

# AUBURN, NE

## BLIGHT & SUBSTANDARD STUDY: CORE AREA



Adopted:

Resolution No:



Project #: 190237.00

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## **Introduction**

### ***Purpose of the Study***

This Auburn Blight and Substandard Study of the Designated Study Area is intended to give the Community Redevelopment Authority and City Council the basis for considering the existence of blight and substandard conditions within the delineated Study Area. Through this process, the Community Redevelopment Authority of the City of Auburn may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. This Blight and Substandard Study supersedes the existing Blight and Substandard Studies by amending and restating the current designations. If the City of Auburn finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Core Area") meets the statutory conditions for an area that is blighted, substandard and in need of redevelopment, the Designated Study Area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stats. §§ 18-2101 to 18-2154).

The Redevelopment Plan – the companion document to the Blight and Substandard Study - will contain local objectives regarding appropriate land uses, improved traffic circulation, economic development activities, public transportation, public utilities, and other public improvements, in accordance with the provisions of the Community Development Law.

### ***Background***

In 1975, the Nebraska Legislature enacted legislation in response to the existence of area in cities and villages that had become deteriorated and substandard for a variety of reasons. These areas were considered harmful to the social and economic well-being of the entire community in which they existed. Conditions in such area were considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise. The Community Development Law, as it is known, enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for redevelopment or the conservation and rehabilitation of the property.

Prior to the enactment of the legislation, Nebraska communities were unable to carry out redevelopment programs involving assembly of land for conveyance to private developers without the creation of an urban renewal authority approved by the voters of the municipality. The Community Development Law permits cities of all classes and villages to establish Community Redevelopment Authorities (CRAs) by ordinance. Such authority empowers CRAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. This law, with subsequent amendments, has been the cornerstone of redevelopment and community development activities in Nebraska.

This Blight and Substandard Study examines existing conditions of land-use, buildings, and structures within the Designated Study Area in the City of Auburn to determine its eligibility for redevelopment activities. The area for this analysis is the Designated Study Area which is an area generally described as the Ariens Company Area. Several potential opportunities for redevelopment exist throughout the Designated Study Area, which would allow the City of Auburn to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Auburn must adhere to Nebraska Community Development Law.

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**Nebraska Revised State Statutes**

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

*It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102*

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any of a number of means, including "the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements." Neb. Rev. Stat. §18-2104.

Nebraska Revised Statutes §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

*The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements. §18-2101*

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include "provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof." Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statutes §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

*The governing body of a city or an authority at its direction for the purposes of sections 18-2101 to 18-2144 may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105*

The main substance of a workable program is an adopted general redevelopment plan for a defined area, as well as the subsequent individual redevelopment projects that identify specific projects within a redevelopment area. Prior to the adoption of a general redevelopment plan, a municipality must have adopted comprehensive plan (§18-2110), and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statutes §18-2103, several of which are shown below (organization and emphasis added):

**Substandard area** means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

**Blighted area** means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

*(b) in which there is at least one of the following conditions:*

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;*
- (ii) the average age of the residential or commercial units in the area is at least forty years;*
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;*
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or*
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.*

*In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;*

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## **Substandard and Blight Eligibility Analysis**

### **Auburn Designated Study Area**

The City of Auburn selected the Designated Study Area to be a portion of a property within the corporate limits for evaluation pursuant to the Community Development Law. The area is comprised of residential, commercial and industrial districts. The Designated Study Area was selected for a number of reasons, including:

1. Previously designated areas.
2. The potential for private development and redevelopment activities within the Study Area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain uses within the Study Area.
5. The presence of Blighted and Substandard characteristics within the Study Area.
6. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Auburn can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Auburn can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and retard private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Auburn can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing or preventing blight and substandard conditions.

### **Substandard and Blight Conditions**

As set forth in section 18-2103(10), **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\***

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. **Age or obsolescence**

Estimate age of structures (40+ years criteria)

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

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

**4. Other Substandard Conditions**

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

**1. A substantial number of deteriorated or deteriorating structures\***

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

**2. Existence of defective or inadequate street layout**

Condition of streets/inadequate access including sidewalks

- Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.

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

Conditions associated with accessibility/usefulness of the lots

- Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.

**4. Unsanitary or unsafe conditions**

Conditions which pose a threat to public health and safety

- Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.

**5. Deterioration of site or other improvements**

Field observation of age and condition of public utilities, debris and inadequate public improvements

- Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.

**6. Diversity of ownership**

The total number of unduplicated owners

- Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

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

Examination of public records to determine the status of taxation of properties

- Examples include delinquent taxes, real estate taxes, tax exempt.

8. **Defective or unusual conditions of title**  
Examine public records to determine any defective or unusual title defects
  - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**  
Examine public records to determine improper subdivision and obsolete platting
  - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.
10. **The existence of conditions which endanger life or property by fire or other causes**  
Examine conditions which endanger life or property
  - Examples include inadequate, undersized or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
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**  
Economic and/or socially undesirable land uses
  - Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the market place.
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:**
  - (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
  - (b) The average age of the residential or commercial units in the area is at least 40 years (Field observation);
  - (c) 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 (Public records);
  - (d) 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 (Census); or
  - (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

\*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

**No Problem**

No structural or aesthetic problems are visible.

**Adequate Condition**

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,

- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

**Deteriorating Condition**

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked window panes,
- Some rotted or loose windows or doors (no longer wind- or water-proof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

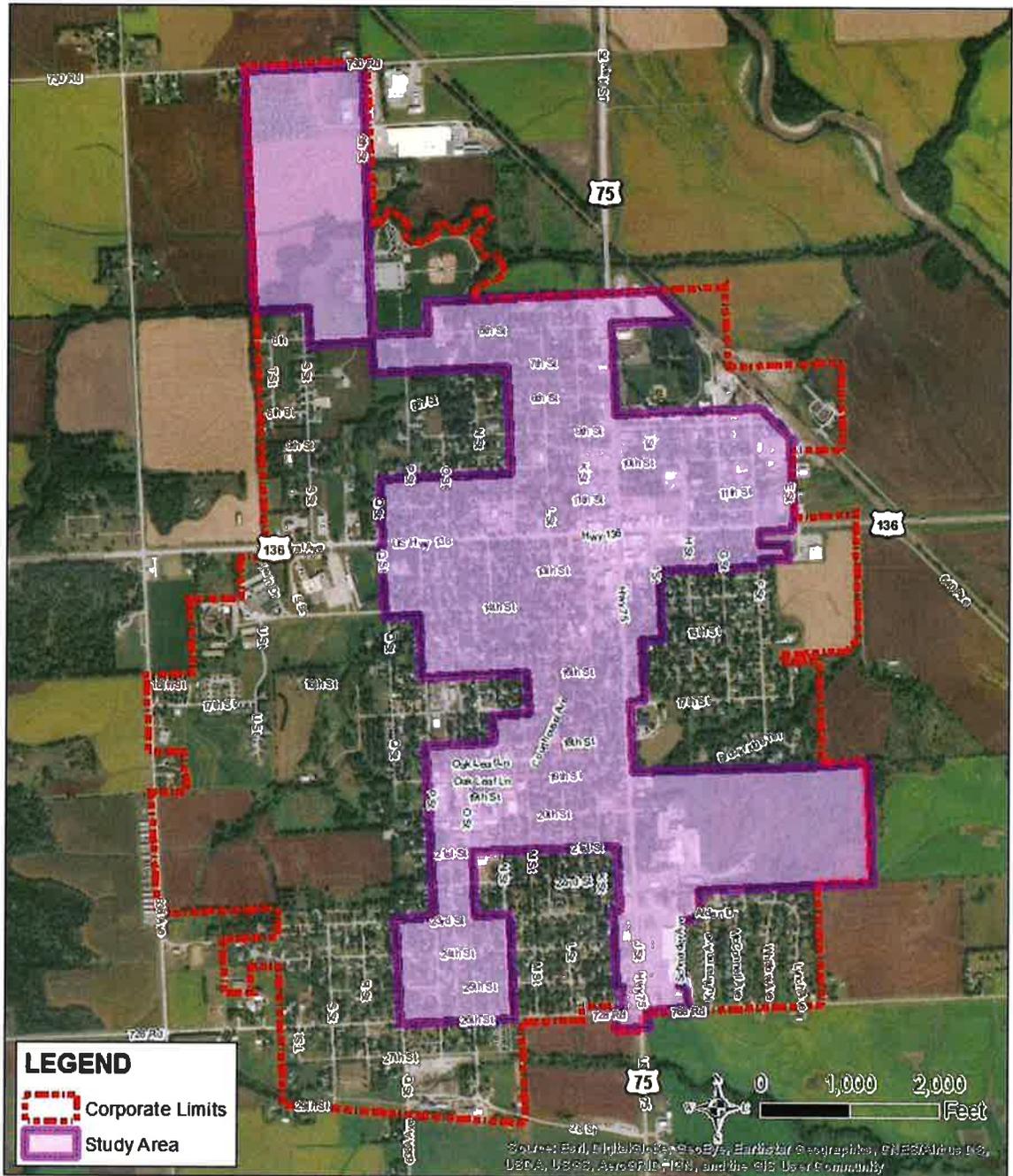
**Dilapidated Condition**

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

**Designated Study Area**

The initial study area as identified in the contract between the Auburn Community Redevelopment Authority (CRA) and JEO Consulting can be found in Figure 1. For this study, the initial study area will be known as the "Designated Study Area" which was reviewed for Substandard and Blight characteristics. Note: a portion of the Designated Study Area, is not in the recommended Blight and Substandard Area or Core Area.

Figure 1: Designated Study Area



<p><b>City of Auburn, NE</b> <b>Designated Study Area</b></p>	<p>Created By: C. Sloss Date: April 2019 Software: ArcGIS 10.6.1 Project: 190237.00</p>	
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This map was prepared using information from various sources including Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User community. This map is not a warranty, representation, or endorsement of any products or services mentioned herein. The City of Auburn, NE, is not responsible for any errors or omissions in this map. This is not a scaled plan.

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## **Recommended Blight and Substandard Area, Core Area**

Based upon the review of the Designated Study Area, and its context with the community, JEO Consulting Group recommends the majority of the Designated Study Area be the recommended Blight and Substandard Area, as shown in Figure 2 (the recommended Blight and Substandard Area is referred to herein as "Core Area"). Core Area consists of approximately 564.6 acres. The legal description of Core Area that follows was prepared by a JEO registered surveyor. By amending and restating the existing designated area, the total declared blighted area for the City of Auburn is 564.6 acres of the total approximately 1403.5 acres within its Corporate Limits. Approval of Core Area will designate the total percentage of the corporate limits as blighted to 40.3%. It should be noted that the statutory limit for Cities of the Second Class is 50% of the area within their corporate limits.

### ***Legal Description of Core Area***

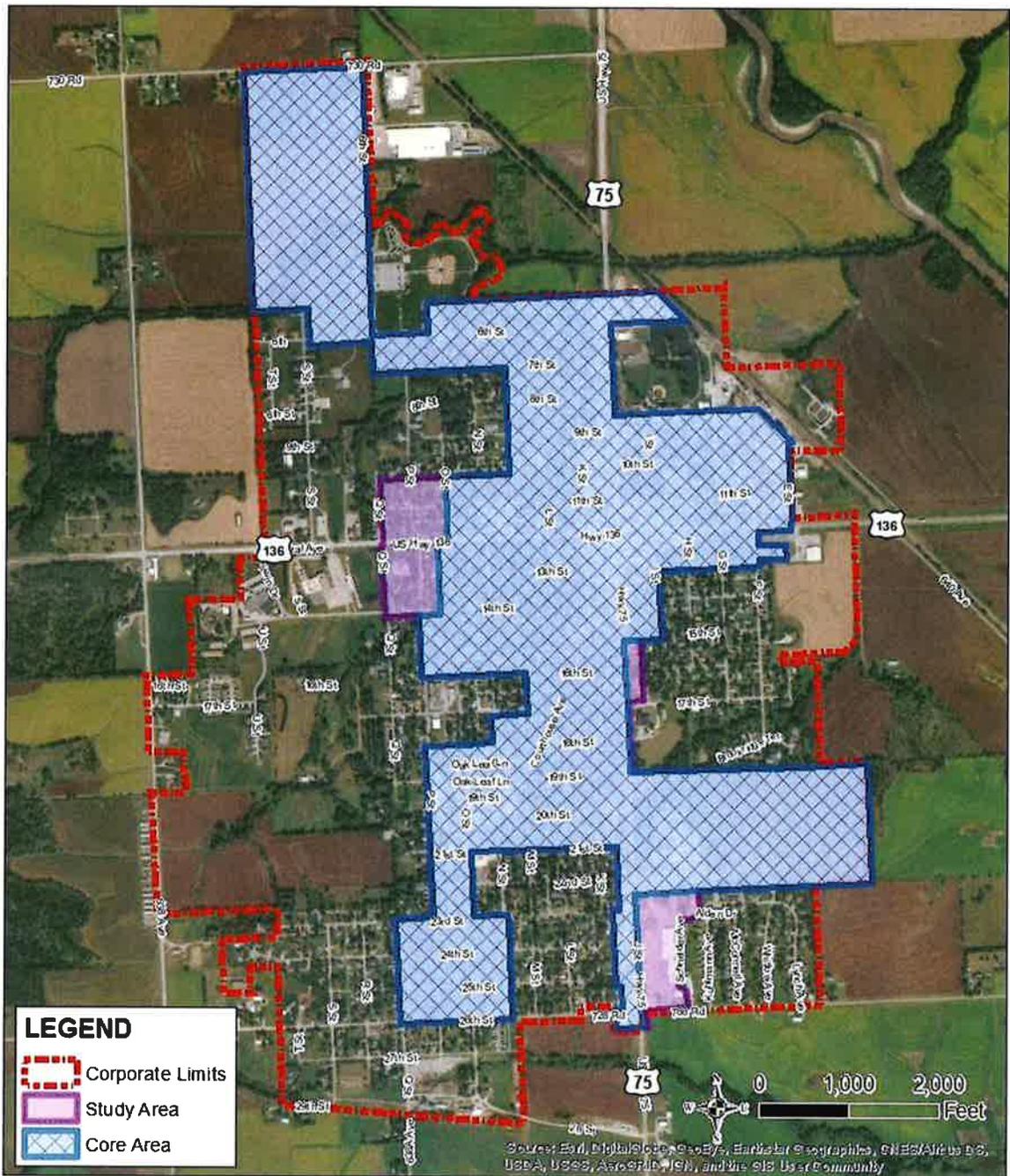
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 16, THE SOUTHWEST QUARTER OF SECTION 15, THE EAST HALF OF SECTION 21, THE NORTH HALF OF THE NORTHWEST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, ALL LOCATED IN TOWNSHIP 5 NORTH, RANGE 14 EAST OF THE SIXTH P.M. IN THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE EASTERLY ON THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, AND THE NORTH LINE OF GLENROCK ADDITION TO THE CITY OF AUBURN, A DISTANCE OF 600.99 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF "S" STREET; THENCE SOUTHERLY ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 398.5 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF 6<sup>TH</sup> STREET; THENCE EASTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF 6<sup>TH</sup> STREET, A DISTANCE OF 717.62 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF BLOCK 2, SAID GLENROCK ADDITION; THENCE SOUTHERLY ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 340 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE CENTERLINE OF 7<sup>TH</sup> STREET; THENCE EASTERLY ON SAID CENTERLINE AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 1460 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF "M" STREET; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1180 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF 10<sup>TH</sup> STREET, AND THE NORTHEAST CORNER OF BLOCK 11, SHERIDAN ADDITION TO THE CITY OF AUBURN; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 720 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF "O" STREET; THENCE SOUTHERLY ON SAID CENTERLINE, A DISTANCE OF 720 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE WESTERLY ON SAID SOUTH LINE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE CENTERLINE OF THE ALLEY IN BLOCK 3, REED & GILMORE'S ADDITION TO THE CITY OF AUBURN, THENCE SOUTHERLY ON THE CENTERLINE OF SAID ALLEY, AND ON THE CENTERLINE OF THE ALLEY IN BLOCK 5 OF SAID REED & GILMORE'S ADDITION, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 804 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTHERLY

RIGHT OF WAY LINE OF 14<sup>TH</sup> STREET; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF "P" STREET, AND THE NORTHEAST CORNER OF BLOCK 11 OF SAID REED & GILMORE'S ADDITION; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE, AND ON THE EASTERLY LINE OF SAID BLOCK 11, A DISTANCE OF 680 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID BLOCK 11, SAID CORNER BEING ON THE NORTHERLY RIGHT OF WAY LINE OF 16<sup>TH</sup> STREET; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1154 FEET, MORE OR LESS, TO EASTERLY RIGHT OF WAY LINE OF "M" STREET, AND THE SOUTHWEST CORNER OF BLOCK 14, HOWE, NIXON, AND WILSON'S ADDITION TO THE CITY OF AUBURN; THENCE SOUTHERLY ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 460 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF 17<sup>TH</sup> STREET, AND THE NORTHWEST CORNER OF BLOCK 22, OF SAID HOWE, NIXON, AND WILSON'S ADDITION; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 396 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF "N" STREET, AND THE NORTHEAST CORNER OF BLOCK 20, OF SAID REED AND GILMORE'S ADDITION; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE, AND ON THE EASTERLY LINE OF SAID BLOCK 20, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF 18<sup>TH</sup> STREET, AND THE SOUTHEAST CORNER OF SAID BLOCK 20; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 760 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF "P" STREET, AND THE EAST LINE OF BLOCK 18 OF SAID REED AND GILMORE'S ADDITION; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1850 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF 23<sup>RD</sup> STREET, AND THE SOUTHEAST CORNER OF LOT 11, BLOCK 3, COURTHOUSE ADDITION TO THE CITY OF AUBURN; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF "Q" STREET; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1145 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF 26<sup>TH</sup> STREET; THENCE EASTERLY ON SAID CENTERLINE, A DISTANCE OF 1240 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF "N" STREET; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1145 FEET, MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF 23<sup>RD</sup> STREET; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF "O" STREET, AND THE SOUTHWEST CORNER OF BLOCK 9, OF SAID COURTHOUSE ADDITION; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 705 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF 21<sup>ST</sup> STREET, AS ORIGINALLY PLATTED; THENCE EASTERLY ON SAID CENTERLINE, A DISTANCE OF 1609 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE CENTERLINE OF THE ALLEY IN BLOCK 9, CALVERT FIRST ADDITION TO THE CITY OF AUBURN; THENCE SOUTHERLY ON THE CENTERLINE OF SAID ALLEY AND THE CENTERLINE OF THE ALLEY IN BLOCK 16 OF SAID CALVERT FIRST ADDITION, A DISTANCE OF 720 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 23<sup>RD</sup> STREET; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 68 FEET, MORE OR LESS TO INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 6, CALVERT SECOND ADDITION TO THE CITY OF AUBURN; THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE CONTINUING SOUTHERLY ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 520 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 6, AND THE NORTHWEST CORNER OF LOT 1, CALVERT THIRD ADDITION TO THE CITY OF AUBURN; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 260 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 32

FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1, KUHLMAN'S ADDITION TO THE CITY OF AUBURN; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 260 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER BEING ON THE NORTHERLY RIGHT OF WAY LINE OF 26<sup>TH</sup> STREET; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE PARALLEL WITH AND 271.51 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTHERLY ON SAID WESTERLY LINE AND ITS NORTHERLY EXTENSION TO A POINT BEING 199 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE EASTERLY ON A LINE PARALLEL WITH AND 199 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 272 FEET, MORE OR LESS, TO SAID EAST LINE OF SECTION 28; THENCE NORTHERLY ON SAID EAST LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THE SAME BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTHERLY ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE EASTERLY ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ON THE EAST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE WESTERLY ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 22; THENCE NORTHERLY ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1460 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF 15<sup>TH</sup> STREET; THENCE EASTERLY ON SAID WESTERLY EXTENSION TO THE NORTHWEST CORNER OF BLOCK 23, HOWE AND NIXON'S SECOND ADDITION TO THE CITY OF AUBURN; THENCE EASTERLY, CONTINUING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID 15<sup>TH</sup> STREET, A DISTANCE OF 380 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF "I" STREET, AND THE NORTHWEST CORNER OF BLOCK 24, OF SAID HOWE AND NIXON'S SECOND ADDITION; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 760 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF 13<sup>TH</sup> STREET, AND THE NORTHWEST CORNER OF BLOCK 26, OF SAID HOWE AND NIXON'S SECOND ADDITION; THENCE EASTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1140 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF "F" STREET; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SHERIDAN CROSSING, AND ADDITION TO THE CITY OF AUBURN; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 136; THENCE EASTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF "E" STREET; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE OF "E" STREET, AND SAID SOUTHERLY EXTENSION THEREOF, TO THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF BLOCK 1, HOWE AND NIXON'S ADDITION TO THE CITY OF AUBURN; THENCE WESTERLY ON THE NORTH LINE OF BLOCKS 1 THRU 5 OF SAID HOWE AND NIXON'S ADDITION, A DISTANCE OF 1582 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE WESTERLY ON THE

WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 5, A DISTANCE OF 40 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTHERLY ON SAID WEST LINE TO A POINT BEING 314.16 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 15; THENCE EASTERLY, PARALLEL WITH AND 314.16 FEET SOUTH OF SAID NORTH LINE, TO THE INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHWESTERLY ON SAID WESTERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER; THENCE WESTERLY ON SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, AND THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE WESTERLY ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2040 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2, BLOCK 48, GILMORE'S SECOND ADDITION TO THE CITY OF AUBURN; THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, A DISTANCE OF 40 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE CONTINUING SOUTHERLY ON THE WEST LINE OF LOTS 2 AND 12 OF SAID BLOCK 48, A DISTANCE OF 278 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12, AND THE NORTHERLY RIGHT OF WAY LINE OF 6<sup>TH</sup> STREET; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE, TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 16; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Figure 2: Core Area



<p><b>City of Auburn, NE</b></p> <hr/> <p><b>Core Area: Blight Area Boundary</b></p>	<p>Created By: C. Sloss                  Date: April 2019                  Software: ArcGIS 10.6.1                  Project: 190237.00</p> <p><small>The map was prepared with information from sources thought to be reliable. GEO does not warrant the accuracy of the map. It is provided without liability. GEO does not guarantee the accuracy of the map or the information used to prepare this map. There are no warranties.</small></p>	
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## **Findings and Contributing Factors**

The intent of this Study is to determine whether Core Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential of development. The field survey conducted on Tuesday, April 2, 2019, indicated the community has such deterioration, thus the community warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within Core Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within Core Area based upon the statutory definitions, observations of the planning team during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions described that led to the determination for each factor. See *Appendix A* for a visual description of the structures, debris, and other observed conditions within Core Area.

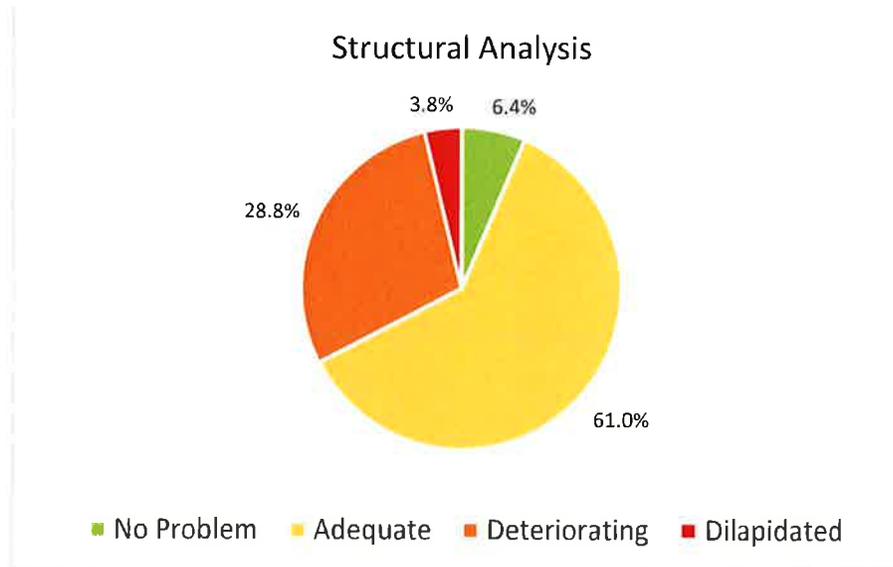
## **BLIGHTED CRITERIA CONDITIONS**

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

### **Substantial Number of Deteriorated or Deteriorating Structures**

As a rule, the primary structure for each parcel within Core Area was examined. These totals include residential, commercial and industrial buildings. There was a total of 794 primary structures evaluated. A total of 259 of these primary structures, or 32.6%, were evaluated as deteriorating or dilapidated. This is considered a contributing factor.

Figure 3: Exterior Structural Conditions



### **Defective or Inadequate Street Layout**

#### **Street Conditions and Accessibility**

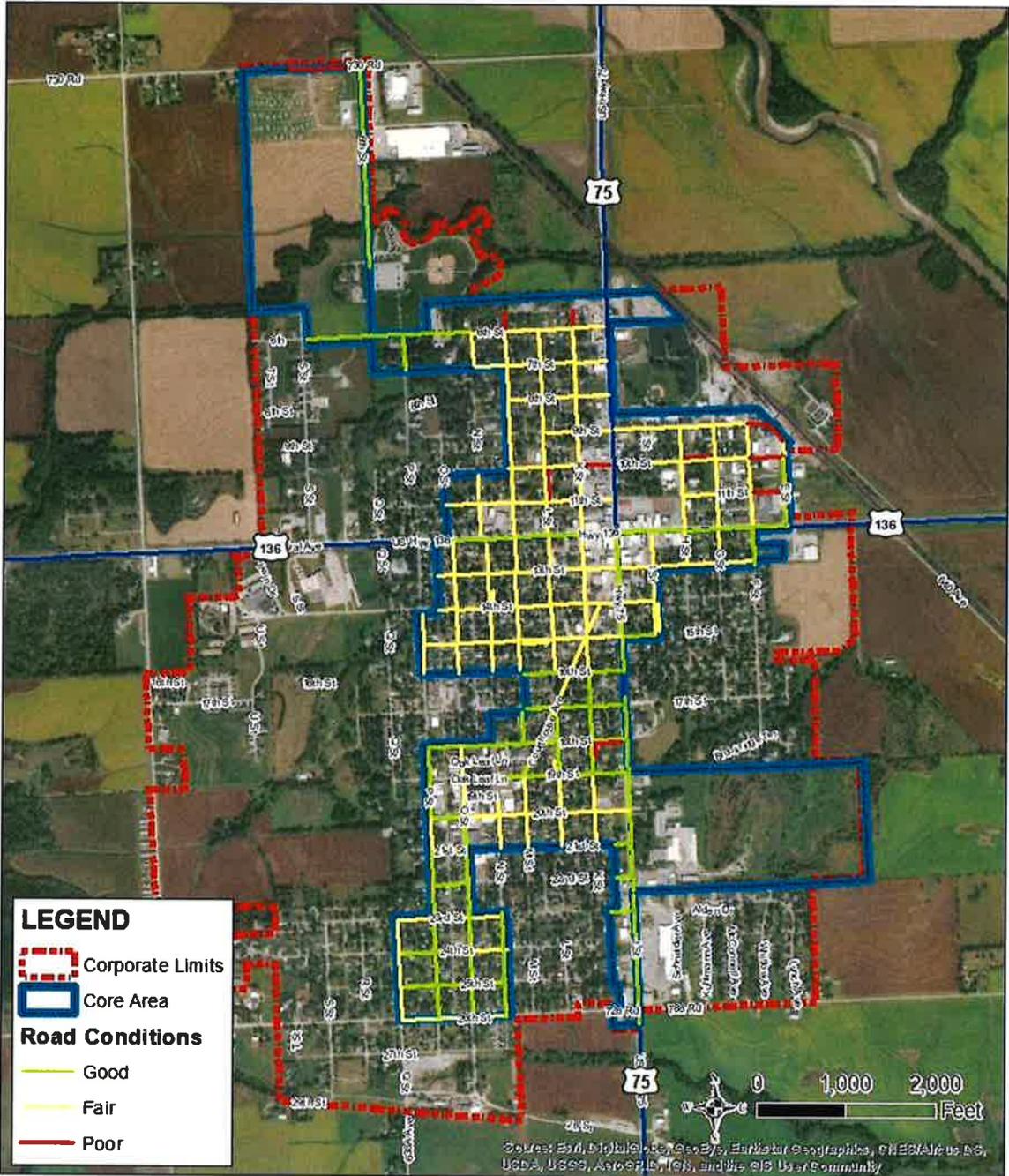
Street conditions and accessibility within Core Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance.

Overall, Core Area has 17.0 miles of city roads within Core Area. A total of 6.4 miles (37.4%) of street received good ratings while 9.9 miles (58.2%) received a rating of fair. The remaining 0.75 miles (4.4%) received a rating of poor due to uneven surfaces, crumbling road segments and/or curb and gutter, and large potholes. Large parcels in the north and southeast lack street grid connectivity with the adjacent areas.

Core Area includes a total of 20.6 miles of sidewalks. A majority of sidewalks, 10.5 miles or 51.2%, were designated poor due to pedestrian tripping hazards and crumbling or cracking sidewalk or missing segments. A total of 6.5 miles (31.5%) was designated fair while the remaining sidewalk segments 3.6 miles (17.3%) was identified as good. A majority of good sidewalk segments were located along US Highway 136 and US Highway 75 through the downtown business district. The courthouse area also had many sidewalk segments designated as good.

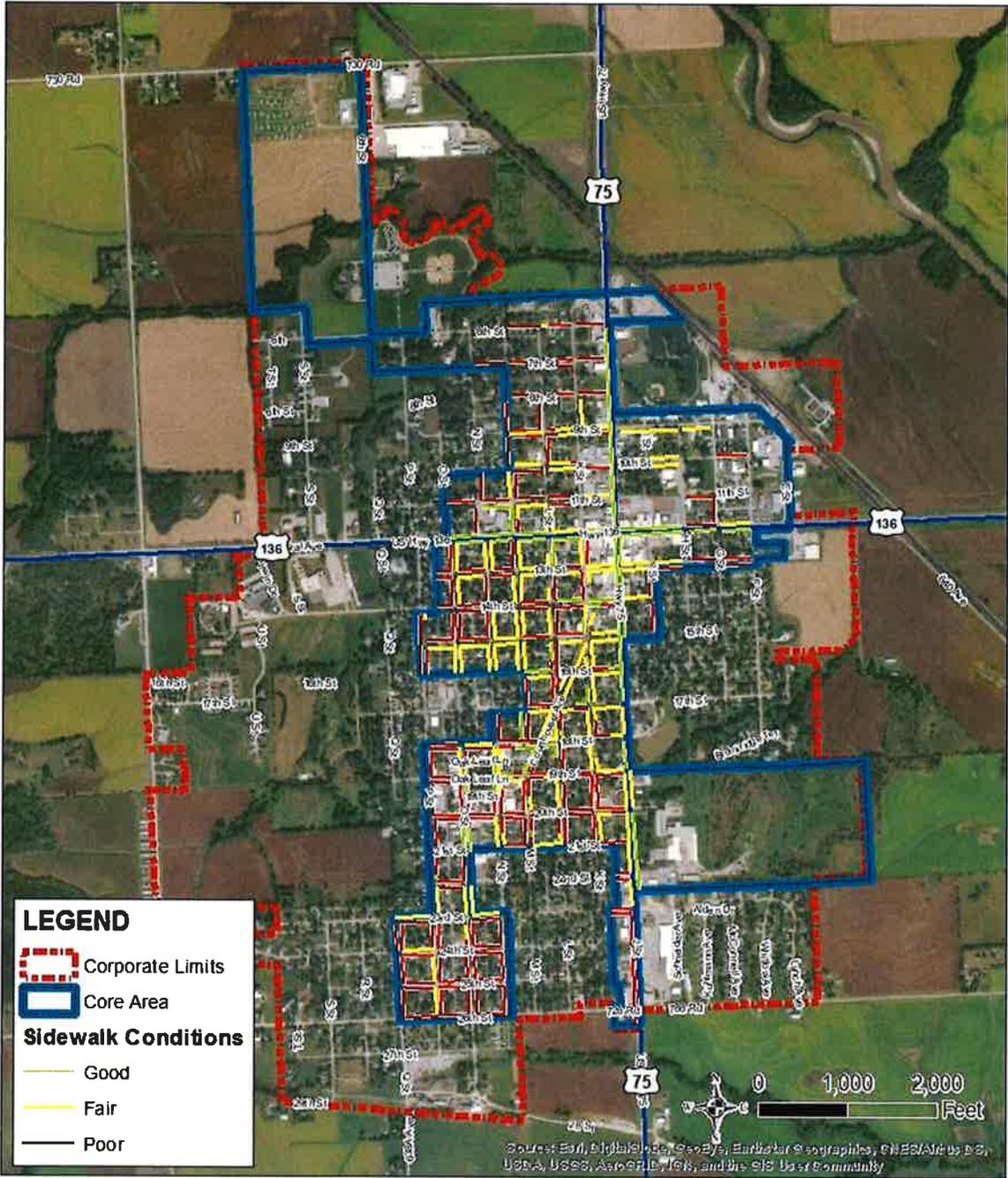
Due to the lack of or poor sidewalks, this is considered a contributing factor.

Figure 4: Road Conditions



<p><b>City of Auburn, NE</b></p> <p><b>Core Area: Road Conditions</b></p>	<p>Created By: C. Stoss          Date: April 2019          Software: ArcGIS 10.6.1          Project: 190237.00</p> <p><small>This map was prepared using information from several sources supplied by ACO and/or other applicable city, county, federal, or public agencies and/or ACO does not guarantee the accuracy of the map if the information used to prepare the map. This is not a warranty plan.</small></p>	
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Figure 5: Sidewalk Conditions



**City of Auburn, NE**

**Core Area: Sidewalk Conditions**

Created By: C. Sloss  
 Date: April 2018  
 Software: ArcGIS 10.6.1  
 Project: 190237.00

This map was prepared using information from records obtained and/or compiled by the City of Auburn, NE. The City of Auburn, NE does not warrant the accuracy or completeness of the information used to prepare this map. It is as a matter of fact.

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

Throughout Core Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision and infrastructure improvements for accessibility and usefulness. The downtown lots are too narrow for modern commercial buildings without lot consolidation. In addition, there is evidence of buildings constructed across lot lines. As a result, this factor is considered to be contributing the recommended blight designation.

**Unsanitary or unsafe conditions**

*Conditions which pose a threat to public health and safety*

**Age and physical condition of structures**

The age of structures and poor physical condition in older building stock pose a potential safety hazard to the general public with the customary use of lead paints, asbestos, and other hazardous materials. The dilated structures pose physical threats to the general public with potential structural failure.

**Topography and terrain**

Core Area has a variety of topography that drains to the low-lying water course in the middle southeast and far north portion of the area. Areas of washouts and erosion were observed throughout these areas.

**Floodplain**

A portion of Core Area is within the designated flood plain, which can pose a potential threat to human safety.

**Onsite Storage and Debris**

There were several individual examples of onsite storage and debris noted during the evaluation. Examples include discarded machinery, chemical tanks, wood piles, junked vehicles and on-site storage.

As a result, this factor is considered to be contributing the recommended blight designation.

**Deterioration of site or other improvements**

**Sidewalks**

Core Area includes a total of 20.6 miles of sidewalks. A majority of sidewalks, 10.5 miles or 51.2%, were designated poor due to pedestrian tripping hazards and crumbling or cracking sidewalk or missing segments. A total of 6.5 miles (31.5%) was designated fair while the remaining sidewalk segments 3.6 miles (17.3%) was identified as good. A majority of good sidewalk segments were located along US Highway 136 and US Highway 75 through the downtown business district. The courthouse area also had many sidewalk segments designated as good.

**Vehicle circulation and parking**

The driveways exhibited degrading pavement and erosion. The parking area had an aggregate base with potholes, washed out areas from erosion and lacked significant rock or gravel cover to prevent significant weed growth.

**Topography and terrain**

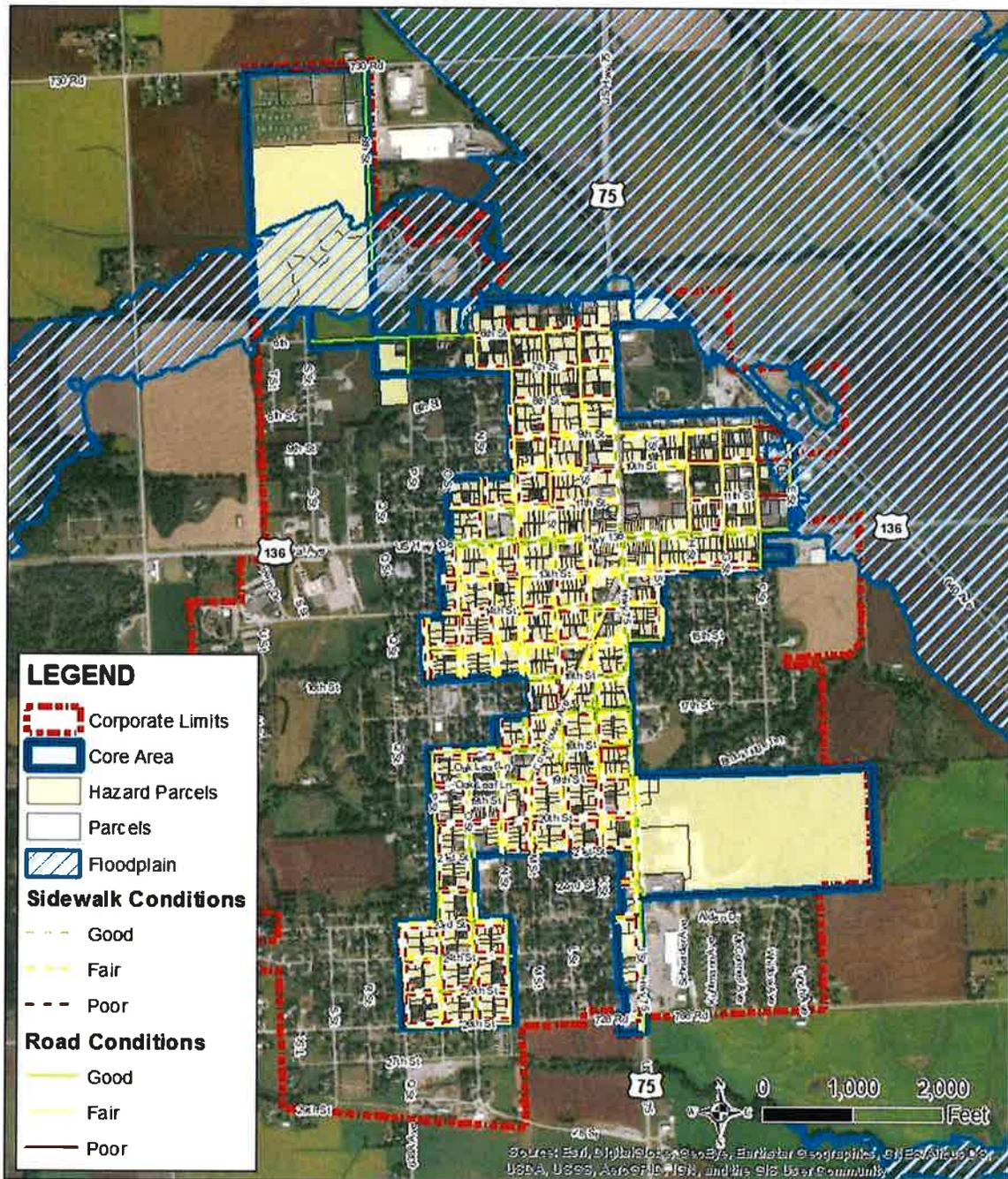
Core Area has a variety of topography that drains to the low-lying water courses. Areas of washouts and erosion were observed throughout the area.

Due to the lack of or poor sidewalks, the degradation of driveways and parking areas this is considered a contributing factor.

**Diversity of ownership**

The diversity of ownership is evident in Core Area. There are 693 unique property owners in Core Area. Thus, this is considered a contributing factor.

Figure 5: Potential Hazards of Site



**City of Auburn, NE**

**Core Area: Potential Hazards**

Created By: C. Sloss  
 Date: April 2019  
 Software: ArcGIS 10.5.1  
 Project: 190237.00



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**Improper subdivision or obsolete platting**

**Obsolete platting**

Throughout Core Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision and infrastructure improvements for accessibility and usefulness. The downtown lots are too narrow for modern commercial buildings without lot consolidation and are considered to be obsolete. In addition, landlocked lots or flag lots were identified as well as buildings constructed across lot lines. As a result, this factor is considered to be contributing the recommended blight designation.

**The existence of conditions which endanger life or property**

*Conditions which pose a threat to public health and safety*

**Age and physical condition of structures**

The age of structures and poor physical condition in older building stock pose a potential safety hazard to the general public with the customary use of lead paints, asbestos, and other hazardous materials. The dilapidated structures pose physical threats to the general public with potential structural failure.

**Topography and terrain**

Core Area has a variety of topography that drains to the low-lying water course in the middle southeast and far north portion of the area. Areas of washouts and erosion were observed throughout these areas.

**Floodplain**

A portion of Core Area is within the designated flood plain, which can pose a potential threat to human safety.

**Onsite Storage and Debris**

There were several individual examples of onsite storage and debris noted during the evaluation. Examples include discarded machinery, chemical tanks, wood piles, junked vehicles and on-site storage.

**Improper Land Use**

Core Area contains both residential and industrial land uses on the same lot. In addition, residential neighborhoods to the north and south lack buffer space to separate the industrial uses in the area.

As a result, this factor is considered to be contributing the recommended blight designation.

**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.**

**Economic and/or socially undesirable land uses**

Economic and Functional Obsolescence is present with poor condition of some buildings, the improper juxtaposition of land uses, and deterioration of site conditions. This makes it difficult for these properties to compete in the market place. However, these limited examples do not provide substantial evidence across Core Area to be considered a contributing factor.

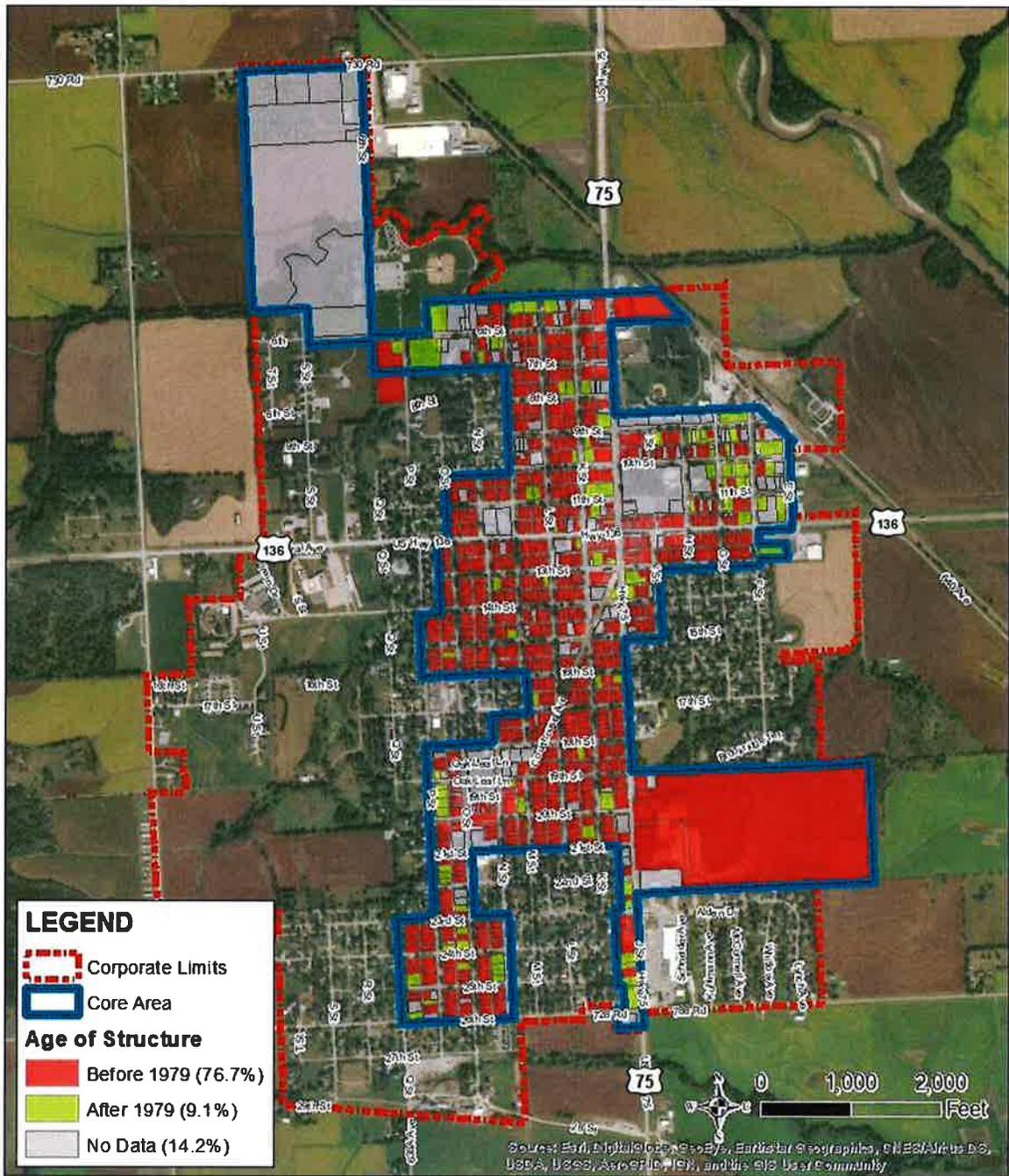
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**Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**

**The Average Age of the Residential or Commercial Units in the Area is at Least 40 Years  
Structure Age**

Information regarding the age of the permanent structures within Core Area was provided by the Nemaha County Assessor's Office and verified during the field survey. According to the data received, there are 757 buildings within Core Area or 76.7%, were built before 1979. The average age of the residential structures built within Core Area is 93 years old and the average age of the industrial structures is 72 years. Because of these findings, the structures' age is considered to be a contributing factor to the blight and substandard conditions in Core Area.

Figure 6: Age of Structure



**City of Auburn, NE**  
**Core Area: Age of Structure**

Created By: C. Sloss  
 Date: April 2019  
 Software: ArcGIS 10.6.1  
 Project: 190237.00

This map was prepared using information from various sources supplied by ACO and/or other applicable city county federal or public or private entities. ACO does not warrant the accuracy of the map or the information used to prepare this map. Use at risk is advised.



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## **SUBSTANDARD CRITERIA**

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:

### **Dilapidation/deterioration**

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land use patterns in Core Area. The condition of the structures was analyzed and rated according to the schedule as defined by the U.S. Department of Housing and Urban Development (described in the *Eligibility Analysis Section*). See *Appendix A* for a visual description of the structures within the Core Area.

There was a total of 794 primary structures evaluated. A total of 259 of these primary structures, or 32.6%, were evaluated as deteriorating or dilapidated. This is considered a contributing substandard factor.

### **Age or obsolescence**

Information regarding the age of the permanent structures within the Core Area was provided by the Nemaha County Assessor's Office and verified during the field survey. According to the data received, there are 757 buildings within Core Area or 76.7%, were built before 1979. The average age of the residential structures built within Core Area is 93 years old and the average age of the industrial structures is 72 years. Because of these findings, the structure age of are considered to be a contributing factor to the blight and substandard conditions in Core Area.

### **Inadequate provision for ventilation, light, air, sanitation, or open spaces**

#### **Improper ventilation, light and air**

Core Area does not contain substantial evidence of inadequate provision for ventilation, light, air, sanitation, or open spaces. Thus, this is not considered a contributing factor to Core Area.

### **Other Substandard Conditions**

#### ***The existence of conditions which endanger life or property***

The majority of conditions which endanger life and property are found within dilapidated buildings and deteriorating site conditions. This can hinder the health and well-being of the owner and the public.

#### **Age and physical condition of structures**

The age of structures and poor physical condition in older building stock pose a potential safety hazard to the general public with the customary use of lead paints, asbestos, and other hazardous materials. The dilated structures pose physical threats to the general public with potential structural failure.

#### **Topography and terrain**

Core Area has a variety of topography that drains to the low-lying water course in the middle southeast and far north portion of the area. Areas of washouts and erosion were observed throughout these areas.

#### **Floodplain**

A portion of Core Area is within the designated flood plain, which can pose a potential threat to human safety.

**Onsite Storage and Debris**

There were several individual examples of onsite storage and debris noted during the evaluation. Examples include discarded machinery, chemical tanks, wood piles, junked vehicles and on-site storage.

**Improper Land Use**

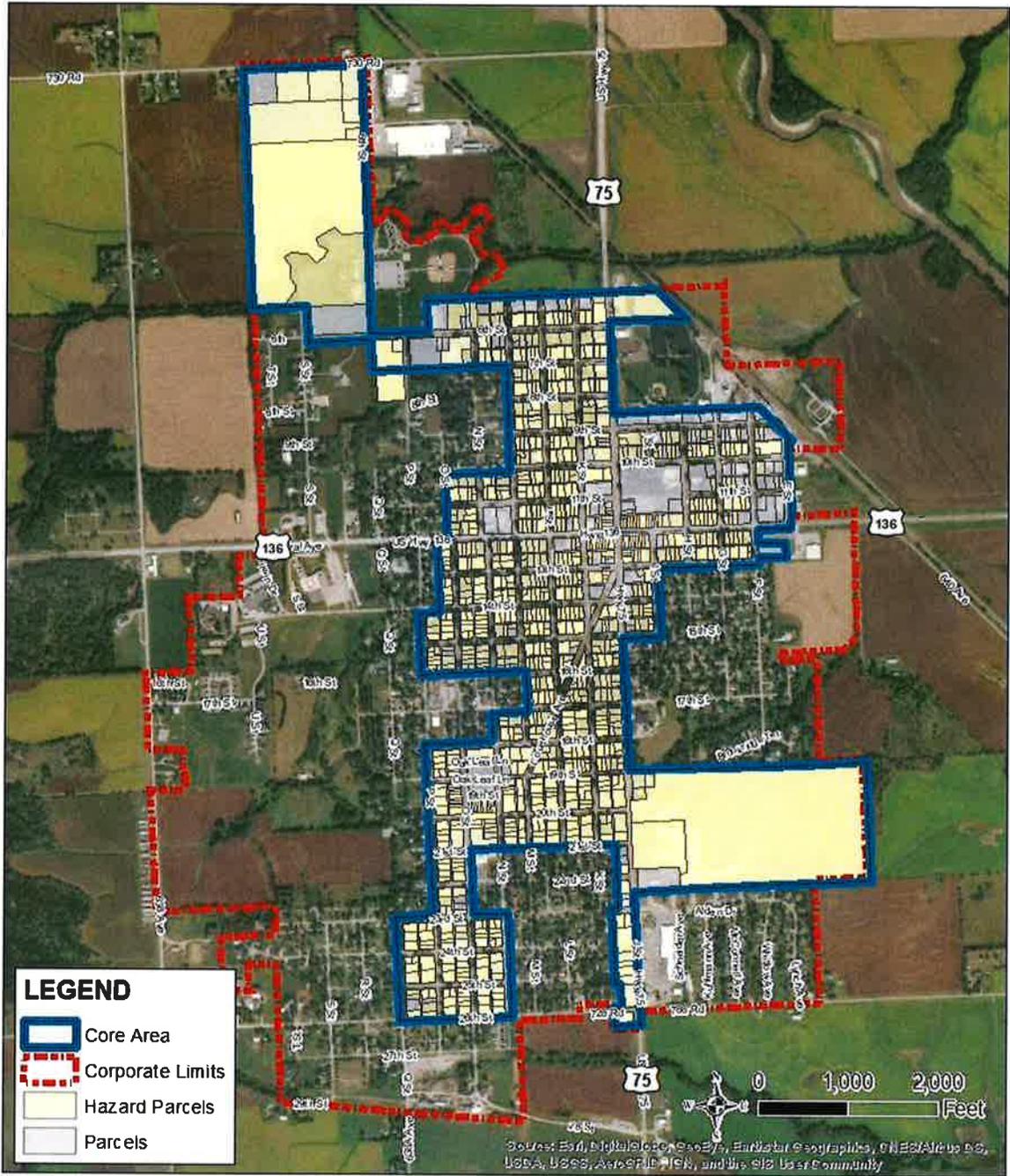
Core Area contains both residential and industrial land uses on the same lot. In addition, residential neighborhoods to the north and south lack buffer space to separate the industrial uses in the area.

As a result, this factor is considered to be contributing the recommended substandard designation.

***Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health and safety***

No such conditions were not observed during the field analysis and this is not considered to be a contributing substandard factor.

Figure7: Parcels Showing Blight and Substandard Criteria



**City of Auburn, NE**  
**Core Area: Contributing Parcels**

Created By: C. Sloss  
 Date: April 2019  
 Software: ArcGIS 10.6.1  
 Project: 190237.00



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**Blighted and Substandard Findings**

Core Area has many items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the area has various items that were considered beyond the remedy and control of the normal regulatory process of the City of Auburn or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

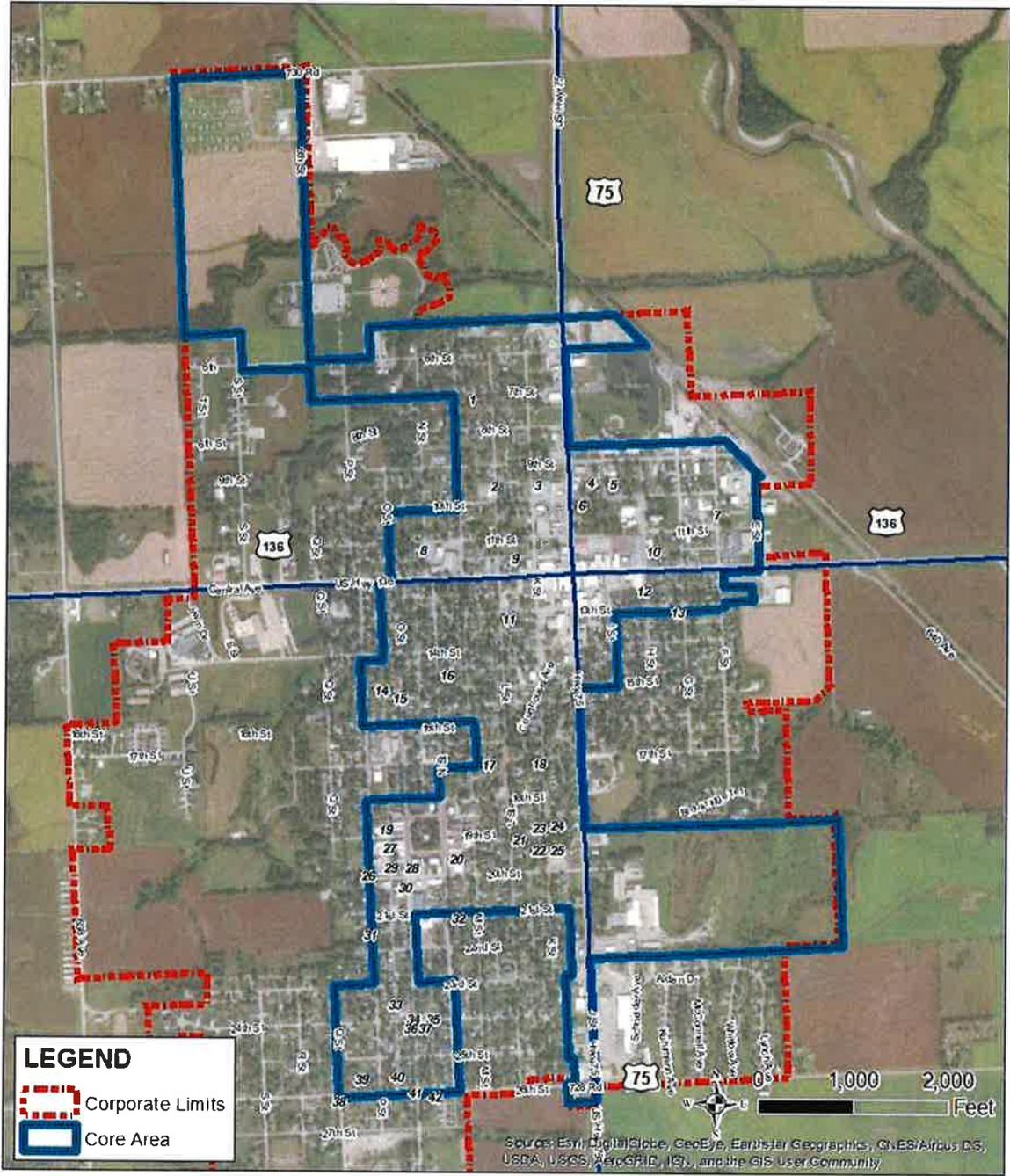
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe Conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles Conditions	No
Obsolete Platting	Yes
Endanger Life/Property	Yes
Any Combination	Yes
Detrimental to Public Health, Safety	Yes
<b>BLIGHT TOTALS</b>	<b>9/12</b>
Exterior inspection of structures	Yes
Age of Structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	No
<b>SUBSTANDARD TOTALS</b>	<b>2/4</b>
<b>TOTALS</b>	<b>12/16</b>

**Conclusion**

Several conditions within Core Area were evaluated during the field survey which contributed to blighted and substandard conditions. The conditions showing evidence of blight are interspersed throughout Core Area, and as such parcels with the the boundaries of Core Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, that Core Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Auburn and the Community Redevelopment Authority. The City of Auburn should review this Blight and Substandard Study, and if satisfied with the findings contained in this Study, may, by resolution, designate Core Area as “Blighted and Substandard” as provided for in the Community Law.

Appendix A  
Photo Exhibit



**City of Auburn, NE**  
**Core Area: Picture Reference**

Created By: C. Sloss  
 Date: April 2019  
 Software: ArcGIS 10.5.1  
 Project: 190237.00



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Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16



Image 17



Image 18



Image 19



Image 20



Image 21



Image 22



Image 23



Image 24



Image 25



Image 26



Image 27



Image 28



Image 29



Image 30



Image 31



Image 32



Image 33



Image 34



Image 35



Image 36



Image 37



Image 38



Image 39



Image 40



Image 41



Image 42