

RESOLUTION NO. 20-18

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF AUBURN, NEBRASKA, APPROVING A REDEVELOPMENT PLAN AMENDMENT ENTITLED "AMENDMENT TO REDEVELOPMENT PLAN – CITY OF AUBURN, NEBRASKA".

WHEREAS, the Mayor and City Council of the City of Auburn, Nebraska (the "City") approved Resolution No. 38-02 on November 12, 2002; and

WHEREAS, Resolution No. 38-02 declared the area legally described in that Resolution which it referred to as "Area 1" to be blighted and substandard and in need of redevelopment under the terms of Nebraska Revised Statutes sections 18-2103(10) and (11) and section 18-2109 of the Nebraska Community Development Law, Nebraska Revised Statutes Sections 18-2101 et. seq., (the "Act"); and

WHEREAS, on December 9, 2002, the Mayor and City Council of the City adopted a redevelopment plan entitled "Auburn, Nebraska Redevelopment Area Redevelopment Plan" via Resolution No. 41-02 (the "Redevelopment Plan"); and

WHEREAS, on October 8, 2018, the Mayor and City Council of the City approved Resolution No. 19-18, which expanded the boundaries of Area 1 that are blighted and substandard and in need of redevelopment; and

WHEREAS, it is contemplated that redevelopment of the Area 1 may occur in phases and will occur pursuant to one or more redevelopment projects; and

WHEREAS, the Mayor and City Council of the City find based on substantial evidence in the record of this proceeding that redevelopment of the Area 1 will result in the elimination and prevention of blight and aligns with the purposes of the Community Development Law and the Comprehensive Plan of the City; and

WHEREAS, attached hereto as Exhibit "A" is an amendment to the Redevelopment Plan entitled "Amendment to Redevelopment Plan – City of Auburn, Nebraska " (the "Plan Amendment"); and

WHEREAS, the Plan Amendment amends the Redevelopment Plan with respect to Area 1 only; and

WHEREAS, in conformance with the Act, the Planning Commission of the City previously provided written findings on and recommended the Mayor's and Council's adoption and approval of the Plan Amendment; and

WHEREAS, in conformance with the Act, the Community Redevelopment Authority for the City previously provided written findings on and recommended the Mayor's and Council's adoption and approval of the Plan Amendment; and

WHEREAS, the Plan Amendment complies with the Comprehensive Plan of the City and will result in the elimination and prevention of blight; and

WHEREAS, the redevelopment contemplated in the Plan Amendment would not occur and would not be economically feasible without the use of tax-increment financing.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF AUBURN, NEBRASKA:

Section 1. The Plan Amendment attached as Exhibit "A" complies with the Comprehensive Plan of the City.

Section 2. Based on the substantial evidence in the record of this proceeding, the Mayor and Council of the City finds as follows:

(a) The proposed land uses and building requirements in the redevelopment area as described in the Plan Amendment are designed with the general purpose of accomplishing, in conformance with the City's Comprehensive Plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; that under the Plan Amendment adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

(b) The Plan Amendment anticipates that redevelopment projects will be set forth in subsequent amendments to the Redevelopment Plan. As such, each amendment to the Redevelopment Plan will contain a satisfactory statement of the proposed method and estimated cost of acquisition and preparation for redevelopment of the redevelopment area; the required public improvements; the estimated proceeds or revenue expected to be obtained by the City from disposal of property to the

redeveloper; the method of financing for the proposed redevelopment; a cost-benefit analysis; and a statement regarding the displacement of families, if any, within the redevelopment area.

Section 3. The redevelopment contemplated in the Plan Amendment and Redevelopment Plan would not be economically feasible without the use of tax-increment financing; would not occur in the redevelopment area described in the Plan Amendment and Redevelopment Plan without the use of tax-increment financing; and the costs and benefits of the Plan Amendment, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the Mayor and Council of the City and have been found to be in the long-term best interest of all those impacted by the Plan Amendment.

Section 4. Based on the foregoing and substantial evidence in the record of this proceeding, the Mayor and City Council of the City hereby approve and adopt the Plan Amendment.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT "A"
Plan Amendment

(See attached)

Amendment to Redevelopment Plan City of Auburn, Nebraska



*Adopted in 2002
And amended in*

2018

*JEO Consulting Group, Inc.
Project No. 181528.00*

Adopted _____, 2018

Resolution No. _____

I. Background

The City of Auburn, Nebraska (the "City"), previously approved and adopted a Redevelopment Plan for all redevelopment areas within the City (the "Redevelopment Plan"). A copy of the Redevelopment Plan is attached hereto and incorporated herein as Exhibit "A".

II. Purpose of Amendment

This amendment to the Redevelopment Plan (this "Amendment") is for the purpose of amending and supplementing the Redevelopment Plan with respect to "Area 1" only. Area 1 is shown on the map attached hereto and incorporated herein as Exhibit "B".

III. Amendment to Illustration I

The legal description and map attached as Exhibit "B" shall replace and supercede the legal description of the "Redevelopment Area" (as provided in the Redevelopment Plan) and Illustration I in the Redevelopment Plan. As shown on Exhibit "B", the City amended Area 1 via a blight and substandard designation to include a blighted and substandard area in the southeast part of the City that is in need of redevelopment.

IV. Amendment to "Conclusion"

The section entitled "Conclusion" in the Redevelopment Plan sets forth the general planning and redevelopment actions recommended for the Redevelopment Area. With respect to Area 1, the following shall be included:

Retain and grow the job opportunities with existing and future businesses. The CRA should utilize all tools available under the Nebraska Community Development Law to assist business growth and retain jobs.

The City faces the threat of relocation and closures of existing businesses within the City. Such relocations or closures would have a profound negative impact on employment and the economic well-being of the City's citizens and community as a whole. Additionally, the vacancies resulting from business relocations and closures would compound the blighted and substandard conditions in the City, making redevelopment less likely.

Accordingly, the CRA should use such incentives or grants not only to attract new businesses and redevelopment, but also encourage existing businesses to remain and thrive in the City. By doing so, the City not only seeks to eliminate blighted and substandard conditions, but also strives to prevent them.

V. Incorporation of Redevelopment Plan; Conflict

This Amendment incorporates the terms of the Redevelopment Plan as if fully set forth herein; provided, however, that if the terms of this Amendment conflict with the Redevelopment Plan, this Amendment shall control. Any capitalized terms not otherwise defined herein shall have the meaning set forth in the Redevelopment Plan.

Exhibit "A"
Redevelopment Plan

AUBURN, NEBRASKA



REDEVELOPMENT AREA

REDEVELOPMENT PLAN

Prepared For:

CITY OF AUBURN

COMMUNITY REDEVELOPMENT AUTHORITY

Prepared By:

HANNA:KEELAN ASSOCIATES, P.C.

Community Planning & Research

Lincoln, Nebraska

www.hannakeelan.com

NOVEMBER, 2002

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REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Purpose of Plan/Conclusion

The purpose of this Redevelopment Plan is to serve as a guide for implementation of redevelopment activities within the Redevelopment Area, in Auburn, Nebraska. Redevelopment activities associated with the Community Development Law, State Statutes, 18-2101 through 18-2154 should be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well being, the development of any public activities and promotion of public events in the Area, along with any and all other purposes, as outlined in the Community Development Law.

A Redevelopment Plan prepared for a Community Development Authority (CRA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 1991 items (1) through (6). A description of these items are as follows:

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

Furthermore, the CRA Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the

promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

The Redevelopment Area of the City of Auburn, Nebraska, shall be described as follows: An area in or adjacent to the City of Auburn, Nemaha County, Nebraska, beginning at the northwest corner of the northeast quarter of the northwest quarter of Section 16, Township 5 North, Range 14 east of the 6th p.m., thence east along the north line of said Section 16 to the northeast corner of the northwest quarter of Section 16, thence south along the east line of the northwest quarter of Section 16 to the intersection of the east line and the north line of Lot 1, The Evangelical Lutheran Good Samaritan Addition, thence west/northwest along the north line of Lot 1, The Evangelical Lutheran Good Samaritan Addition a distance of 300 feet, thence due south a distance of 400 feet, thence due east to a point on the east line of the northwest quarter of said Section 16, thence south to the intersection of said line and the north line of 6th Street, thence east along the north line of 6th Street to the northwest corner of the intersection of 6th Street and "N" Street, thence north to the northwest corner of the intersection of 5th Street and "N" Street, thence east along the north line of 5th Street and continuing due east to the center point of the Missouri Pacific Railroad, thence in a southeasterly direction along the centerline of said railroad track to a point on the north line of the east-west alley between 7th Street and 8th Street, assuming extension of said alley to the east, thence in an easterly direction to a point on the north-south centerline of Section 15, Township 5 North, Range 14 east of the 6th p.m., thence south to a point on a line assuming extension of the south line of 10th Street to the east, thence west along said line to the southeast corner of the intersection of 10th Street and "E" Street, thence south along the east line of "E" Street to the southeast corner of the intersection of "E" Street and Central Avenue, thence west along the south line of Central Avenue to the southeast corner of the intersection of Central Avenue and "F" Street, thence south to the center of the east-west alley between Central Avenue and 13th Street, thence east along the center of the alley to the west line of "E" Street assuming extension of "E" Street to the south, thence south along said west line to the south line of 13th Street, assuming extension of 13th Street to the east, thence west along the south line of 13th Street to the southeast corner of the intersection of 13th Street and "I" Street, thence south along the east line of "I" Street to the southeast corner of the intersection of 15th Street and "I" Street, thence west along the south line of 15th Street to the southeast corner of the intersection of 15th Street and "J" Street, thence south along the east line of "J" Street to the southeast corner of the intersection of "J" Street and 16th Street, thence west along the south line of 16th Street to the southeast corner of the intersection of 16th Street and "K" Street, thence south along the east line of "K" Street to the southeast corner of the intersection

of "K" Street and 17th Street, thence west along the south line of 17th Street to the southeast corner of the intersection of 17th Street and "L" Street, thence south along the east line of "L" Street to the northeast corner of the intersection of "L" Street and 19th Street, thence east along the north line of 19th Street to the northeast corner of the intersection of "J" Street and 19th Street, thence south along the east line of "J" Street to the center line of 19th Street, thence east along the center line of 19th Street to the northeast corner of Highland Seventh Addition, thence south along the east line of Highland Seventh Addition to the southeast corner of Highland Seventh Addition, thence west along the south line of Highland Seventh Addition to the southwest corner of Highland Seventh Addition, thence south along the east line of Highland Fifth Addition to the southeast corner of Highland Fifth Addition, thence west along the south line of Highland Fifth Addition to a point on the east line of "J" Street, thence south along the east line of "J" Street to the northwest corner of State Addition, thence east along the north line of State Addition to the northeast corner of State Addition, thence south along the east line of State Addition to the southeast corner of State Addition, thence east along the north line of Crest View Addition to the northeast corner of Lot 112B, Crest View Addition, thence south along the east line of Lot 112B, Crest View Addition and across Alden Drive, to the northeast corner of Lot 70, Crest View Addition, thence west along the south line of Alden Drive to the northwest corner of Lot 97, Crest View Addition, thence south along the east line of Lots 211A, 211B and 211C, Crest View Addition to the southeast corner of Lot 211C, Crest View Addition, thence west along the south line of Lot 211C, Crest View Addition and across Schneider Avenue to a point on the west line of Schneider Avenue, thence north along the west line of Schneider Avenue to the southwest corner of the intersection of Schneider Avenue and Alden Drive, thence west along the south line of Alden Drive to the southeast corner of the intersection of Alden Drive and "J" Street, thence south along the east line of "J" Street to a point on the south line of 27th Street assuming the extension of the south line of 27th Street to the east, thence west along said line to a point assuming extension of the east line of Hager's First Addition to the south, thence north along said line to the northeast corner of Hager's First Addition, thence east along the south line of Cackle Burr Hill subdivision and the south line of Lot 5, Calvert Second Addition to the southeast corner of Lot 5, Calvert Second Addition, thence north along the east line of said Lot 5 to the northeast corner of said Lot 5, thence west to the southeast corner of the intersection of 23rd Street and "K" Street, thence north across 23rd Street to a point on the southwest corner of Lot 7, Block 16, Calvert First Addition, thence east along the south line of Lot 7, Block 16, Calvert First Addition to a point on the southeast corner of Lot 7, Block 16, Calvert First Addition, thence north along the west line of the north-south alley in Blocks 8, 9 and 16, Calvert First Addition to the southwest corner of the intersection of such alley and 20th Street, thence west along the south line of 20th Street to the southeast corner of the intersection of 20th Street and "M" Street, thence south along the east line of "M" Street to the southeast corner of the intersection of "M" Street and 21st Street, thence west along the south line of 21st Street to the southwest corner of the intersection of 1st Street and "P" Street, thence north along the west line of "P" Street to the northwest corner of the intersection of "P" Street and 18th Street, thence east along the north line

of 18th Street to the northwest corner of the intersection of 18th Street and "N" Street, thence north along the west line of "N" Street to the northwest corner of the intersection of "N" Street and 17th Street, thence east along the north line of 17th Street to the northwest corner of the intersection of 17th Street and "M" Street, thence north along the west line of "M" Street to the northwest corner of the intersection of "M" Street and 16th Street, thence east along the north line of 16th Street to the northwest corner of the intersection of 16th Street and "L" Street, thence north along the west line of "L" Street to the northwest corner of the intersection of "L" Street and 15th Street, thence east along the north line of 15th Street to the northwest corner of the intersection of 15th Street and "K" Street, thence north along the west line of "K" Street to the southwest corner of the intersection of "K" Street and 13th Street, thence west along the south line of "13th" Street to the southwest corner of the intersection of 13th Street and "L" Street, thence north along the west line of "L" Street to the northwest corner of the intersection of "L" Street and the east-west alley between 11th Street and 12th Street, thence east along the north line of said alley to a point on the west line of "K" Street, thence north along the west line of "K" Street to the north line of 8th Street, thence west along the south line of 8th Street to the northeast corner of the intersection of 8th Street and "N" Street, thence south along the east line of "N" Street to the northeast corner of the intersection of "N" Street and 10th Street, thence west along the south line of 10th Street to the northeast corner of the intersection of 10th Street and "O" Street, thence south along the east line of "O" Street to a point on the south line of Central Avenue, thence west along the south line of Central Avenue to the northwest corner of High School Second Addition, thence south along the west line of High School Second Addition to a point on the south line of 14th Street, thence west along the south line of 14th Street to the west line of High School Second Addition, thence south along the west line of High School Second Addition to the southwest corner of High School Second Addition, thence continuing due south on the west line of West Gate Addition to the southeast corner of Block 1, Lot 2, Terrace Heights Addition, thence west to a point on the east line of "U" Street, thence south along the east line of "U" Street to a point on the southwest corner of Block 1, Lot 4, Terrace Heights Addition, thence east along the south line of Block 1, Lot 4, Terrace Heights Addition to the northeast corner of Block 1, Lot 3, Terrace Heights Addition, thence south along the east line of Block 1, Lot 3 Terrace Heights Addition to the southeast corner of Block 1, Lot 3, Terrace Heights Addition, thence west along the south line of Block 1, Lot 3, Terrace Heights Addition to the southwest corner of Block 1, Lot 3, Terrace Heights Addition, thence south along the east line of "U" Street to the northwest corner of Block 1, Lot 4 Terrace Heights Addition, thence east along the north line of Block 1, Lot 4, Terrace Heights Addition to the northeast corner of Block 1, Lot 4, Terrace Heights Addition, thence south along the east line of Block 1, Lot 4, Terrace Heights Addition to the southeast corner of Block 1, Lot 4, Terrace Heights Addition, thence west along the south line of Block 1, Lot 4, Terrace Heights Addition to a point on "U" Street, thence south along the east line of "U" Street to the south terminus of "U" Street, thence west to the southwest corner of Block 2, Lot 6, Terrace Heights Addition, thence north along the west line of Terrace Heights Addition to the southwest corner of Block 2, Lot 4, Terrace Heights Addition, thence west along the south line of Terrace Heights Addition and

continuing west to a point on the east line of "W" Street, thence north on said east line and across 17th Street to a point on the north line of 17th Street, thence east along the north line of 17th Street to the southwest corner of Terrace Heights Addition, thence north along the west line of Terrace Heights Third Addition to a point on the northwest corner of Terrace Heights Third Addition, thence east along the north line of Terrace Heights Third Addition to the southeast corner of Sunset Acres Addition, thence north along the east line of Sunset Acres Addition to a point on the south line of U.S. Highway No. 136, thence east along the south line of U.S. Highway No. 136 to the north-south center line of the west half of Section 16, Township 5 North, Range 14 west of the 6th p.m., thence north along the north-south center line of the west half of said Section 16 to the point of beginning, located in or adjacent the City of Auburn, Nemaha County, Nebraska.

Illustration 1 identifies the Redevelopment Area, in relation to the City of Auburn. The Redevelopment Area is an estimated 540 acres, and includes both the Downtown and the Courthouse Square, in Auburn. The Area also includes the area west and northwest in the City and an area south of Downtown, adjacent Highway 75. The boundaries of the Redevelopment Area presently contain some areas outside the corporate limits of Auburn. These areas are slated for annexation, in the very near future.

Conclusion

The redevelopment planning process for Redevelopment Area has resulted in a comprehensive listing of planning and implementation recommendations. As previously discussed in the Blight and Substandard Determination Study, there are several existing land uses and structural and substandard conditions, which are nonconforming in nature, detrimental to the health, safety and general welfare of the community and generally obsolete in respect to the development and living environment norms of today's Nebraska communities and the City of Auburn. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the City of Auburn will need to consider the following general planning and redevelopment actions:

1. **Facade Restoration Projects** - Courthouse Square and Downtown Auburn. Individual projects should concentrate on historic preservation or adaptive reuse of non-historic structures to enhance the architectural character of the late 1880's commercial districts.
2. **Brick Streets Rehabilitation** - Brick streets throughout the Courthouse Square, and Courthouse Avenue are in need of street restoration projects, to smooth the brick surface and remove potholes.
3. **Infill of Vacant Parcels** - Courthouse Square contains several vacant parcels that should be replaced with new commercial and/or residential properties.
4. **Alley resurfacing** - Commercial areas in the Courthouse Square, the Downtown and the "J" Street highway corridor contain alleys in need of resurfacing.
5. **Parking areas** - many private parking areas in the rear of commercial properties are grass or gravel surfaced and are in need of paving.
6. **Infrastructure Improvements/Expansions** - Several portions of the Redevelopment Area contain water and sanitary sewer mains that are either undersized by current standards, or are between 50 and 85 years of age and are composed of materials that are prone to breakage:
 - Water mains between "Q" Street and "J" Street north of 9th are in general, undersized at 4 inches or smaller in diameter and 50 to 85 years of age.
 - Water mains northeast of the Downtown along 9th Street east of "G" Street and along 11th Street Between "E" and "H" Streets are 4 inches in diameter and range between 50 to 85 years of age.

- East/west water mains south of the Downtown along 13th, 14th, 15th, 17th and 18th Streets; and north/south water mains along “M” Street between 19th and 21st Streets, and along “K” Street 19th to 20th Street, are all 4 inches in diameter and range in age between 50 to 85 years.
- The capacity of the water filtration plant is currently 1,200 gallons per minute, which limits the community in providing sufficient quantities of water to meet peak demands. Plans for expansion of the filtration plant are needed in the near future.
- The water reservoir has adequate capacity to meet the needs of the community. However, the clearwell does not have adequate capacity to provide a reliable supply of water to the reservoir. Additionally, the booster pumps from the reservoir to the higher elevation areas of the City provide only 31 PSI, requiring improvements to better serve these areas.
- The City Sanitary Sewer Treatment Facility is reaching the hydraulic capacity of the plant and the discharge of treated waste from the facility into the Little Nemaha River is anticipated to require higher standards after reclassification of the river to a Recreational Stream. The 2002 Capital Additions budget includes a line item for design or wastewater treatment plant improvements. Local funding should be combined with Tax Increment Financing and Community Development Block Grants to finance construction in a more timely manor.
- The sewer main from 6th and “L” Streets to the treatment plant (4,500 feet in length) is very flat and subject to continual solids deposition. A portion of the sewer main also is aligned under a small pond. Replacement of this section of sewer main is needed to reduce the continual maintenance requirements.

7. **Extend Infrastructure to Areas for Future Development** - Areas such as the Grand View Addition, Terrace Heights Additions, and the northern industrial park site at the southwest corner of “Q” Street and Industrial Road will need all appropriate water, sanitary sewer, stormwater sewer, electrical and natural gas service, and streets and sidewalks to facilitate future development. For example:

- ▶ *Terrace Heights Third Addition* - requires “U” Street to be extended south to 17th Street and 17th Street extended west from “U” Street to service the proposed Excel Corporation multifamily housing program.

8. **Streets, curb and gutters** - Portions of the Redevelopment Area contain gravel streets in need of hard surfacing and hard surfaced streets such as 6th Street west of “N” Street that lack curb and gutters. Overall, streets were found to be in good condition, however, 24.1 percent of the streets were identified in fair condition and 7 percent are in poor condition.

9. **Sidewalks** - Sidewalks are lacking in 202 parcels (34 percent) of the total Redevelopment Area. Parcels with sidewalks were found in need of improvement, 120 parcels (19.9%) are in fair condition while 27 parcels (4.5%) are in poor condition.
10. **Systematic removal of *substantially* dilapidated and substandard structures**, throughout the Redevelopment Area.
11. **Rehabilitate residential, commercial and industrial properties** that are cost effective to renovate.
12. **Establish a housing rehabilitation program** in targeted neighborhoods of the Redevelopment Area where Tax Increment Financing, Community Development Block Grants and local funding could be utilized as incentives for property improvements.
13. **Develop a plan for screening and/or buffering** of industrial areas with outside storage of materials from residential and public land uses.
14. **Removal of excessive debris** from commercial, industrial and residential properties. There are limited numbers of examples located throughout the Redevelopment Area.
15. **Capture property taxes through the provision of Tax Increment Financing** - Annually capture increases in the tax base in the Downtown and the Courthouse Square to establish a source of funding for public improvements including such as, but not limited to, infrastructure needs - water, sewer, streets and sidewalks, facade improvement programs, parking lot improvements and general landscaping and signage enhancements.
16. **Encourage the relocation of incompatible, socially undesirable land uses.**

Implementation

Both a time-line and budget should be developed for the implementation of the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the City. A reasonable time-line to complete the redevelopment activities identified in the Plan would be 8 to 10 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include city and federal funds commonly utilized to finance street improvement funds, ie. Community Development Block Grants, special assessments, general obligation bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area and use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the Plan. The City agrees, when approving the Plan, to the utilization of TIF by the Auburn Community Redevelopment Authority for redevelopment projects and agrees to pledge the taxes generated in redevelopment projects for such purposes in accordance with the Act.

Any redevelopment program receiving TIF is subject to a cost benefit analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Auburn and Nemaha County. Proposed redevelopment projects using TIF must meet the cost benefit analysis and the "But For" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the community.

1. Future Land Use Patterns

The existing land use patterns within Redevelopment Area were depicted in **Illustration 3** and described in detail in the Blight and Substandard Determination Study. In general, the Redevelopment Area consists of several land use types. The primary land uses are vacant, public, parks and recreation, residential, commercial, and industrial. The field survey revealed incompatible land uses in the estimated 540 acre Area, primarily between residential, commercial and commercial uses in several regions throughout the Redevelopment Area.

Illustration 2, of this Redevelopment Plan, the Future Land Use Map, represents an effort to encourage land uses that stimulate future growth opportunities in the Redevelopment Area, while creating compatible land uses resulting in the efficient use of the physical features of the landscape. The recommended future land use classifications are generally in conformance with "The Auburn Comprehensive Plan."

In **Illustration 2**, of this Redevelopment Plan, commercial land uses are planned to remain in their current locations throughout the majority of the Redevelopment Area. Multifamily residential uses are identified to buffer commercial areas from single family areas. Industrial areas are recommended to be concentrated in the extreme northeast (east of "G" Street and north of 11th Street) and northwest (north of Long's Creek) portions of the Redevelopment Area.

It is recommended that substantially deteriorated structures, throughout the Redevelopment Area, those too deteriorated to rehabilitate, be replaced with new commercial, residential or public uses in conformance with the Future Land Use Map.

2. Future Zoning Districts

The recommended future Zoning Districts Map for Redevelopment Area, is identified in **Illustration 3** of this Redevelopment Plan. Districts are in conformance with the current city official zoning map and the future land uses depicted in **Illustration 2**.

3. Recommended Public Improvements

The primary purpose for a Redevelopment Plan, accompanied with the Blight and Substandard Determination Study, is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Redevelopment Area are street and sidewalks improvements, the need for improvements to underground water, storm water and sanitary sewer systems, more planned municipal parking areas and open spaces.

Streets throughout the Redevelopment Area are generally in good to excellent condition, with 31 percent of the streets identified as in either fair or poor condition and 69 percent as in good and excellent condition. An estimated 9.6 percent of the sidewalks within the Redevelopment Area were identified as being in either fair or poor condition. As these streets and sidewalks continue to age, the potential of further deterioration and the potential for repairs and, or, replacement will become increasingly necessary. A planned program of street improvements should be established throughout the Redevelopment Area and coordinated with improvements identified in the City's One- and Six Year Road Plan and the Capital Improvement Program. This process would allow Community Development Block Grants and Tax Increment Financing to be utilized in the financing of public improvements.

Aging water, storm water and sanitary sewer systems in the Redevelopment Area are and will continue to present maintenance and repair problems. As identified in the Blight and Substandard Determination Study, underground infrastructure in the Courthouse Square, Downtown and adjacent neighborhoods is approximately 50 to 85 years of age. However, water and sewer mains have been recently replaced within the "J" Street and Central Avenue corridors. The advanced age of these utility systems will necessitate replacement in the near future. Additionally, the majority of the water mains throughout the Redevelopment Area are 4" in diameter, undersized by current standard recommendations of 8" in commercial areas, and 6" in residential neighborhoods. As identified in the City Comprehensive Plan, Auburn should identify regions of greatest priority and budget for selective reconstruction projects. Tax Increment Financing can serve as a valuable source of additional monies to defer the cost of reconstruction projects within Redevelopment Area. Community Development Block Grants are one example of State and Federal programs that become economically viable in designated blight and substandard areas. Pooling of local private and public monies, with sources of State and Federal funding programs, can reduce the costs associated with expensive infrastructure repairs and or replacement.

4. Unified Elements of the Courthouse Square and Downtown Auburn

The Blight and Substandard Determination Study for Redevelopment Area analyzed the current conditions of the built environment, infrastructure and the overall condition of properties. In general, the requirements of the Nebraska Community Development Law, which enables the use of Tax Increment Financing, requires redevelopment plans to include a Future Land Use Map, Future Zoning Map and a plan for public improvements. A syntheses of key issues and visions for the Redevelopment Area provided direction for the following unified elements of redevelopment efforts.

Incentives for improvements to buildings are imperative to assist property owners to rehabilitate buildings, infill vacant parcels and attract additional business and industry to Auburn. Although there are very few vacant storefronts, under utilized second and third stories, above street level, are the result of deteriorating and functionally obsolescent buildings. However, many of these same buildings maintain their historic significance and are architecturally distinctive. All components that define the image and character of both commercial areas in Auburn should be addressed by a "program" for design improvement efforts. The following elements are representative of the priority redevelopment activities associated with Redevelopment Area.

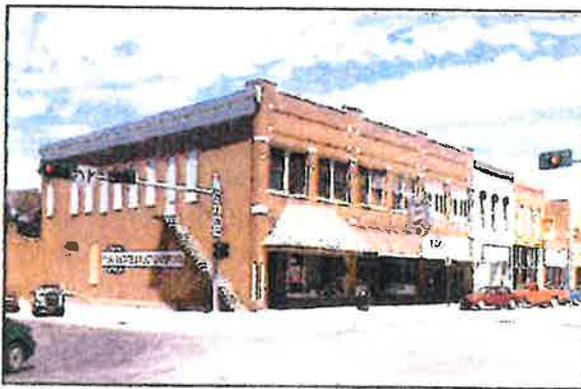
- Historic Preservation Tax Credits could be combined with tax increment financing incentives to further encourage facade improvements, rehabilitation of buildings and to secure the future of the Downtown.
- Improvements to public infrastructure can be extended beyond streets, sidewalks and underground infrastructure. Lighting, benches, planters, landscaping, and signage are potential public improvement projects in the Courthouse Square and Downtown areas.
- Upper levels of both commercial areas contain buildings that are generally under utilized, used for storage, or are vacant. Future redevelopment efforts need to provide incentives for the adaptive reuse of upper floors of commercial buildings. Public access from a centrally located elevator could provide access to public corridors in upper levels of adjacent buildings.
- Parking areas include on-street spaces, and public and private parking lots. The need for additional parking areas in both the Courthouse Square and Downtown areas will become more imperative with rehabilitation efforts. Appropriate areas with deteriorated structures and vacant parcels should be considered for future parking facilities.

ELEMENTS OF DESIGN

All components that define the image and character of the Courthouse Square and Downtown Auburn should be addressed by a “program” for design improvement efforts. The following elements are representative of the priority redevelopment activities associated with Downtown improvements.

Building Rehabilitation and/or Preservation

Incentives for improvements to buildings in both the Courthouse Square and the Downtown are imperative to assist property owners to rehabilitate buildings and to attract additional businesses. Vacant storefronts and under utilized second stories above street level are the result of deteriorating and functionally obsolescent buildings. However, many of these same buildings maintain their historic significance and are architecturally distinctive as rare late 1800 Victorian commercial buildings. Individual, multiple property, or an area wide nomination to the National Register of Historic Places could provide access to important tax credits for property restoration. When approved, property owners would be eligible for Historic Preservation Tax Credits—20 percent of the cost of rehabilitation. Credits, once received, can either be sold to investors or used as a reduction of the property owner’s personal income tax obligations.



The City of Auburn should consider involvement in the Main Street Program, to assist in facilitating improvements in both the Downtown and the Courthouse Square.

The Main Street Program would provide technical assistance to property owners to improve the facades of buildings. Tax increment financing and historic preservation tax credits could be combined to provide a program of restoration incentives. Boarded up windows and inappropriate awnings applied to late 19th and early 20th century commercial buildings could easily be removed.



Public Improvements

Improvements to public infrastructure should be extended beyond streets, and underground infrastructure. Lighting, benches, planters, burying utility service lines in alleys and improved signage are just a few of the public improvements that could be incorporated in the Downtown and the Courthouse Square redevelopment projects. Historically accurate pedestrian lighting, cast iron or similarly designed modern light standards could be a defining theme to be used throughout the commercial areas as directional signs, store front signs, street signs and tied to marketing promotional campaigns.



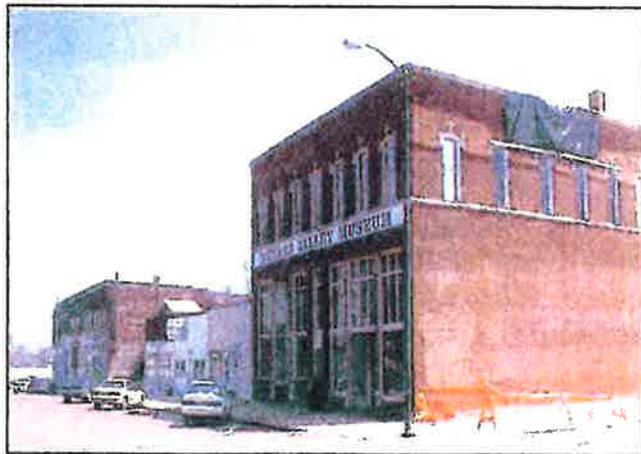
The photo at the left illustrates the use of recent sidewalk improvements, as well as effective placement and “styles” of advertising signs.



Alternative pedestrian lighting and traffic directional signage standards which could be implemented in the Courthouse Square and Downtown area of Auburn.

Signage

Historically accurate signage for business identification, wall signs and window advertising/displays could devise text and layout techniques from historic photos, publications or access signage techniques from the National Main Street Center guidelines "Signs for Main Street." Fabric banner welcome signs to "Main Street Auburn", attached to light poles, could also be supplemented or alternated with annual events in the Downtown and the Courthouse Square or for the cooperative advertising of special sales.



Parking

Parking areas in both the Downtown and the Courthouse Square area should include on-street spaces, public and private parking lots and possibly, a parking garage. Often the perception that parking is a need in a commercial area is a result of patrons and employees wanting to park directly in front of the store in which they shop or work. Many store owners wrongly have the opinion that their customers only want to visit their stores and not several others. This perception that the “store” is the destination rather than the Courthouse Square or the Downtown may be a telling symptom.



Parking lots or areas can be partially screened to lessen the impact of a large asphalt surface upon the appearance of the Downtown and the Courthouse Square. Above is an example of a “screened” parking area within a central community commercial area.

There are several options for parking in the Downtown and the Courthouse Square area: municipal parking lots, private parking lots, private parking lots that allow municipal parking, and on-street parking. Prior to developing additional parking lots, the City of Auburn should conduct a parking analysis to determine if the need is factual or only a “perceived need.” Development of additional parking areas would require a partnership between the City, County, Community Redevelopment Authority and, potentially, private owners.

Parking lot identification signage, designated employee parking areas, as well as short- and long term parking designations may be able to solve the parking “problems” in a more cost effective manner.

Public Improvements

Recent revitalization efforts in both the Courthouse Square and the Downtown have included new sidewalks and concentrated improvements at street intersections. Although functional and needed additions to these areas, it is imperative that future public improvements be concentrated on underground water, sanitary sewer and storm water drainage systems. Both the Auburn Comprehensive Plan and the Blight/Substandard Determination Study address the advanced age and small diameter water mains. Several portions of the Redevelopment Area contain 4" or less diameter water mains, undersized by current standards which advocate 6" diameter mains in residential areas and 8" diameter mains within commercial downtown areas. Compounding the issue is the fact that these water mains are also approximately 70 to 85 years of age. Maintenance and repair needs will increasingly become more severe as these utility mains continue to age.

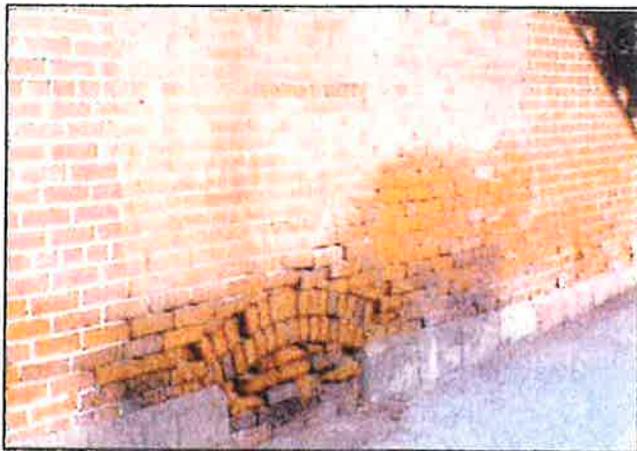


The City of Auburn should utilize the benefits of a designated Blighted/Substandard Area, for the entire Redevelopment Area with emphasis on the Courthouse Square and the Downtown, by securing Community Development Block Grants (CDBG) under the national objective of the "removal of slums conditions." This process would prevent the community from having to rely on its low-to-moderate income percentage (LMI), which has not been high enough to successfully obtain CDBG monies. Street and utility main improvement grants could be combined with Tax Increment Financing proceeds to improve both the Downtown and Courthouse Square. These infrastructure improvements should also be coordinated with the One- and Six Year Street Improvements Program and the Capital Improvements Plan of the City of Auburn to complete the improvements in a phased process.

Facade Improvement Needs

A substantial number of late 19th and early 20th century commercial buildings in both the Courthouse Square and the Downtown have been altered, or “modernized”, since the 1960's. The following represents a range of facade improvements that would significantly improve the historic character of both areas.

- Removal of aluminum “curtain” wall.
- Restore original openings of upper level windows.
- Replace awnings with historically accurate canvas awnings.
- Uncover hidden transom windows.
- Restore historic “ghost” signs.



- Replace non-original window treatments, such as glass block and other materials that modernize window openings.
- Encourage the use of appropriate signage.
- Rehabilitate first level storefronts to utilize recessed entries.
- Replicate original pressed tin cornices, parapets, and window and door treatments.
- Stabilize brick facades which have deteriorated mortar joints, and damaged or missing bricks.

Public Access to Upper Levels of Commercial Buildings

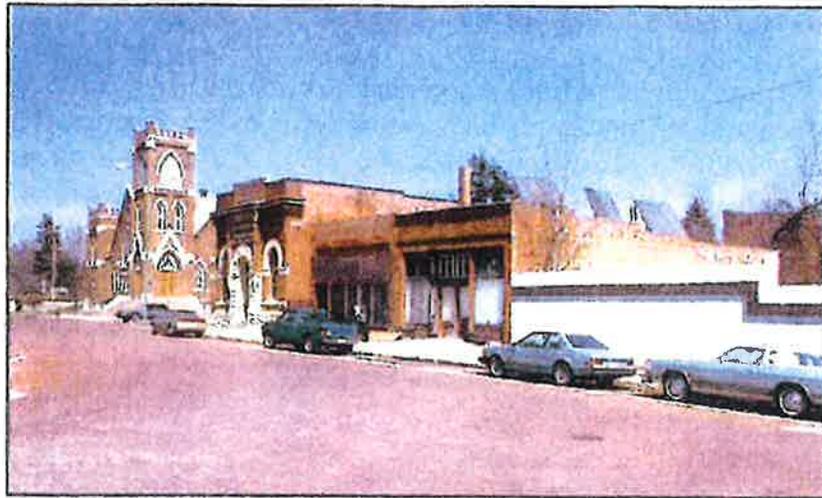
Upper levels of commercial buildings are generally under utilized, used for storage, or are vacant. Modern retailing trends have contributed to the functional obsolescence of late 19th and early 20th century commercial buildings. Future redevelopment efforts need to be driven by incentives for the adaptive reuse of upper floors of commercial buildings. Public access from the first level of commercial blocks could provide elevator access to public corridors in upper levels of multiple buildings.



Conclusions

A design improvement program should call attention to both the Courthouse Square and the Downtown, focusing on the architectural and historic commercial characteristics that make these areas unique. The role of these commercial areas as centers of commerce and entertainment will foster an appreciation for the image, character and its uniqueness in Auburn and southeast Nebraska.

A successful Redevelopment Plan for the Downtown and the Courthouse Square should guide both redevelopment and development opportunities, while basing the viability of the areas on their historic significance. New construction should not imitate historic styles or characteristics, but rather be compatible by similar materials, colors, heights and window, door and storefront designs.



Design improvements should enhance the appearance of these commercial areas and make them more appealing places for customers and residents. Improvements should also be coordinated to encourage redevelopment throughout the Redevelopment Area. Facade improvements in the Downtown and the Courthouse Square, as an example, should also be coordinated with the clean-up of the areas, including the removal of substantially deteriorated buildings.

The Community Redevelopment Authority (CRA) and the City of Auburn should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the Redevelopment Area. The rehabilitation of buildings would prolong the life of structures and enhance the visual appearance of the community. To prevent further decay, the Consultant recommends investment in all mechanical infrastructure systems, to secure the entire Redevelopment Area. Prior to the transportation network improvements, the City and the CRA should develop a plan in conjunction with the City's Capital Improvement Plan and the One- and Six Year Street Plan to accommodate efficient infrastructure development and improvements

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

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$45 per square yard. Asphalt overlay has a cost of \$3 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$150 per linear foot

The cost to construct a 6" thick, 60' wide concrete street is \$300 per linear foot

The cost to construct a 2" thick, 30' wide asphalt overlay is \$20 per linear foot

The cost to construct a 2" thick, 60' wide asphalt overlay is \$40 per linear foot

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$50 to \$60 per linear foot

Water Valves

\$750 each

Fire Hydrants

\$2,500 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay.

Therefore the cost of a 2" overlay of a 150' x 150' parking lot is \$15,000.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$45 per square yard.

The cost of a 6" thick, 16' wide concrete alley is \$80 per linear foot.

The cost of a 6" thick, 20' wide concrete alley is \$100 per linear foot.

Storm Sewers

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

15" RCP costs \$22 per linear foot

24" RCP costs \$35 per linear foot

36" RCP costs \$52 per linear foot

48" RCP costs \$70 per linear foot

18" RCP costs \$26 per linear foot

30" RCP costs \$44 per linear foot

42" RCP costs \$61 per linear foot

Inlets cost and estimated \$2,500 each

Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost approximately \$30,680.

This Redevelopment Plan addresses numerous community and economic development activities for the entire Redevelopment Area in Auburn, Nebraska. The major components of this Redevelopment Plan will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this Redevelopment Plan. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

- Building Improvement District
- Tax Increment Financing
- LB 840 or LB 1240
- Historic Preservation Tax Credits
- Low Income Housing Tax Credits
- Sales Tax
- Community Development Block Grants - Re-Use Funds
- Local Lender Financing
- Owner Equity
- Small Business Association-Micro Loans
- Community Assistance Act
- Donations and Contributions
- Intermodal Surface Transportation Efficiency Act

Private Foundations

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

Exhibit "B"
Redevelopment Area

Legal Description of Redevelopment Area

The Redevelopment Area of the City of Auburn, Nebraska, shall be described as follows: AN AREA IN OR ADJACENT TO THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA, BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 14 EAST OF THE 6TH P.M.; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 16 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 16; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 16 TO THE INTERSECTION OF THE EAST LINE AND THE NORTH LINE OF LOT 1, THE EVANGELICAL LUTHERAN GOOD SAMARITAN ADDITION; THENCE WEST/NORTHWEST ALONG THE NORTH LINE OF LOT 1, THE EVANGELICAL LUTHERAN GOOD SAMARITAN ADDITION A DISTANCE OF 300 FEET; THENCE DUE SOUTH A DISTANCE OF 400 FEET; THENCE DUE EAST TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH TO THE INTERSECTION OF SAID LINE AND THE NORTH LINE OF 6TH STREET; THENCE EAST ALONG THE NORTH LINE OF 6TH STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF 6TH STREET AND "N" STREET; THENCE NORTH TO THE NORTHWEST CORNER OF THE INTERSECTION OF 5TH STREET AND "N" STREET; THENCE EAST ALONG THE NORTH LINE OF 5TH STREET AND CONTINUING DUE EAST TO THE CENTER POINT OF THE MISSOURI PACIFIC RAILROAD; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CENTERLINE OF SAID RAILROAD TRACK TO A POINT ON THE NORTH LINE OF THE EAST-WEST ALLEY BETWEEN 7TH STREET AND 8TH STREET, ASSUMING EXTENSION OF SAID ALLEY TO THE EAST; THENCE IN AN EASTERLY DIRECTION TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 14 EAST OF THE 6TH P.M.; THENCE SOUTH TO A POINT ON A LINE ASSUMING EXTENSION OF THE SOUTH LINE OF 10TH STREET TO THE EAST; THENCE WEST ALONG SAID LINE TO THE SOUTHEAST CORNER OF THE INTERSECTION OF 10TH STREET AND "E" STREET; THENCE SOUTH ALONG THE EAST LINE OF "E" STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF "E" STREET AND CENTRAL AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CENTRAL AVENUE TO THE SOUTHEAST CORNER OF THE INTERSECTION OF CENTRAL AVENUE AND "F" STREET; THENCE SOUTH TO THE CENTER OF THE EAST-WEST ALLEY BETWEEN CENTRAL AVENUE AND 13TH STREET; THENCE EAST ALONG THE CENTER OF THE ALLEY TO THE WEST LINE OF "E" STREET, ASSUMING EXTENSION OF "E" STREET TO THE SOUTH; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF 13TH STREET, ASSUMING EXTENSION OF 13TH STREET TO THE EAST; THENCE WEST ALONG THE SOUTH LINE OF 13TH STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF 13TH STREET AND "I" STREET; THENCE SOUTH ALONG THE EAST LINE OF "I" STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF 15TH STREET AND "I" STREET; THENCE WEST ALONG THE SOUTH LINE OF 15TH STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF 15TH STREET AND "J" STREET; THENCE SOUTH ALONG THE EAST LINE OF "J" STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF "J" STREET AND 16TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 16TH STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF 16TH STREET AND "K" STREET, THENCE SOUTH ALONG THE EAST LINE OF "K" STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION

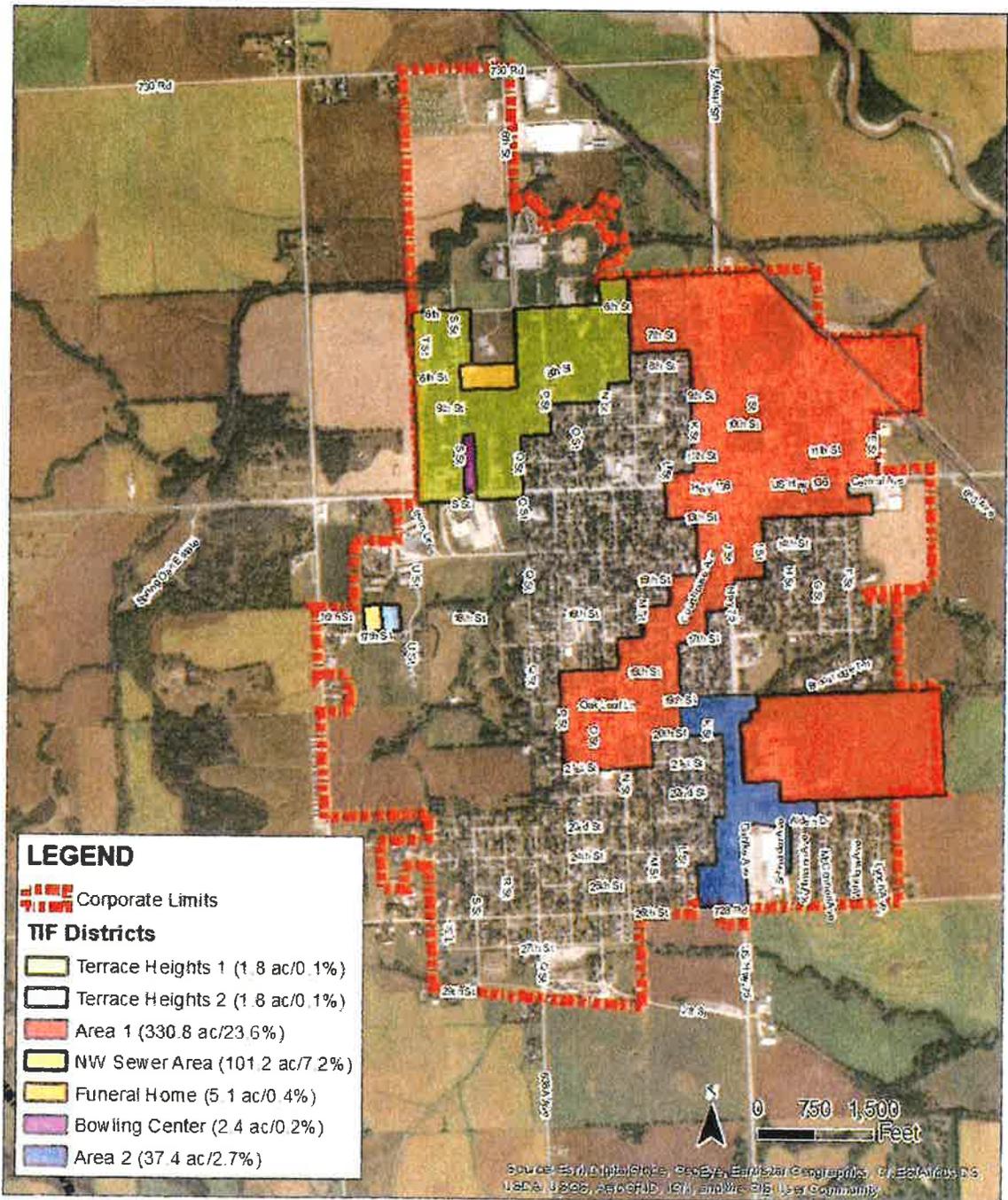
OF "K" STREET AND 17TH STREET, THENCE WEST ALONG THE SOUTH LINE OF 17TH STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF 17TH STREET AND "L" STREET; THENCE SOUTH ALONG THE EAST LINE OF "L" STREET TO THE NORTHEAST CORNER OF THE INTERSECTION OF "L" STREET AND 19TH STREET; THENCE EAST ALONG THE NORTH LINE OF 19TH STREET TO THE NORTHEAST CORNER OF THE INTERSECTION OF "J" STREET

AND 19TH STREET; THENCE SOUTH ALONG THE EAST LINE OF "J" STREET TO THE CENTER LINE 19TH STREET; THENCE EAST ALONG THE CENTER LINE OF 19TH STREET TO THE NORTHEAST CORNER OF HIGHLAND SEVENTH ADDITION; THENCE SOUTH ALONG THE EAST LINE OF HIGHLAND SEVENTH ADDITION TO THE SOUTHEAST CORNER OF HIGHLAND SEVENTH ADDITION; THENCE WEST ALONG THE SOUTH LINE OF HIGHLAND SEVENTH ADDITION TO THE SOUTHWEST CORNER OF HIGHLAND SEVENTH ADDITION; THENCE SOUTH ALONG THE EAST LINE OF HIGHLAND FIFTH ADDITION TO THE SOUTHEAST CORNER OF HIGHLAND FIFTH ADDITION; THENCE WEST ALONG THE SOUTH LINE OF HIGHLAND FIFTH ADDITION TO A POINT ON THE EAST LINE OF "J" STREET; THENCE SOUTH ALONG THE EAST LINE OF "J" STREET TO THE NORTHWEST CORNER OF STATE ADDITION; THENCE EAST ALONG THE NORTH LINE OF STATE ADDITION TO THE NORTHEAST CORNER OF STATE ADDITION; THENCE SOUTH ALONG THE EAST LINE OF STATE ADDITION TO THE SOUTHEAST CORNER OF STATE ADDITION; THENCE EAST ALONG THE NORTH LINE OF CREST VIEW ADDITION TO THE NORTHEAST CORNER OF LOT 112B, CREST VIEW ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOT 112B, CREST VIEW ADDITION AND ACROSS ALDEN DRIVE, TO THE NORTHEAST CORNER OF LOT 70, CREST VIEW ADDITION; THENCE WEST ALONG THE SOUTH LINE OF ALDEN DRIVE TO THE NORTHWEST CORNER OF LOT 97, CREST VIEW ADDITION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 211A, 211B, AND 211C, CREST VIEW ADDITION TO THE SOUTHEAST CORNER OF LOT 211C, CREST VIEW ADDITION; THENCE WEST ALONG THE SOUTH LINE OF LOT 211C, CREST VIEW ADDITION AND ACROSS SCHNEIDER AVENUE TO A POINT ON THE WEST LINE OF SCHNEIDER AVENUE; THENCE NORTH ALONG THE WEST LINE OF SCHNEIDER AVENUE TO THE SOUTHWEST CORNER OF THE INTERSECTION OF SCHNEIDER AVENUE AND ALDEN DRIVE; THENCE WEST ALONG THE SOUTH LINE OF ALDEN DRIVE TO THE SOUTHEAST CORNER OF THE INTERSECTION OF ALDEN DRIVE AND "J" STREET; THENCE SOUTH ALONG THE EAST LINE OF "J" STREET TO A POINT ON THE SOUTH LINE OF 27TH STREET, ASSUMING THE EXTENSION OF THE SOUTH LINE OF 27TH STREET TO THE EAST; THENCE WEST ALONG SAID LINE TO A POINT ASSUMING EXTENSION OF THE EAST LINE OF HAGER'S FIRST ADDITION TO THE SOUTH; THENCE NORTH ALONG SAID LINE TO THE NORTHEAST CORNER OF HAGER'S FIRST ADDITION; THENCE EAST ALONG THE SOUTH LINE OF COCKLE BURR HILL SUBDIVISION AND SOUTH LINE OF LOT 5, CALVERT SECOND ADDITION TO THE SOUTHEAST CORNER OF LOT 5, CALVERT SECOND ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST TO THE SOUTHEAST CORNER OF THE INTERSECTION OF 23RD STREET AND "K" STREET; THENCE NORTH ACROSS 23RD STREET TO A POINT ON THE SOUTHWEST CORNER OF LOT 7, BLOCK 16, CALVERT FIRST ADDITION; THENCE EAST ALONG THE SOUTH LINE OF LOT 7, BLOCK 16, CALVERT FIRST ADDITION TO A POINT ON THE SOUTHEAST CORNER OF LOT 7, BLOCK 16, CALVERT FIRST ADDITION; THENCE NORTH ALONG THE WEST LINE OF THE NORTH-SOUTH ALLEY IN BLOCKS 8, 9, AND 16, CALVERT FIRST ADDITION TO THE SOUTHWEST CORNER OF THE INTERSECTION OF SUCH ALLEY AND 20TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 20TH STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF 20TH STREET AND "M" STREET; THENCE SOUTH ALONG THE EAST LINE OF "M" STREET TO THE SOUTHEAST CORNER OF THE INTERSECTION OF "M" STREET AND 21ST STREET; THENCE WEST ALONG THE SOUTH LINE OF 21ST STREET TO THE SOUTHWEST CORNER OF THE INTERSECTION OF 1ST STREET AND "P" STREET; THENCE NORTH ALONG THE WEST LINE OF "P" STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF "P" STREET AND 18TH STREET; THENCE EAST ALONG THE NORTH LINE OF 18TH STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF 18TH STREET AND "N" STREET; THENCE NORTH ALONG THE WEST LINE OF "N" STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF "N" STREET AND 17TH STREET; THENCE EAST ALONG THE NORTH LINE OF 17TH STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF 17TH STREET AND "M" STREET; THENCE NORTH ALONG THE WEST LINE OF "M" STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF "M" STREET AND 16TH STREET; THENCE

EAST ALONG THE NORTH LINE OF 16TH STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF 16TH STREET AND "L" STREET; THENCE NORTH ALONG THE WEST LINE OF "L" STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF "L" STREET AND 15TH STREET.; THENCE EAST ALONG THE NORTH LINE OF 15TH STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF 15TH STREET AND "K" STREET; THENCE NORTH ALONG THE WEST LINE OF "K" STREET TO THE SOUTHWEST CORNER OF THE INTERSECTION OF "K" STREET AND 13TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 13TH STREET TO THE SOUTHWEST CORNER OF THE INTERSECTION OF 13TH STREET AND "L" STREET; THENCE NORTH ALONG THE WEST LINE OF "L" STREET TO THE NORTHWEST CORNER OF THE INTERSECTION OF "L" STREET AND THE EAST-WEST ALLEY BETWEEN 11TH STREET AND 12TH STREET; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY TO A POINT ON THE WEST LINE OF "K" STREET; THENCE NORTH ALONG THE WEST LINE OF "K" STREET TO THE NORTH LINE OF 8TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 8TH STREET TO THE NORTHEAST CORNER OF THE INTERSECTION OF 8TH STREET AND "N" STREET; THENCE SOUTH ALONG THE EAST LINE OF "N" STREET TO THE NORTHEAST CORNER OF THE INTERSECTION OF "N" STREET AND 10TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 10TH STREET TO THE NORTHEAST CORNER OF THE INTERSECTION OF 10TH STREET AND "O" STREET; THENCE SOUTH ALONG THE EAST LINE OF "O" STREET TO A POINT ON THE SOUTH LINE OF CENTRAL AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CENTRAL AVENUE TO THE NORTHWEST CORNER OF HIGH SCHOOL SECOND ADDITION; THENCE SOUTH ALONG THE WEST LINE OF HIGH SCHOOL SECOND ADDITION TO A POINT ON THE SOUTH LINE OF 14TH STREET; THENCE WEST ALONG THE SOUTH LINE OF 14TH STREET TO THE WEST LINE OF HIGH SCHOOL SECOND ADDITION; THENCE SOUTH ALONG THE WEST LINE OF HIGH SCHOOL SECOND ADDITION TO THE SOUTHWEST CORNER OF HIGH SCHOOL SECOND ADDITION; THENCE CONTINUING DUE SOUTH ON THE WEST LINE OF WEST GATE ADDITION TO THE SOUTHEAST CORNER OF BOCK 1, LOT 2, TERRACE HEIGHTS ADDITION; THENCE WEST TO A POINT ON THE EAST LINE OF "U" STREET; THENCE SOUTH ALONG THE EAST LINE OF "U" STREET TO A POINT ON THE SOUTHWEST CORNER OF BLOCK 1, LOT 4, TERRACE HEIGHTS ADDITION; THENCE EAST ALONG THE SOUTH LINE OF BLOCK 1, LOT 4, TERRACE HEIGHTS ADDITION TO THE NORTHEAST CORNER OF BLOCK 1, LOT 3, TERRACE HEIGHTS ADDITION; THENCE SOUTH ALONG THE EAST LINE OF BLOCK 1, LOT 3 TERRACE HEIGHTS ADDITION TO THE SOUTHEAST CORNER OF BLOCK 1, LOT 3, TERRACE HEIGHTS ADDITION; THENCE WEST ALONG THE SOUTH LINE OF BLOCK 1, LOT 3, TERRACE HEIGHTS ADDITION TO THE SOUTHWEST CORNER OF BLOCK 1, LOT 3, TERRACE HEIGHTS ADDITION; THENCE SOUTH ALONG THE EAST LINE OF "U" STREET TO THE NORTHWEST CORNER OF BLOCK 1, LOT 4 TERRACE HEIGHTS ADDITION; THENCE EAST ALONG THE NORTH LINE OF BLOCK 1, LOT 4, TERRACE HEIGHTS ADDITION TO THE NORTHEAST CORNER OF BLOCK 1, LOT 4, TERRACE HEIGHTS ADDITION; THENCE SOUTH ALONG THE EAST LINE OF BLOCK 1, LOT 4, TERRACE HEIGHTS ADDITION TO THE SOUTHEAST CORNER OF BLOCK 1, LOT 4, TERRACE HEIGHTS ADDITION; THENCE WEST ALONG THE SOUTH LINE OF BLOCK 1, LOT 4, TERRACE HEIGHTS ADDITION TO A POINT ON "U" STREET; THENCE SOUTH ALONG THE EAST LINE OF "U" STREET TO THE SOUTH TERMINUS OF "U" STREET; THENCE WEST TO THE SOUTHWEST CORNER OF BLOCK 2, LOT 6, TERRACE HEIGHTS ADDITION; THENCE NORTH ALONG THE WEST LINE OF TERRACE HEIGHTS ADDITION TO THE SOUTHWEST CORNER OF BLOCK 2, LOT 4, TERRACE HEIGHTS ADDITION; THENCE WEST ALONG THE SOUTH LINE OF TERRACE HEIGHTS ADDITION AND CONTINUING WEST TO A POINT ON THE EAST LINE OF "W" STREET; THENCE NORTH ON SAID EAST LINE AND ACROSS 17TH STREET TO A POINT ON THE NORTH LINE OF 17TH STREET; THENCE EAST ALONG THE NORTH LINE OF 17TH STREET TO THE SOUTHWEST CORNER OF TERRACE HEIGHTS ADDITION; THENCE NORTH ALONG THE WEST LINE OF TERRACE HEIGHTS THIRD ADDITION TO A POINT ON THE NORTHWEST CORNER OF TERRACE HEIGHTS THIRD ADDITION; THENCE EAST ALONG THE NORTH LINE OF TERRACE HEIGHTS THIRD ADDITION TO THE SOUTHEAST CORNER OF SUNSET ACRES

ADDITION; THENCE NORTH ALONG THE EAST LINE OF SUNSET ACRES ADDITION TO A POINT ON THE SOUTH LINE OF U.S. HIGHWAY NO. 136; THENCE EAST ALONG THE SOUTH LINE OF U.S. HIGHWAY NO. 136 TO THE NORTH-SOUTH CENTER LINE OF THE WEST HALF OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 14 WEST OF THE 6TH P.M.; THENCE NORTH ALONG THE NORTH-SOUTH CENTER LINE OF THE WEST HALF OF SAID SECTION 16 TO THE POINT OF BEGINNING, LOCATED IN OR ADJACENT TO THE CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA. AND A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP FIVE (5) NORTH, RANGE FOURTEEN (14) EAST OF THE 6TH P.M., NEMAHA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THEN ON AN ASSUMED BEARING OF N00°00'00"W ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 1,574.29 FEET; THENCE S89°57'50"E A DISTANCE OF 40.25 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED BOOK 96, PAGE 231, SAID PARCEL BEING ADDITIONAL RIGHT-OF-WAY FOR US HIGHWAY 75, SAID POINT BEING THE POINT OF BEGINNING, THENCE N05°00'56"W AND ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 2.83 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED BOOK 115, PAGE 401, SAID PARCEL BEING ADDITIONAL RIGHT-OF-WAY FOR US HIGHWAY 75; THENCE N00°00'00"W AND ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 745.33 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°53'56"E AND ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 78, PAGE 657 A DISTANCE OF 134.71 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N00°02'41"W AND ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 134.43 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DEED BOOK 96, PAGE 274; THENCE S89°51'25"E AND ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N00°00'00"E AND ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 191.43 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER; THENCE S89°51'22"E AND ALONG THE NORTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 2366.19 FEET TO THE CENTER ONE QUARTER CORNER OF SAID SECTION 22; THENCE S00°01'54"W AND ALONG THE EAST LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 1321.52 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER; THENCE N89°55'29"W AND ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 2143.42 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED BOOK 63, PAGE 648; THENCE N00°09'13"W AND ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 250.38 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N89°57'50"W AND ALONG THE NORTH LINE OF SAID PARCEL AND THAT PARCEL DESCRIBED IN DEED BOOK 59, PAGE 248 A DISTANCE OF 455.75 FEET TO THE POINT OF BEGINNING.

Map of Redevelopment Area:



City of Auburn, NE

TIF Districts

Created By: C. Sloss
 Date: August 2018
 Software: ArcGIS 10.4

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