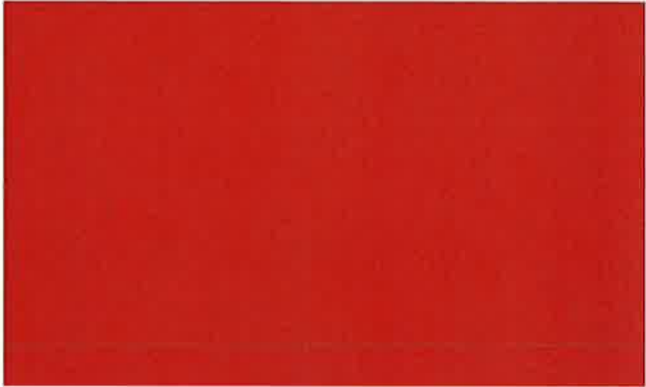
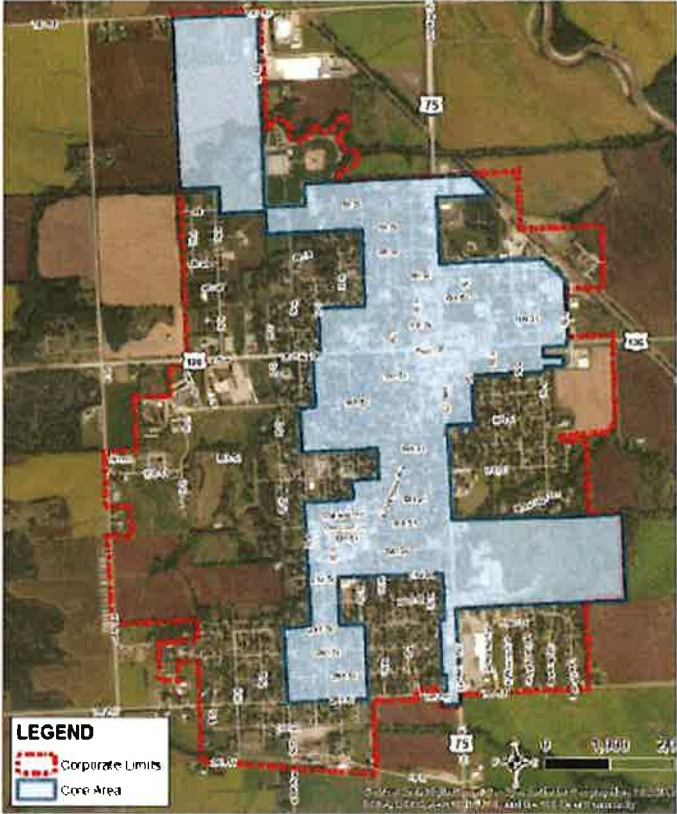


CITY OF AUBURN, NEBRASKA CORE AREA REDEVELOPMENT PLAN

Prepared June, 2019



Adopted:

Resolution No:



Project #: 190237.00

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Introduction

I. Background

This Auburn Core Redevelopment Plan ("Redevelopment Plan") provides for redevelopment of the blighted and substandard Core Redevelopment Area located in Auburn, Nebraska (the "City"), attached hereto as Exhibit "A" and incorporated herein (the "Redevelopment Area"), which exhibits a variety of deteriorating or dilapidated physical, social, or economic conditions. This Redevelopment Plan seeks to prevent and eliminate blighted and substandard conditions in the Redevelopment Area that are detrimental to the social and economic well-being of the neighborhoods in which they exist. The existing conditions in the Redevelopment Area are considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise.

This Redevelopment Plan identifies goals and objectives for the redevelopment of the Redevelopment Area. With the adoption of this Plan, the Community Redevelopment Authority of the City of Auburn, Nebraska (the "Authority") will be able to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, encourage needed urban rehabilitation, provide for the redevelopment of substandard and blighted areas, and/or undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein.

This Redevelopment Plan provides for the division of taxes on all or a part of the Redevelopment Area in furtherance of the goals and objectives for redevelopment in section III of this Redevelopment Plan. Additionally, the City and CRA may amend this Redevelopment Plan to set forth specific redevelopment projects.

Nebraska Community Development Law

The Nebraska Legislature enacted the Community Development Law (Neb. Rev. Stat. §18-2101 through §18-2154) (the "Act"), permits cities of all classes and villages to establish a Community Redevelopment Authority. The Act permits a Community Redevelopment Authority to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. The Act enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for purposes of redevelopment or through the conservation and rehabilitation of property.

The Authority, in accordance with the Nebraska Community Development Law, prepared this Redevelopment Plan. Prior to recommending this Redevelopment Plan to the City Council for approval, the CRA shall:

...consider whether the proposed land uses and building requirements in the redevelopment project area(s) 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, general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of the population, the provision of adequate transportation, water, sewerage, 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 unsanitary or unsafe dwelling accommodations, or conditions of blight. Neb. Rev. Stat. §18-2113.

The CRA's approval of this Redevelopment Plan shall set forth the above considerations.

II. Redevelopment Plan Components

After an area has been designated as blighted and substandard, a Community Redevelopment Authority may proceed with the preparation of a redevelopment plan. The purpose of the redevelopment plan is to identify possible redevelopment project(s) in the identified area(s), and it shall:

- Be consistent with the comprehensive plan of the community; and
- Indicate the actions that will be needed to carry out the redevelopment project, including land acquisition, demolition and removal of structures, redevelopment, improvements, rehabilitation, zoning changes, land uses, densities, and building requirements.

III. Redevelopment Plan Projects

This Redevelopment Plan identifies objectives for redevelopment and potential redevelopment projects within the Redevelopment Area. Pursuant to the Act, the Authority shall afford maximum opportunity for redevelopment of the Redevelopment Area, consistent with the needs of the City as a whole and by private enterprise undertaking redevelopment activities within the Redevelopment Area. This Redevelopment Plan sets forth the following objectives with respect to the Redevelopment Area:

- Encourage and consider incentives to redevelop parcels for housing within the Redevelopment Area;
- Utilize nuisance abatement tools for the repair or removal deteriorating structures and hazardous conditions on parcels in the Redevelopment Area;
- Extend public roads and utilities that continue the rectilinear grid of the community;
- Undertake development and redevelopment within the Redevelopment Area in furtherance of the goals and objectives set forth in the Comprehensive Plan;
- Remove deteriorating or dilapidated structures;
- Renovate, beautify or rehabilitate deteriorating or dilapidated structures within the Redevelopment Area;
- Incorporate enhancements to structures within the Redevelopment Area that exceed the minimum requirements of the City's building code;
- Incorporate energy-efficient enhancements to structures within the Redevelopment Area;
- Improve unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues;
- Develop and improve public infrastructure including streets, sidewalks, water, sanitary sewer, storm drainage, electrical, gas, and telecommunication systems, on a case-by-case basis to support redevelopment projects in the Redevelopment Area; and
- Amend this Redevelopment Plan or the Redevelopment Contract upon review and approval of qualified redevelopment projects within the Redevelopment Area;

The adoption of this Redevelopment Plan authorizes the Authority and/or private developers to undertake redevelopment projects in the Redevelopment Area that conform with the above activities/objectives. Examples of funding mechanisms for such redevelopment projects are detailed under section V of this Redevelopment Plan and will be set forth in a "redevelopment contract" (as defined in the Act) for redevelopment in the Redevelopment Area (the "Redevelopment Contract").

Subsequent to the division of ad valorem real estate taxes as set forth in section IV of this Redevelopment Agreement, the Authority may make grants from the TIF Revenues (defined below) collected in the Redevelopment Area toward eligible costs of redevelopment conforming with this Redevelopment Plan. For such redevelopment projects that do not substantially modify this Redevelopment Plan and occur on parcels within the Redevelopment Area on which the Authority actively collects excess ad valorem real estate taxes pursuant to this Redevelopment Plan, the details for such projects may be set forth via amendment(s) to the

Redevelopment Contract. For such redevelopment projects that substantially modify this Redevelopment Plan and/or occur on parcels within the Redevelopment Area on which the Authority does not actively collect excess ad valorem real estate taxes pursuant to this Redevelopment Plan, the details for such projects may be set forth via amendment(s) to this Redevelopment Plan.

Costs/activities incident to a redevelopment project eligible for grant or reimbursement under the Act shall include, but not be limited to:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas,
- To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan,
- To sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project,
- To dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan,
- To acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- To carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- A detailed proposal outlining the redevelopment project/or activity must be submitted to the CRA for evaluation prior to approval as a qualified Redevelopment Project.

IV. Relationship to Comprehensive Plan

The general plan for the development of the City of Auburn, Nebraska, known as “The Comprehensive Plan”, is incorporated herein by reference. In the event the terms and conditions of this Redevelopment Plan are not in conformance with the Comprehensive Plan, the provisions of the Comprehensive Plan shall supersede those of this Redevelopment Plan. The adoption of this Redevelopment Plan, or any modifications, additions or amendments thereto, shall not be deemed to be an amendment of the Comprehensive Plan.

V. Funding for Redevelopment Projects

There are a number of funding sources available for communities to use in order to initiate redevelopment activities in designated blighted and substandard areas. These include, in addition to city, state, and federal funds commonly utilized to undertake redevelopment activities, the use of Community Development Block Grant funding programs, special assessments, general obligation bonds, and tax increment financing ("TIF"). In conformance with the Act, this Redevelopment Plan authorizes the Authority to utilize all such funding

mechanisms, and any others available under the law, to encourage and catalyze redevelopment within the Redevelopment Area and prevent and eliminate blighted and substandard conditions.

Section 18-2147 of the Act provides that any ad valorem tax levied upon real property, or any portion thereof, that is included as part of a redevelopment project shall be divided, for a period not to exceed fifteen years after the "effective date" (as defined in the Act), as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the relevant portion of the Redevelopment Area shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body ("Base Tax Amount"); and
- (b) That portion of the ad valorem tax on real property in the relevant portion of the Redevelopment Area in excess of the Base Tax Amount, if any, ("TIF Revenues") shall be allocated to and, when collected, paid into a special fund of the Authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to redevelopment of the Redevelopment Area, the Authority may divide the ad valorem real estate taxes on all or any part of the Redevelopment Area for a period not to exceed fifteen (15) years. The Agency may hold the TIF Revenues collected and distribute the same via grants for payment or reimbursement of eligible redevelopment project costs under the Act, or the Agency may use the TIF Revenues to directly undertake redevelopment within the Redevelopment Area. For redevelopment projects that do not substantially modify this Redevelopment Plan and occur on parcels within the Redevelopment Area on which the Authority actively collects excess ad valorem real estate taxes pursuant to this Redevelopment Plan, the details for financing such projects may be set forth via amendment(s) to the redevelopment contract. For redevelopment projects that substantially modify this Redevelopment Plan and/or occur on parcels within the Redevelopment Area on which the Authority does not actively collect excess ad valorem real estate taxes pursuant to this Redevelopment Plan, the details for financing such projects may be set forth via amendment(s) to this Redevelopment Plan.

VI. Cost-Benefit Analysis

Each amendment to the redevelopment contract or to this Redevelopment Plan setting forth a redevelopment project shall include or be incorporated into a cost-benefit analysis, which shall consider and analyze the following factors:

- Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147 of the Act:
 - any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of provision by the governing body, as follows:
 - That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

- That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies.
- Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;
- Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- Impacts on the student populations of school districts within the city;
- Impacts on other employers and employees within the city and the immediate areas that are located outside of the boundaries of the area of the redevelopment project, and
- Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

VII. Statutory Criteria

Each amendment to the redevelopment contract or to this Redevelopment Plan setting forth a redevelopment project shall include in the following:

- A statement supporting the redevelopment project's conformance with the City's Comprehensive Plan and this Redevelopment Plan;
- the boundaries of the project area;
- information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment;
- a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
- a site plan of the area detailing the proposed redevelopment and land use;
- 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;
- evidence and support that the redevelopment project would not occur in the Redevelopment Area without the use of TIF; and
- evidence and support that the redevelopment project would not be economically feasible without the use of TIF.

VIII. Conclusion

There are a number of factors contributing to the blighted and substandard conditions of the Redevelopment Area. This Redevelopment Plan will aid the City and the Authority in creating a viable and sustainable urban environment to lessen the impact of the blight and substandard conditions located in the Redevelopment Area. In addition, portions of the area are critical to the redevelopment of and proper clearance of substandard

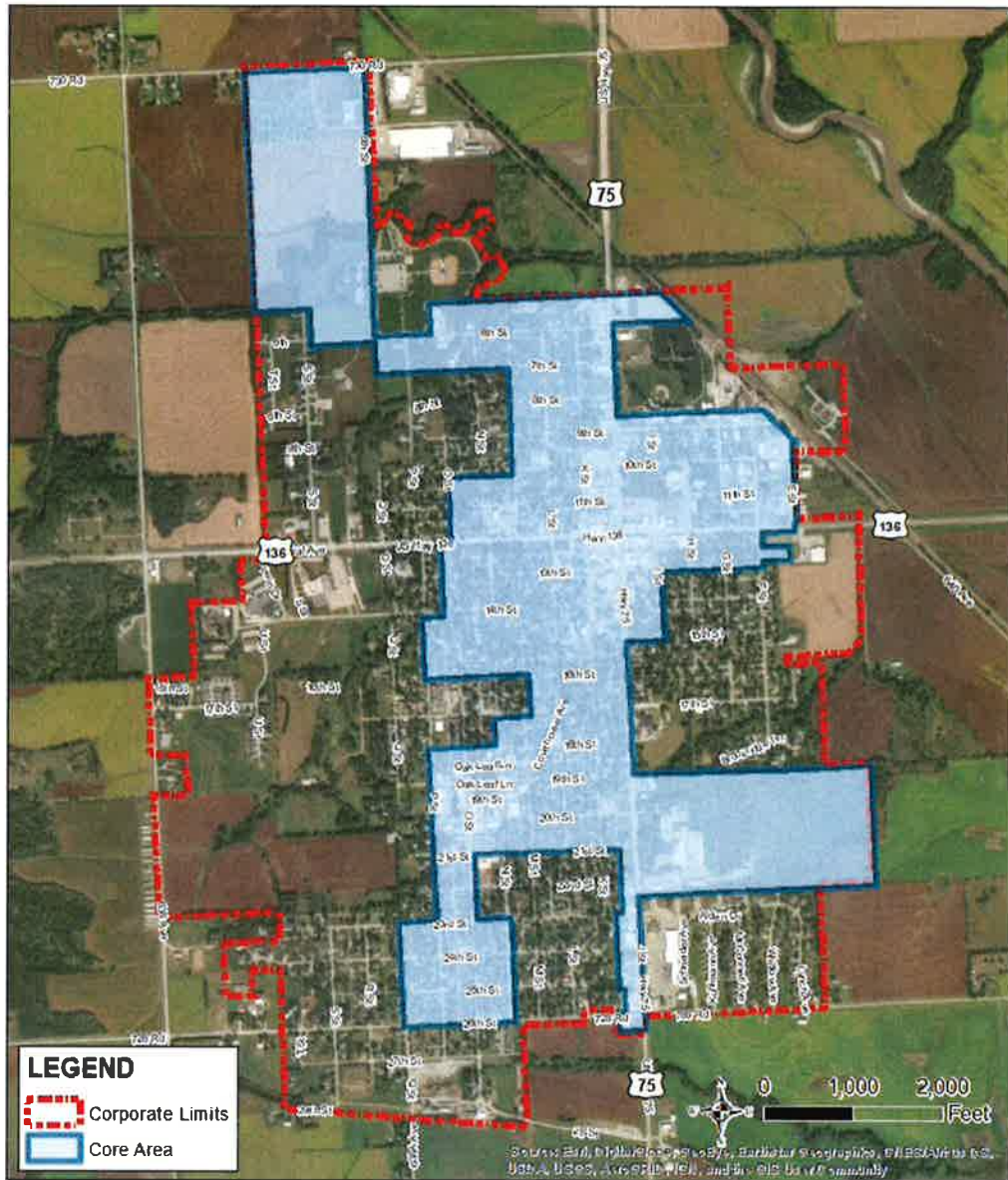
conditions within the City, as well as preparing the area for redevelopment and/or the development of redevelopment projects.

EXHIBITS:

- Exhibit "A" – The Redevelopment Area
- Exhibit "B" – Existing Land Use of Redevelopment Area
- Exhibit "C" – Conditions of Real Property within Redevelopment Area
- Exhibit "D" – Future Land Use within Redevelopment Area
- Exhibit "E" – Current Zoning within Redevelopment Area

EXHIBIT "A"

The Redevelopment Area



<p>City of Auburn, NE Redevelopment Area</p>	<p>Created By: C. Sloss Date: April 2019 Software: ArcGIS 10.8.1 Project: 190237.00</p> <p><small>This map was prepared using information from recent sources supplied by Esri and/or other third parties. Esri, GeoEye, IGN, USDA, AeroGRID, IGN, and the GIS User Community warrant no responsibility for the accuracy of the map or the information used to create this map. This is not a warranty.</small></p> 
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Legal Description of the Redevelopment 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 6TH STREET; THENCE EASTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF 6TH 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 7TH 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 10TH 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 14TH 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 16TH 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

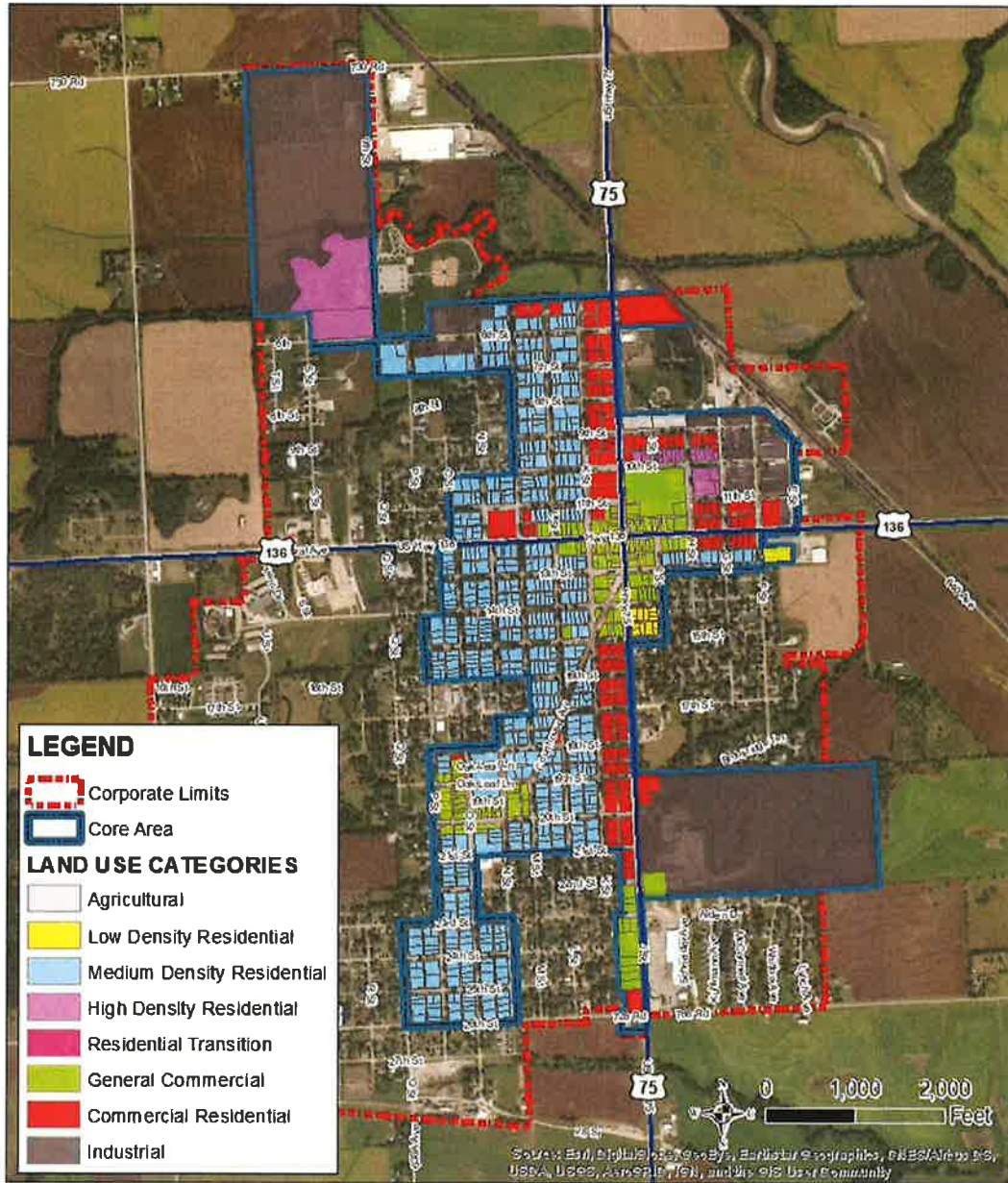
SOUTHERLY ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 460 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF 17TH STREET, AND THE NORTHWEST CORNER OF BLOCK 22, OF SAID HOWE, NIXON, AND WILSON'S ADDITION; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 396 FEET, MORE OR 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 18TH 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 23RD 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 26TH 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 23RD 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 21ST 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 23RD 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 26TH 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 15TH 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 15TH 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 13TH 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 6TH 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.

EXHIBIT "B"

Existing Land Use of Redevelopment



City of Auburn, NE

Core Redevelopment Area: Existing Land Use

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



This map was prepared using information from several sources as noted by the legend. The City of Auburn, NE, is not responsible for the accuracy of the information used to produce this map. This is not a warranty of any kind.

EXHIBIT "C"

Conditions of the Real Property in the Redevelopment Area

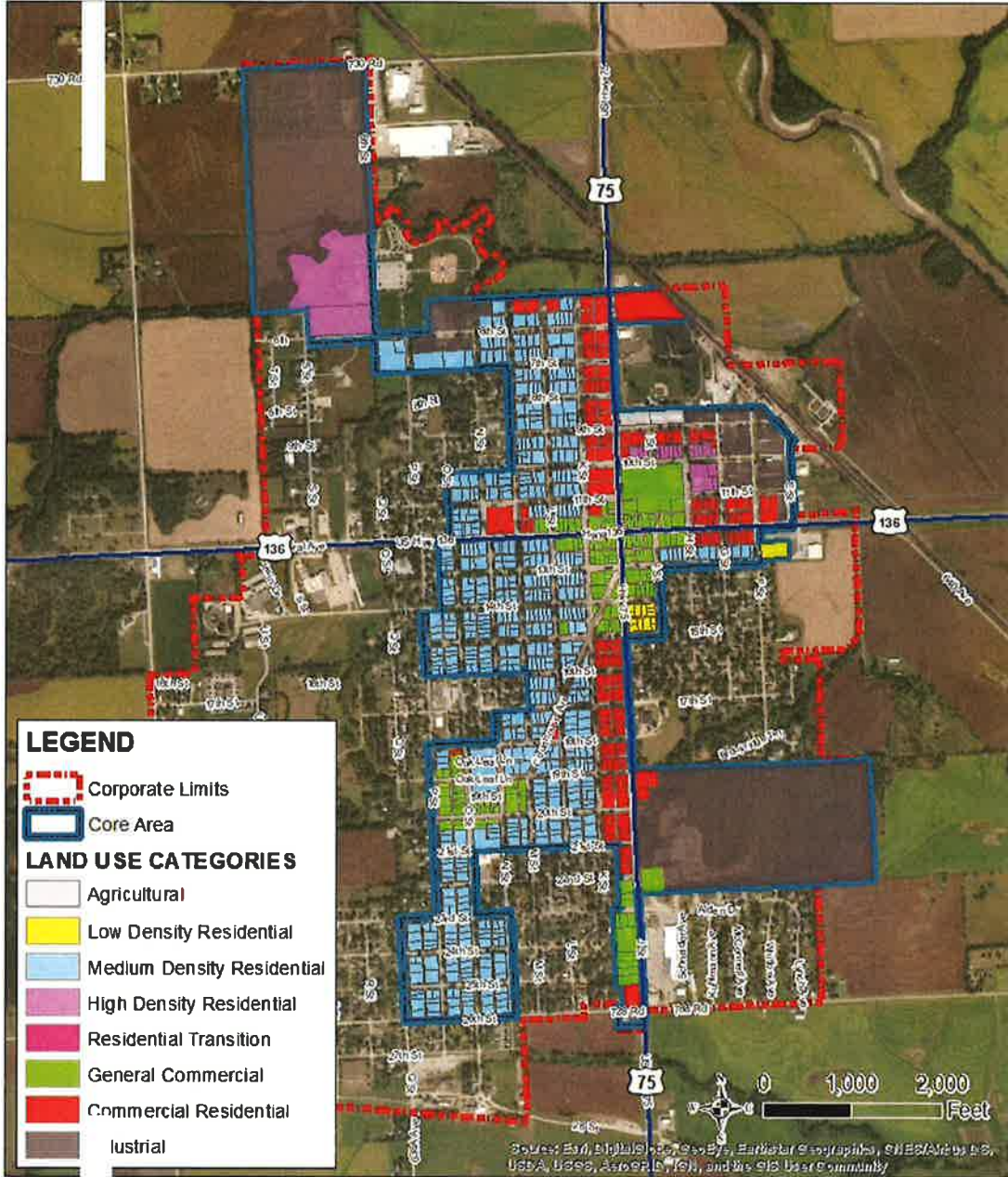
The Redevelopment Area has several items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the Redevelopment Area has several items that were considered beyond the remedy and control of the normal regulatory 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
BLIGHT TOTALS	9/12
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
SUBSTANDARD TOTALS	2/4
TOTALS	12/16

EXHIBIT "D"

Future Land Use in the Redevelopment Area



City of Auburn, NE

Core Redevelopment Area: Future Land Use

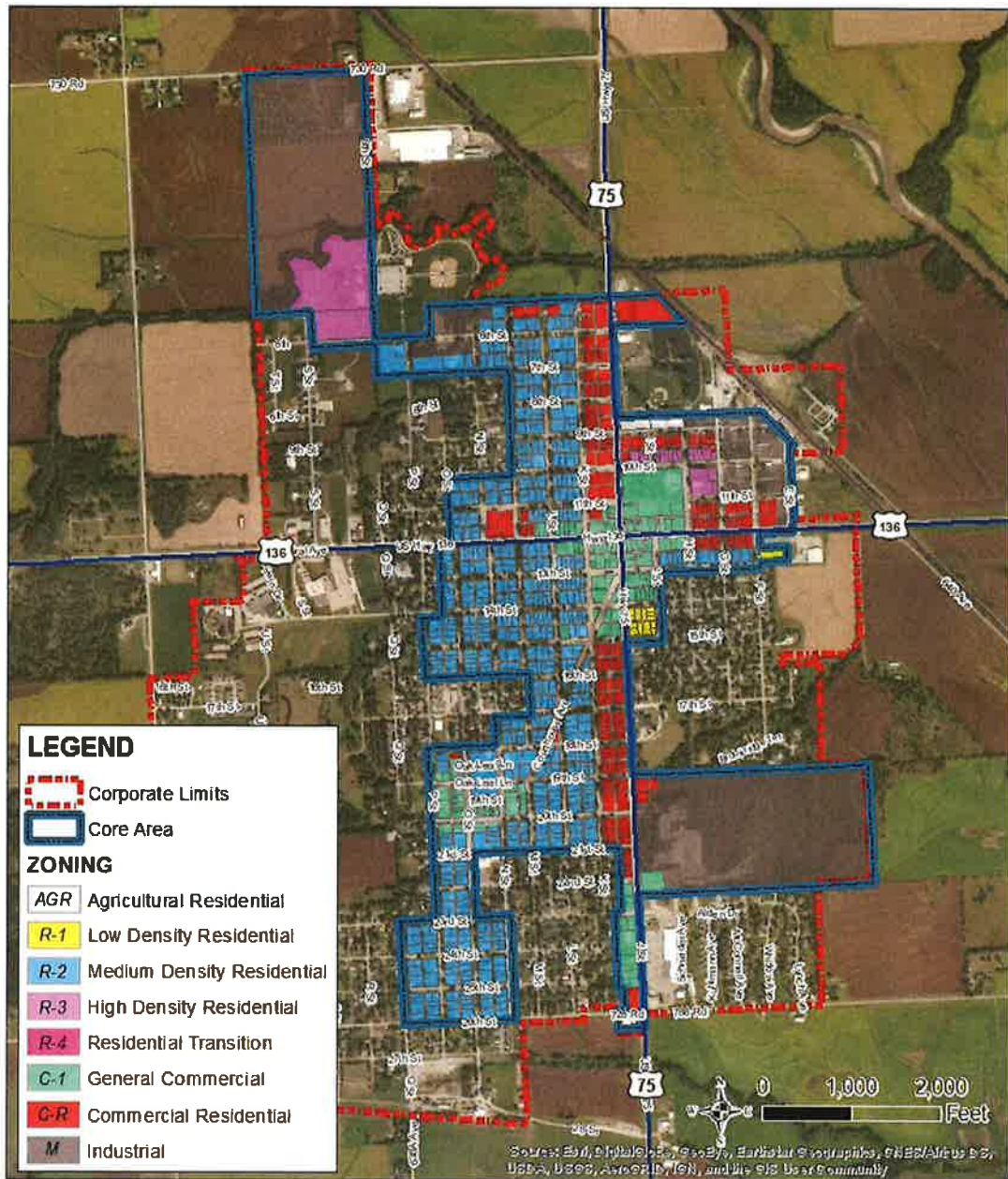
Created By: C. Sloss
 Date: April 2019
 Software: ArcGIS 10.6.1
 Project: 190237.00




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EXHIBIT "E"

Current Zoning



<p>City of Auburn, NE</p> <p>Core Redevelopment Area: Zoning (2011)</p>	<p>Create d By: C. Sloss Date: April 2019 Software: ArcGIS 10.8.1 Project: 190237.00</p> <p><small>The map was prepared using information from recent data that was applied by ACS onto other applicable city county federal or private entities. ACS does not guarantee the accuracy of the map or the information used to prepare the map. This is not a scaled plan.</small></p> 
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