	12.8%	2	1	0	N/A	0
Dirt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
Total	55	100.0%	54	1	0	N/A	0

Parking Spaces	Total	Percent	Residential	Commercial	Industrial and Accessory Storage	Vacant	Other
None	1	2.6%	1	0	0	N/A	0
1 to 2	38	76.9%	37	1	0	N/A	0
3 to 5	14	2.6%	14	0	0	N/A	0
6 to 10	1	10.3%	1	0	0	N/A	0
11 to 20	0	5.1%	0	0	0	N/A	0
21 or more	1	2.6%	1	0	0	N/A	0
Total	55	100.0%	54	1	0	N/A	0

Beatrice, Nebraska
Redevelopment Area #13
Blight & Substandard Determination Study

Redevelopment Area #13 - Parcel IDs.

012533000	012552000	012557000	012568000	012593000
012534000	012551000	012558000	012567000	012594000
012535000	012550000	012559000	012566000	012595000
012536000	012549000	012560000	012565000	012596000
012537000	012548000	012561000	012564000	012597000
012538000	012547000	012562000	012598000	010296701
012539000	012546000	012563000	012599000	010296706
012540000	012545000	012573000	012601000	010296702
012541000	012544000	012572000	012600000	010296707
012542000	012554000	012571000	012602000	010296707
012543000	012555000	012570000	012603000	010296705
012553000	012556000	012569000	012592000	

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for the implementation of development and redevelopment activities within **Beatrice, Nebraska Redevelopment Area #13**. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154 should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for **Redevelopment Area #13** must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein;
- (2) a land-use plan showing proposed uses of the area;
- (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment;
- (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
- (5) a site plan of the area; and
- (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the City of Beatrice must consider prior to Plan adoption. These "considerations" are defined as follows:

"...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, sewage, 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."

Location

Redevelopment Area #13 is in the east portion of the City of Beatrice, as identified in **Illustration 1, Context Map, Page 47**. The **Area** includes the listed parcels of record on file with the Gage County Assessor's Office, as presented in the **Appendix, Page 47**.

All Illustrations presented in this **Blight and Substandard Determination Study** identify the entire **Area** to be declared blighted and substandard and in need of redevelopment. The entire Redevelopment Area is located within the Corporate Limits of Beatrice.

Redevelopment Area #13, located south of Highway 136, equals an estimated **49.2 acres** and contains a single-family residential area and commercial properties, as well as undeveloped tracts of land. One major feature in the **Area** is Good Samaritan Society Beatrice, as assisted living and long-term care facility. The Good Samaritan Society Beatrice also owns two vacant parcels that account for approximately **31.1 percent**, or **15.3 acres** of vacant/undeveloped land within the **Area**.



**ILLUSTRATION 1 - CONTEXT MAP
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA.**

LEGEND.

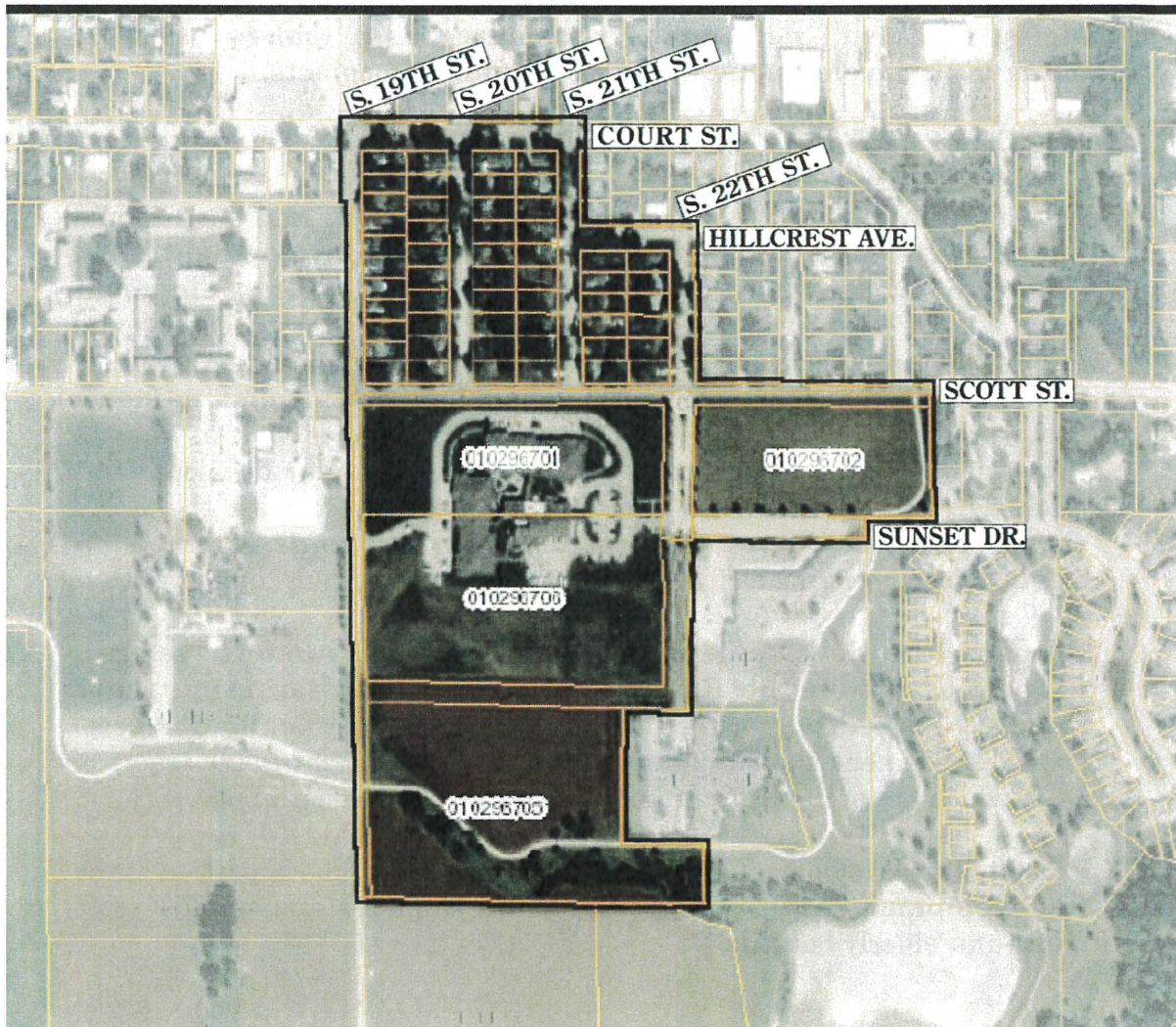
- REDEVELOPMENT AREA #13
- ROADWAYS

NOTE*
LAND WITHIN REDEVELOPMENT AREA: ESTIMATED 49.2 ACRES.



SCALE: 1" = ~400'

**HANNA KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH**



Beatrice, Nebraska
Redevelopment Area #13
General Redevelopment Plan

Project Planning and Implementation Recommendations.

The planning process for **Redevelopment Area #13** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the average age and condition of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the presence of functionally and economically obsolete land uses are a sufficient basis for designation of **Redevelopment Area #13** as **blighted and substandard**.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout the **Redevelopment Area**, the City of Beatrice should consider the following **general development and redevelopment initiatives**. **Tax Increment Financing (TIF)** will need to be considered as a tool to assist in financing both development and redevelopment projects.

General Development/Redevelopment Initiatives.

- Develop **public and private partnerships** with funding entities and property developers to attract development to the **Redevelopment Area**. Create an “**Economic Development Initiative**” for **Redevelopment Area #13** directed at increasing the property tax bases via commercial and residential redevelopment activities. Utilize **TIF** and other available public and private sources of economic development funding, including State and Federal and private Foundation grants, as well as private investment, for the expansion of both existing and new developments. Such development activities must be in conformance with the City’s *Comprehensive Plan* and current *Zoning and Subdivision Regulations*, pending changes or amendments to both documents.
- **Promote the development of undeveloped or underdeveloped properties within the Redevelopment Area by targeting those that are, currently, both functionally and economically obsolete.** Infill development should occur on vacant, development-ready tracts of land, which are suitable for either commercial or residential use.
- Promote the development of rental housing in the southern portion of the **Redevelopment Area**, specifically, family duplexes and smaller scale multi-unit elderly housing.

- Establish a program of both the **rehabilitation and preservation of existing commercial and single family residential properties** in the **Redevelopment Area** using both private and public financing incentives.
- Plan and implement **alternative energy efficient systems** for development/ redevelopment projects in **Redevelopment Area #13**, in conformance with Nebraska State Statutes regarding **Net Metering**. This would include the potential use of one or combination of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings. New innovations in solar energy have reduced the costs and increased the efficiency of solar panels, making solar a particularly attractive option for the **Redevelopment Area**.

Infrastructure & Utility Systems Initiatives.

- **Repair and replace, as needed, deteriorated and dilapidated municipal water, sanitation and storm sewer mains** throughout **Redevelopment Area #13**, to support both existing and future residential and commercial development and redevelopment activities. City Staff estimate that the sewer mains within **Redevelopment Area** are, in general, are between 15 to 70 years of age. In order to support redevelopment activities in the **Area** of deteriorating structures, the installation of new or rehabilitation of existing water and sanitary sewer mains will be required.
- Establish a **program** to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, landscaping, access roads and parking areas in the **Redevelopment Area**, identified as being in a state of deterioration and in substandard condition. Approximately 41.7 percent of sidewalks in the **Area** were rated as being “**fair**” to “**poor**” and 61.7 percent of street segments throughout the **Area** are currently rated to be in “**fair**” or “**poor**” condition. As the majority of the **Redevelopment Area** includes concrete and asphalt streets in “**good**” condition, the City may need to prioritize continued maintenance of improved streets and consider improvements strategically as allowed by tax revenues.

Implementation.

Both a timeline and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable timeline to complete the redevelopment activities identified in the **Plan** would be seven to 12 years.

Various funding sources exist for the preparation and implementation of a **capital improvement budget** designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and TIF. The use of TIF for development and redevelopment projects in **Redevelopment Area** is deemed to be an essential and integral element of financing. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

The City agrees, when approving this **General Redevelopment Plan**, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a **Cost Benefit Analysis**. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Beatrice and Gage County. Proposed projects using TIF must meet the Cost Benefit Analysis and the "**But for**" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in **Redevelopment Area #13**.

1. **Future Land Use Patterns.**

The existing land use patterns in **Redevelopment Area #13** are described in detail in the **Blight and Substandard Determination Study (Pages 12 and 13)**. The **Redevelopment Area** consists of residential, commercial, and undeveloped land uses. The **Structural/Site Conditions Survey** identified properties and structures classified as being in a state of minor or major deteriorating condition. Irregular tracts of undeveloped land should be targeted for future commercial or residential development for appropriate platting procedures, as per the *Beatrice Zoning and Subdivision Regulations*.

Illustration 4, Page 47, features a **Future Land Use Map**, which identifies the land use density and coverage, as well as a general site plan for the **Redevelopment Area**. The recommendations in this **General Redevelopment Plan** are reasonably consistent with the *Beatrice Comprehensive Plan* and *Beatrice Zoning/Subdivision Regulations*.

The future land use patterns within the **Redevelopment Area** support both residential and commercial development and overall redevelopment activities. It is recommended that future development be concentrated in vacant lands and existing properties adjacent to Scott Street and South 19th Street. Currently, Good Samaritan Society plans to expand its operation on to the two vacant parcels. The proposed development will add approximately 70 multifamily housing units in the form of duplexes and an apartment building for elderly residents

**ILLUSTRATION 2 - FUTURE LAND USE MAP
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA.**

LEGEND.

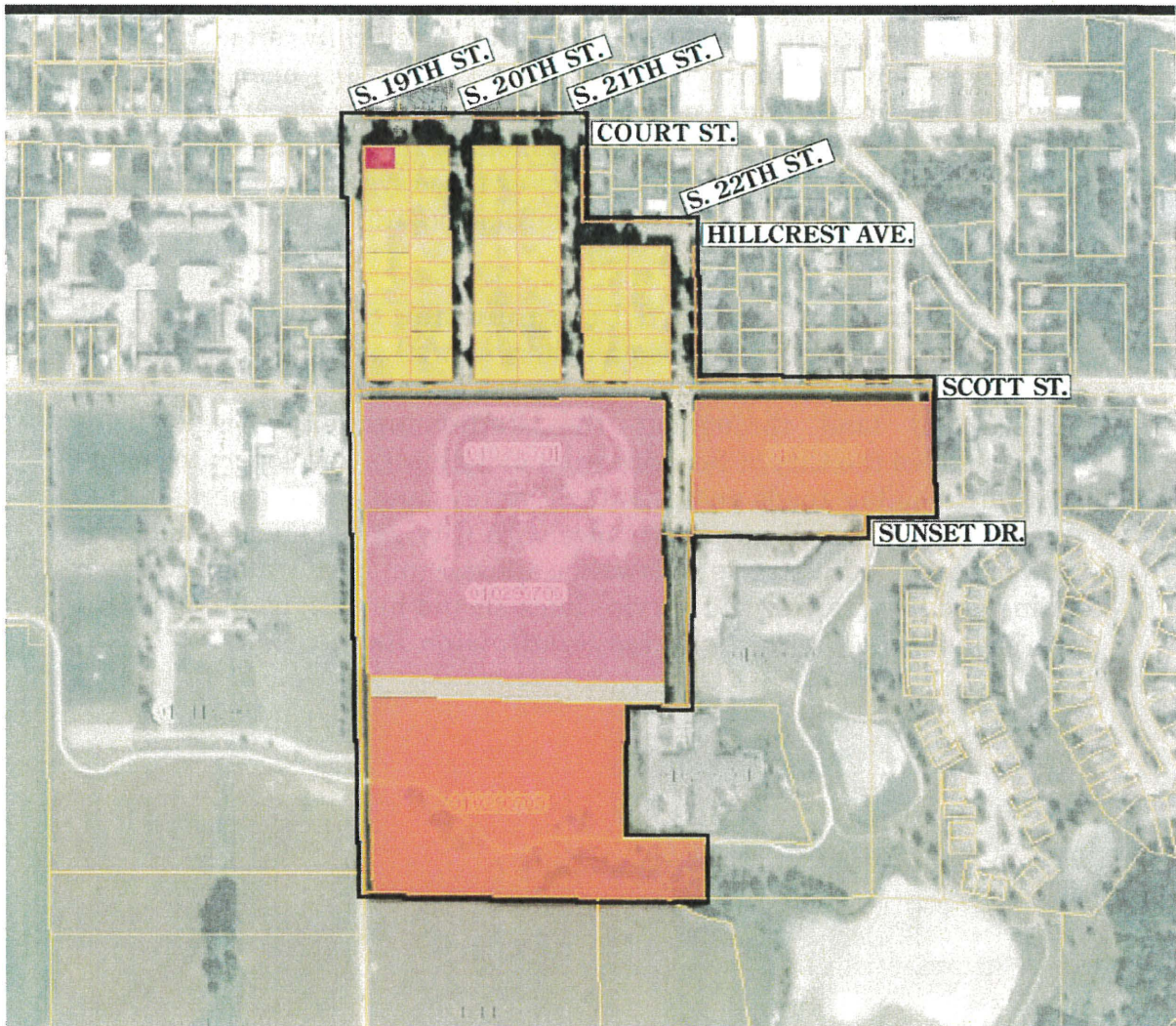
- REDEVELOPMENT AREA #13
- ROADWAYS
- VACANT/DEVELOPABLE LAND
- SINGLE FAMILY RESIDENTIAL
- ELDERLY RESIDENTIAL - ASSISTED LIVING & LONG-TERM CARE
- ELDERLY/MULTI-FAMILY RESIDENTIAL - INDEPENDENT LIVING
- COMMERCIAL

NOTE*LAND WITHIN REDEVELOPMENT AREA: ESTIMATED 49.2 ACRES.



SCALE: 1" = ~400'

**HANNA-KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH**



2. Future Zoning Districts.

The future land use designations shown in **Illustration 2** should be in conformance with the City's *Comprehensive Plan* and *Zoning/Subdivision Regulations*. The **Future Zoning Districts Map for Redevelopment Area #13** is identified in **Illustration 3, Page 53**. This represents allowed land development densities, land coverage and potential building intensities of the **Redevelopment Area**.

3. Recommended Public Improvements.

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a "**first step**" for public improvements and encourage private development within **Redevelopment Area #13**. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Redevelopment Area** are the need to monitor utility and infrastructure systems to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped and agricultural land areas.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated infrastructure systems to service both developed and undeveloped land throughout the **Redevelopment Area**. It is recommended the City of Beatrice work closely with developers to ensure that future public roads and private driveways and parking areas within **Area** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the *City of Beatrice Subdivision Regulations*.

**ILLUSTRATION 3 - FUTURE ZONING DISTRICTS MAP
REDEVELOPMENT AREA #13
BEATRICE, NEBRASKA.**

LEGEND.

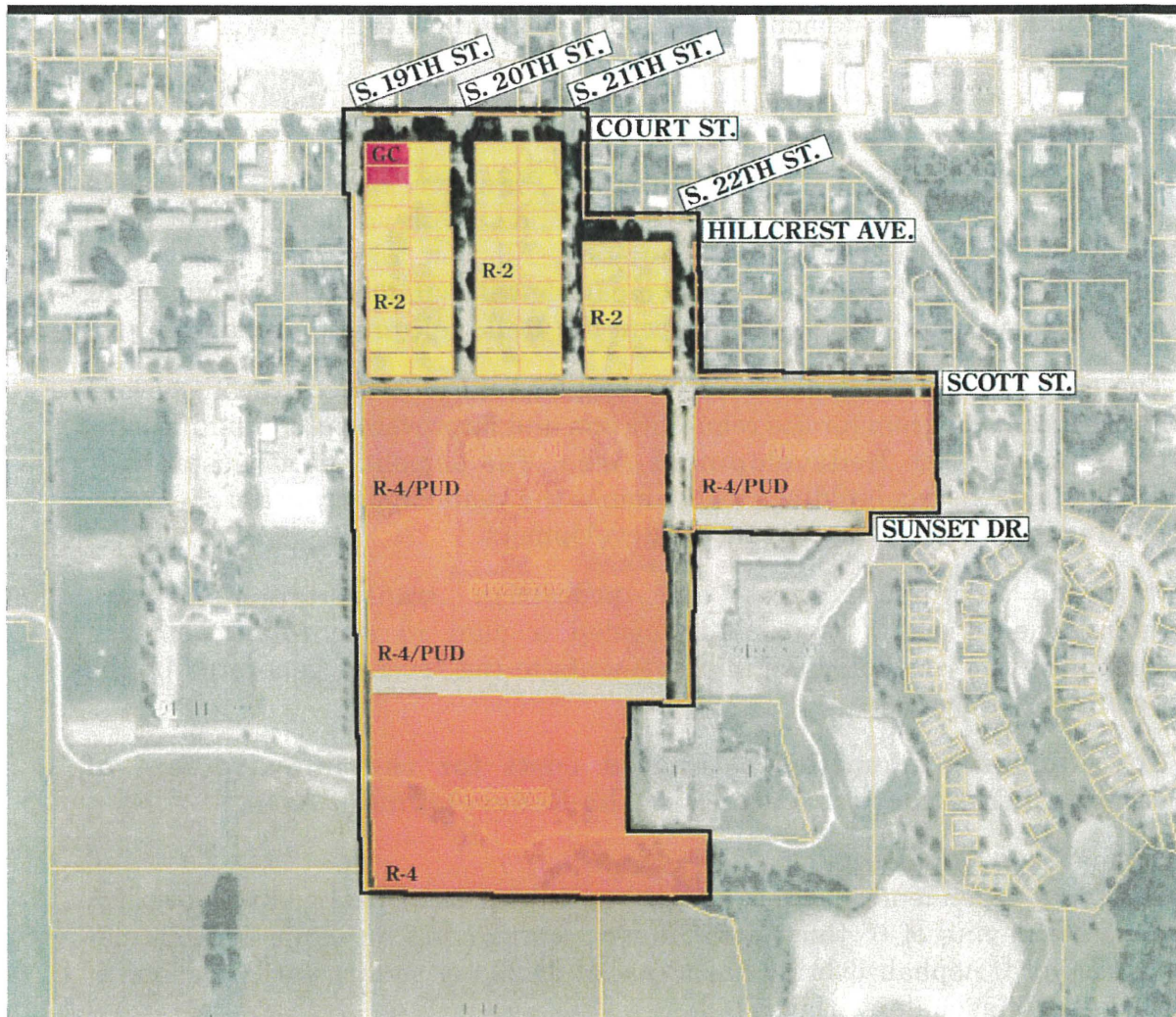
- REDEVELOPMENT AREA #13
- ROADWAYS
- R-2 SINGLE FAMILY RESIDENTIAL
- R-4/PUD MULTI-FAMILY RESIDENTIAL
- GC GENERAL COMMERCIAL

NOTE*
LAND WITHIN REDEVELOPMENT AREA: ESTIMATED 49.2 ACRES.



SCALE: 1" = ~400'

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COMMUNITY PLANNING & RESEARCH**



4. Alternative Energy Considerations.

Development within **Redevelopment Area** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger industrial business are strongly recommended to access these alternative energy sources in combination with *green building* techniques.

LEED building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being green.

Conclusions.

A successful **General Redevelopment Plan for Beatrice, Nebraska Redevelopment Area #13** should guide both redevelopment and development opportunities and activities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The City of Beatrice should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the **Redevelopment Area**. The demolition of substantially dilapidated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development.

Prior to continued street and pedestrian transportation network improvements, the City should develop a plan to such improvements, comparing the costs of these improvements to the revenue generated by the Community's tax-base.

The following identifies estimated costs for the improvement of various infrastructure features in the Redevelopment Area.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$63 per square yard. Asphalt overlay has a cost of \$4.20 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$210 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$420 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$28 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$56 per linear foot.

Ramped Curb Cuts

\$1,700 each

Sanitary Sewer

\$75 to \$85 per linear foot

Water Valves

\$1,500 each

Fire Hydrants

\$5,000 each

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

- 15" RCP costs \$70 per linear foot
- 18" RCP costs \$80 per linear foot
- 24" RCP costs \$95 per linear foot
- 30" RCP costs \$150 per linear foot
- 36" RCP costs \$165 per linear foot
- 42" RCP costs \$180 per linear foot
- 48" RCP costs \$225 per linear foot

Inlets cost an estimated \$5,000 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$90,500.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #13**, in Beatrice, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of State and Federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**.

Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Public/Private Funding Sources

Building Improvement District
Tax Increment Financing
LB 840
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits (NIFA & State)
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community Development Assistance Act
Intermodal Surface Transportation Efficiency Act
Small Business Administration-Micro Loans
Local Lender Financing
Owner Equity
Donations and Contributions

Foundations

American Express Foundation
Kellogg Corporate Giving Program
Marietta Philanthropic Trust
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper, Jaffray & Hopwood Corporate Giving
Target Stores Corporate Giving
Pitney Bowes Corporate Contributions
Burlington Northern Santa Fe Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
Frank M. and Alice M. Farr Trust
Hazel R. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation

GENERAL REDEVELOPMENT PLAN AMENDMENTS

PROJECT NAME / LOCATION AND COST

RESOLUTION #

1. _____
\$ _____

2. _____
\$ _____

3. _____
\$ _____

4. _____
\$ _____

5. _____
\$ _____

6. _____
\$ _____

7. _____
\$ _____

8. _____
\$ _____

9. _____
\$ _____

10. _____
\$ _____
