

2013

*Blight and Substandard Study
City of Milford, Nebraska*

*JEO Consulting Group, Inc.
Project No. 130164.00*

Adopted August 6, 2013

Resolution No. 486

Introduction

Background

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

Prior to enactment of the legislation, Nebraska communities were unable to carry out redevelopment programs involving assembly of land for conveyance to private developers without the creation of an urban renewal authority approved by the voters of a municipality. The Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101 to 18-2144) permits cities of all classes and villages to establish Community Redevelopment Authorities (CRAs) by ordinance. Such authority empowers CRAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. This law, with subsequent amendments, has been the cornerstone of redevelopment and community development activities in Nebraska.

This Milford Blight and Substandard Study examines existing conditions of land-use, buildings, and structures within the Designated Study Area in the City of Milford to determine its eligibility for redevelopment activities. The area for this analysis is the Designated Study Area which is an area generally described as the northwest quadrant of the city with an interior island not included. A number of potential opportunities for redevelopment exist throughout the Proposed Study Area which would allow for the City of Milford to overcome blighted and substandard conditions. When evaluating blight and substandard conditions, the City of Milford must adhere to Nebraska Community Development Law, as provided for in the Nebraska Revised Statutes.

Nebraska Revised State Statutes

Nebraska's Community Development Law (Neb Rev Stat §§18-2101 to 18-2154) provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas, as well as the prevention and elimination of substandard and blighted areas. The Legislature has declared, in pertinent part:

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

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any of a number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the

development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

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

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

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

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

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

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

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

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

Blighted area means an area, which

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

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

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

(ii) the average age of the residential or commercial units in the area is at least forty years;

(iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses.

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

Redevelopment project means any work or undertaking in one or more community redevelopment areas:

(a) 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;

(b) 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;

(c) 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;

(d) 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;

(e) 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

(f) 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;

Redevelopment plan means a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which

(a) conforms to the general plan for the municipality as a whole and

(b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.

Purpose of the Study

This Milford Blight and Substandard Study for the Designated Study Area is intended to give the Community Redevelopment Authority and City Council the basis for determining the existence of blight and substandard conditions within the delineated Study Area. Through this process, the CRA may employ and exercise the power authorized in Nebraska Community Development Law to eliminate economic and/or social concerns which are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region.

The findings of this Blight and Substandard Study will guide the structure of the Redevelopment Plan for the community concerning the Proposed Blight Area. The area that was evaluated for blighted and substandard conditions for this Study is graphically displayed in Figure 1, found on page 10. For purposes of this analysis, the Designated Study Area includes an area generally described as South F Street to South G Street and South 3rd Ave to South 6th Ave. This Study examines existing land-uses, platting, structures, and infrastructure systems to determine whether the area meets the statutory requirements for designation as a Blight and Substandard Area, enabling the CRA to stimulate and manage development and redevelopment efforts. The City of Milford, when evaluating blight and substandard conditions, must closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this Study will guide the general redevelopment for the designated Area. The General Redevelopment Plan – the companion document to the Blight and Substandard Study - will contain local objectives regarding appropriate land uses, improved traffic circulation, economic development activities, public transportation, public utilities, and other public improvements, in accordance with the provisions of the Nebraska Community Development Law. The proposed requirements in the redevelopment area shall include without being limited to:

- The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein,
- A land-use plan showing proposed uses of the 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, and
- 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.

Substandard and Blight Eligibility Analysis

Milford Designated Study Area

The City of Milford selected the Designated Study Area to be a portion of property within the corporate limits for evaluation pursuant to Neb Rev Stat §18-2101 to 18-2154. The area is comprised of primarily commercial, industrial, and residential land uses. The Designated Study Area was selected for a number of reasons, including:

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

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

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

Substandard and Blight Conditions

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1997, as amended), ***substandard area*** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. ***Dilapidation/deterioration****
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. ***Age or obsolescence***
Estimate age of structures (40+ years criteria)
3. ***Inadequate provision for ventilation, light, air, sanitation, or open spaces***
Overall sight conditions
 - Examples include Junk cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.
4. ***Other Substandard Conditions***
 - (a) High density of population and overcrowding (census); or
 - (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes flood plain; or

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- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, flood plain area, outdoor storage, site clutter).

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

1. ***A substantial number of deteriorated or deteriorating structures****
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. ***Existence of defective or inadequate street layout***
Condition of streets/inadequate access
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings.
3. ***Faulty lot layout in relation to size, adequacy, accessibility, or usefulness***
Conditions associated with accessibility/usefulness of the lots
 - Examples include land lock parcels, odd shaped lots, undersize lots, lots with accessibility concerns.
4. ***Unsanitary or unsafe conditions***
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, flood plain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. ***Deterioration of site or other improvements***
Field observation of age and condition of public utilities, debris and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. ***Diversity of ownership***
The total number of unduplicated owners
 - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. ***Tax or special assessment delinquency exceeding the fair value of the land***
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes, tax exempt.
8. ***Defective or unusual conditions of title***
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.

9. Improper subdivision or obsolete plattingExamine public records to determine improper subdivision and obsolete platting

- Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

10. The existence of conditions which endanger life or property by fire or other causesExamine conditions which endanger life or property

- Examples include inadequate, undersized or inoperative public infrastructure systems, flood plain, building materials, site access, on-site storage (cars), secluded areas for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liabilityEconomic and/or socially undesirable land uses

- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the market place.

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

- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
- (b) The average age of the residential or commercial units in the area is at least 40 years (Field observation);
- (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

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

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

- *Slight damage to porches, steps, roofs, etc. is present on the structure,*
- *Slight wearing away of mortar between bricks, stones, or concrete blocks,*
- *Small cracks in walls or chimneys,*
- *Cracked windows,*
- *Lack of paint, and*
- *Slight wear on steps, doors, and door and window frames.*

Deteriorating Condition

- *Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),*
- *Shaky, broken, or missing steps or railings,*

- *Numerous missing and cracked window panes,*
- *Some rotted or loose windows or doors (no longer wind- or water-proof),*
- *Missing bricks or other masonry of chimney, and*
- *Makeshift (un-insulated) chimney.*

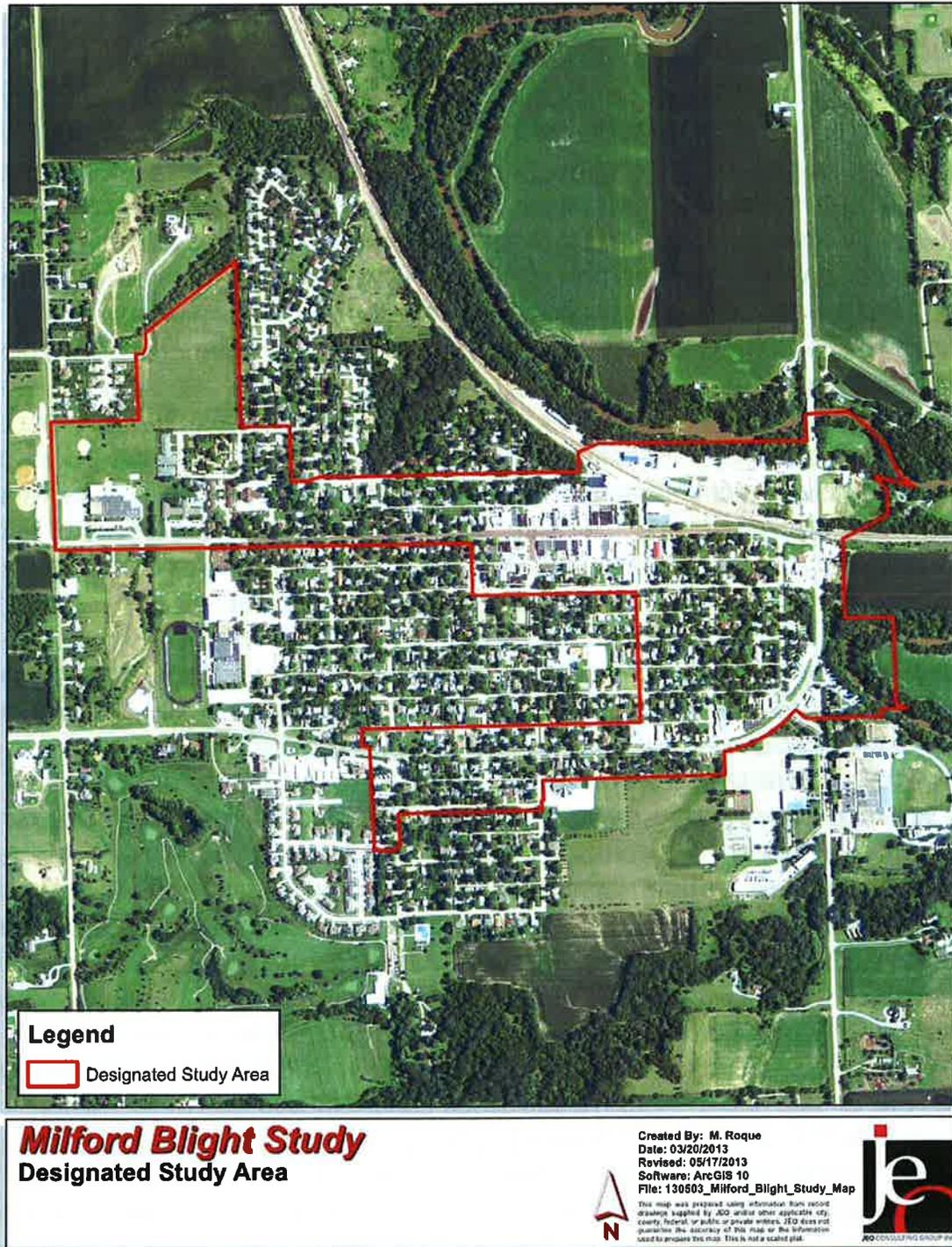
Dilapidated Condition

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

Designated Study Area

The initial study area as identified in the contract between the City of Milford and JEO Consulting can be found in Figure 1. For this study, the initial study area will be known as the “Designated Study Area.”

Figure 1: Designated Study Area



Proposed Blight Area

The proposed Blight Area consists of approximately 125 acres, as shown in Figure 2. The legal description was drawn up and reviewed by a JEO registered surveyor. Adding this area of land increases the total blighted area of the corporate limits to 125 acres of the total 453.1 acres, assuming the Milford Blight and Substandard Study is approved. Approval of both studies will bring the total percentage of the corporate limits designated as blighted to 27.6%.

Legal Description

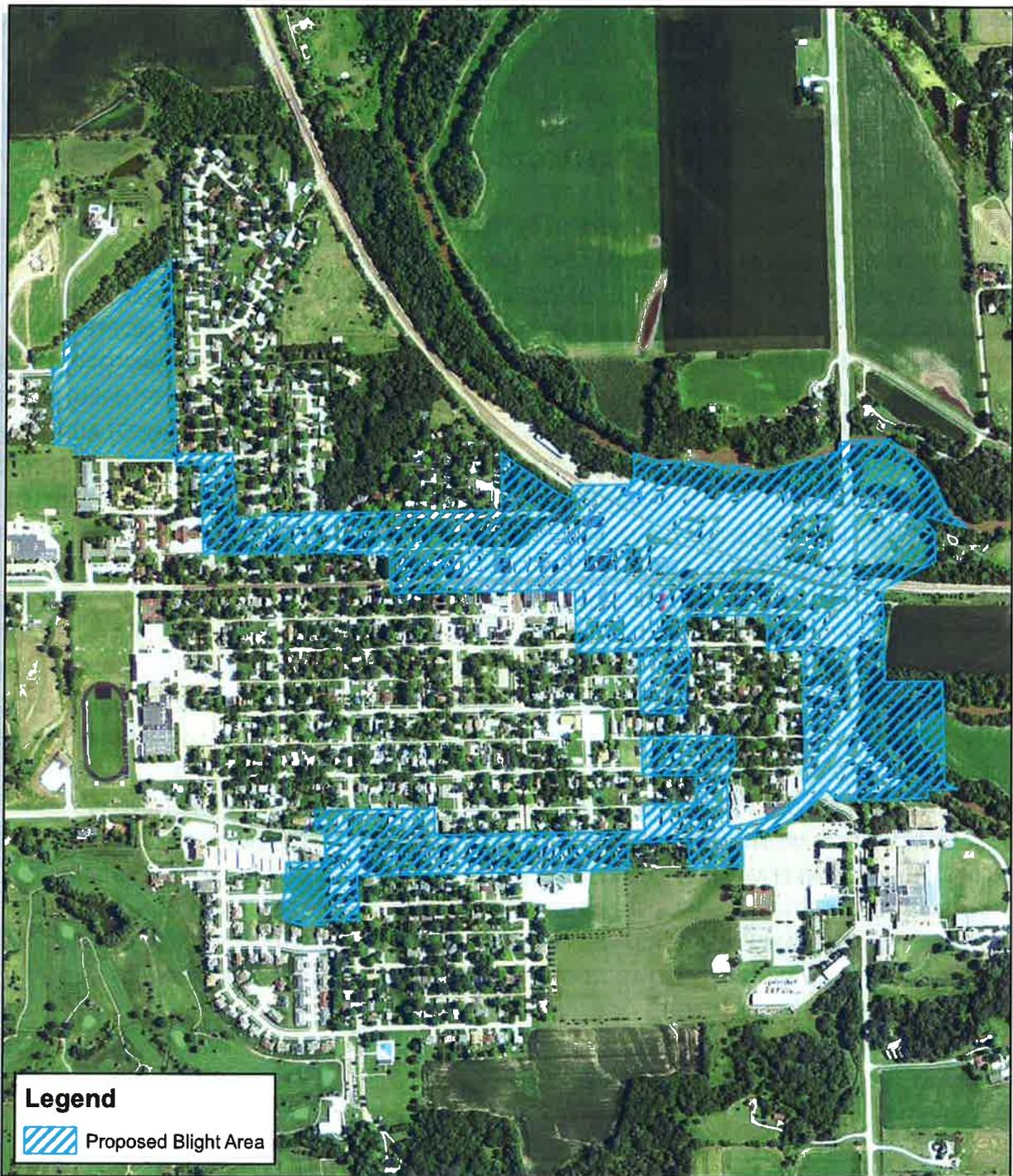
A PARCEL OF LAND LOCATED IN SECTIONS 1, 2, AND 11, TOWNSHIP 9 NORTH, RANGE 3 EAST OF THE SIXTH P.M., SEWARD COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE NORTHERLY ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 150 FEET; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 8, BLOCK 1, VALLEY VIEW ADDITION AS PLATTED IN THE CITY OF MILFORD; THENCE SOUTHERLY ON THE WEST LINE OF LOTS 1 THRU 8 OF SAID BLOCK 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2, OAKVIEW ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE SOUTHERLY ON THE WEST LINE OF LOTS 1 THRU 6 OF SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF LINDEN AVENUE AS PLATTED IN SAID CITY OF MILFORD TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 1 OF SAID OAKVIEW ADDITION; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, CRESTVIEW ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE SOUTHERLY ON THE WEST LINE OF LOT 1 THRU 4 OF SAID BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTHERLY ON THE WEST RIGHT OF WAY LINE OF E STREET AS PLATTED IN SAID CITY OF MILFORD TO THE NORTH RIGHT OF WAY LINE OF PARK AVENUE AS PLATTED IN SAID CITY OF MILFORD; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF CAYUGA STREET AS PLATTED IN SAID CITY OF MILFORD; THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF TAX LOT 117; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF TAX LOTS 117, 119, AND 159 TO THE EAST LINE OF JOHNSON'S ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE NORTHELY ON SAID EAST LINE TO THE NORTHWEST CORNER OF SAID JOHNSON'S ADDITION; THENCE EASTERLY ON THE NORTH LINE OF SAID JOHNSON'S ADDITION TO THE NORTHEAST CORNER OF SAID JOHNSON'S ADDITION; THENCE EASTERLY ON THE NORTH LINE OF TAX LOT 109 TO THE NORTHEAST CORNER OF SAID TAX LOT 109; THENCE NORTHERLY ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TAX LOT 109 TO THE CENTERLINE OF THE BLUE RIVER; THENCE EASTERLY ON SAID CENTERLINE OF THE BLUE RIVER TO THE NORTH LINE OF TAX LOT 28 IN THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE WESTERLY ON THE NORTH LINE OF SAID TAX LOT 28 TO THE NORTHEAST CORNER OF TAX LOT 74 IN SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID TAX LOT 74 TO THE SOUTHEAST CORNER OF SAID TAX LOT 74; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 2, SAMPLE AND CULVER ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE SOUTHERLY ON THE EAST LINE OF LOTS 2, 3, AND 4 OF SAID SAMPLE AND CULVER ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE EASTERLY ON THE NORTH LINE OF SHOGO SPRINGS ADDITION AS PLATTED IN SAID CITY OF MILFORD TO THE NORTHEAST CORNER OF SAID SHOGO SPRINGS ADDITION; THENCE SOUTHERLY ON THE EAST LINE OF SAID SHOGO SPRINGS ADDITION TO

THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ON THE SOUTH LINE OF TAX LOT 145 IN THE SOUTHEAST QUARTER OF SECTION 2 TO THE SOUTHWEST CORNER OF SAID TAX LOT 145; THENCE NORTHWESTERLY ON THE WEST LINE OF SAID TAX LOT 145 TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 6; THENCE SOUTHWESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT 150 FEET EASTERLY OF THE NORTHEAST CORNER OF LOT 8, BLOCK 1, RUNTY'S 2ND ADDITION TO SAID CITY OF MILFORD; THENCE SOUTHERLY, PARALLEL WITH AND 150 FEET DISTANT FROM THE EAST LINE OF SAID LOT 8 TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID RUNTY'S 2ND ADDITION; THENCE WESTERLY ON SAID EASTERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID RUNTY'S 2ND ADDITION; THENCE WESTERLY ON THE SOUTH LINE OF SAID RUNTY'S 2ND ADDITION TO THE SOUTHWEST CORNER OF SAID RUNTY'S 2ND ADDITION; THENCE NORTHERLY ON THE WEST LINE OF SAID RUNTY'S 2ND ADDITION TO THE SOUTH RIGHT OF WAY OF SAID U.S. HIGHWAY 6; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 2, BLOCK 4, SWEASEY'S 1ST ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE SOUTHERLY EXTENSION OF SAID EAST LINE, A DISTANCE OF 20 FEET TO THE SOUTH LINE OF SAID SWEASEY'S 1ST ADDITION; THENCE WESTERLY ON SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 2, BELWOOD 3RD ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF TAX LOT 54; THENCE WESTERLY ON THE NORTH LINE OF SAID TAX LOT 54 TO THE NORTHWEST CORNER OF TAX LOT 54; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, BELLWOOD ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON THE NORTH LINE OF LOTS 1 THRU 8 OF SAID BLOCK 1 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, BELLWOOD 2ND ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON THE NORTH LINE OF LOTS 1 THRU 4 OF SAID BLOCK 1 TO THE NORTHEAST CORNER OF TAX LOT 50; THENCE WESTERLY ON THE NORTH LINE OF SAID TAX LOT 50 TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SKYLINE SECOND ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTHERLY ON THE EAST RIGHT OF WAY LINE OF D STREET AS PLATTED IN SAID CITY OF MILFORD TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 2, SKYLINE 2ND ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON SAID EASTERLY EXTENSION TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF LOT 33, JANTZE THORNRIE FIRST ADDITION PHASE III AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON THE NORTH LINE OF LOTS 31, 32, AND 33 OF SAID JANTZE THORNRIE FIRST ADDITION PHASE III TO THE NORTHWEST CORNER OF SAID LOT 31; THENCE NORTHERLY ON THE EAST LINE OF LOT 36 OF SAID JANTZE THORNRIE FIRST ADDITION PHASE III TO THE NORTHEAST CORNER OF SAID LOT 36; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 39 OF SAID JANTZE THORNRIE FIRST ADDITION PHASE III; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 39 TO THE NORTHEAST CORNER OF SAID LOT 39; THENCE EASTERLY ON THE SOUTH LINE OF LOT 2 JANTZE ADDITION AS PLATTED IN SAID CITY OF MILFORD TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 2 TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1, SKYLINE ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE EASTERLY ON SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ON THE WEST LINE OF SAID

LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ON THE NORTHERLY EXTENSION OF SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 6; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF THE EAST 185 FEET OF TAX LOT 38; THENCE NORTHERLY ON THE WEST LINE OF THE SAID EAST 185 FEET OF TAX LOT 38 TO THE SOUTH LINE OF BLOCK 3, LAUNE'S 2ND ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE EASTERLY ON THE SOUTH LINE OF SAID BLOCK 3 TO THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE EASTERLY ON THE NORTH LINE OF SAID TAX LOT 38 TO THE NORTHEAST CORNER OF SAID TAX LOT 38; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 4, OF SAID LAUNE'S 2ND ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF LOTS 1 THRU 8 OF SAID BLOCK 4 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE EASTERLY ON THE SOUTH LINE OF LOTS 6 AND 7, BLOCK 13, ORIGINAL TOWN OF MILFORD TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2, BLOCK 6 OF SAID SWEASEY'S 2ND ADDITION; THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF 5TH STREET AS PLATTED IN SAID CITY OF MILFORD TO THE WEST RIGHT OF WAY LINE OF WALNUT AVENUE AS PLATTED IN SAID CITY OF MILFORD; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 16 OF SAID ORIGINAL TOWN; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 9, BLOCK L, DAVISON AND CULVER'S ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE EASTERLY TO THE SOUTH LINE OF LOTS 5 THRU 9 OF SAID BLOCK L TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE WESTERLY ON THE SOUTH RIGHT OF WAY LINE OF 4TH STREET AS PLATTED IN SAID CITY OF MILFORD TO THE WEST RIGHT OF WAY LINE OF SAID WALNUT AVENUE; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 9 OF SAID ORIGINAL TOWN; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 8, BLOCK I OF SAID DAVISON AND CULVER'S ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF LOTS 1 THRU 8 OF SAID BLOCK I TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 8, BLOCK J OF SAID DAVISON AND CULVER'S ADDITION; THENCE SOUTHERLY ON THE EAST RIGHT OF WAY LINE OF MAPLE AVENUE AS PLATTED IN SAID CITY OF MILFORD TO THE NORTH RIGHT OF WAY LINE OF SAID U.S HIGHWAY 6; THENCE NORTHEASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF ELM AVENUE AS PLATTED IN SAID CITY OF MILFORD; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 2ND STREET AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON THE NORTH LINE OF LOTS 1 THRU 4, BLOCK G OF SAID DAVISON AND CULVER'S ADDITION TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 20, BLOCK F OF SAID DAVISON AND CULVER'S ADDITION; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WESTERLY ON THE NORTH LINE OF LOTS 17 THRU 20 OF SAID BLOCK F TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 24, BLOCK E OF SAID DAVISON AND CULVER'S ADDITION; THENCE WESTERLY ON THE NORTH LINE OF LOTS 21 THRU 24 OF SAID BLOCK E TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 21 TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF THE EAST HALF OF LOT 4, BLOCK H OF SAID DAVISON AND CULVER'S ADDITION; THENCE SOUTHERLY ON THE WEST LINE OF SAID EAST HALF OF LOT 4 TO THE SOUTHWEST CORNER OF SAID EAST HALF OF LOT 4; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK H; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 13 TO THE

SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 5 OF SAID BLOCK I; THENCE WESTERLY ON THE SOUTH RIGHT OF WAY LINE OF 3RD STREET AS PLATTED IN SAID CITY OF MILFORD TO THE WEST RIGHT OF WAY LINE OF SAID WALNUT AVENUE; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF SAID 2ND STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF A STREET AS PLATTED IN SAID CITY OF MILFORD; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 1ST STREET AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, LAUNE'S ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, YOST AND KOENIGS 1ST ADDITION AS PLATTED IN SAID CITY OF MILFORD; 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 LOTS 1 THRU 6 OF SAID BLOCK 1 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 4, BLOCK 1, NORTHWEST 2ND ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON THE NORTH LINE OF LOTS 1 THRU 4 OF SAID BLOCK 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ON THE NORTH LINE OF LOTS 2 THRU 5 OF BLOCK 1, NORTHWEST ADDITION AS PLATTED IN SAID CITY OF MILFORD TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 1; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 3, OAKVIEW ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE NORTHERLY ON THE EAST LINE OF LOTS 1 THRU 7 OF SAID BLOCK 3 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 THE WEST LINE OF SAID OAKVIEW ADDITION, A DISTANCE OF 30 FEET TO THE CENTERLINE OF LINDEN AVENUE AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON THE WESTERLY EXTENSION OF SAID CENTERLINE, A DISTANCE OF 303.82 FEET; THENCE NORTHERLY, A DISTANCE OF 30 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF SAID LINDEN AVENUE; THENCE WESTERLY ON SAID WESTERLY EXTENSION TO A POINT 715 FEET EASTERLY OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTHERLY, PARALLEL WITH AND 715 FEET DISTANT FROM SAID WEST LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF VALLEY VIEW WEST SECOND ADDITION AS PLATTED IN SAID CITY OF MILFORD; THENCE WESTERLY ON SAID EASTERLY EXTENSION TO THE SOUTHEAST CORNER OF SAID VALLEY VIEW WEST SECOND ADDITION; THENCE NORTHERLY ON THE EAST LINE OF SAID VALLEY VIEW WEST SECOND ADDITION TO THE NORTHEAST CORNER OF SAID VALLEY VIEW WEST SECOND ADDITION; THENCE EASTERLY ON THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

Figure 2: Proposed Blight Area



Milford Blight Study
Proposed Blight Area

Created By: M. Roque
Date: 03/20/2013
Revised: 05/17/2013
Software: ArcGIS 10
File: 130503_Milford_Blight_Study_Map



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Findings and Contributing Factors

The intent of this Study is to determine whether the Proposed Blight Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential of development. The field survey conducted on March 15, 2013, indicated the community has such deterioration, thus the community warrants further examination with regard to blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Designated Study Area.

This section reviews the building and structure conditions, infrastructure, and land use found within the Proposed Blight Area based upon the statutory definitions, observations of the planning team during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and shows examples of the various conditions described that led to the determination for each factor.

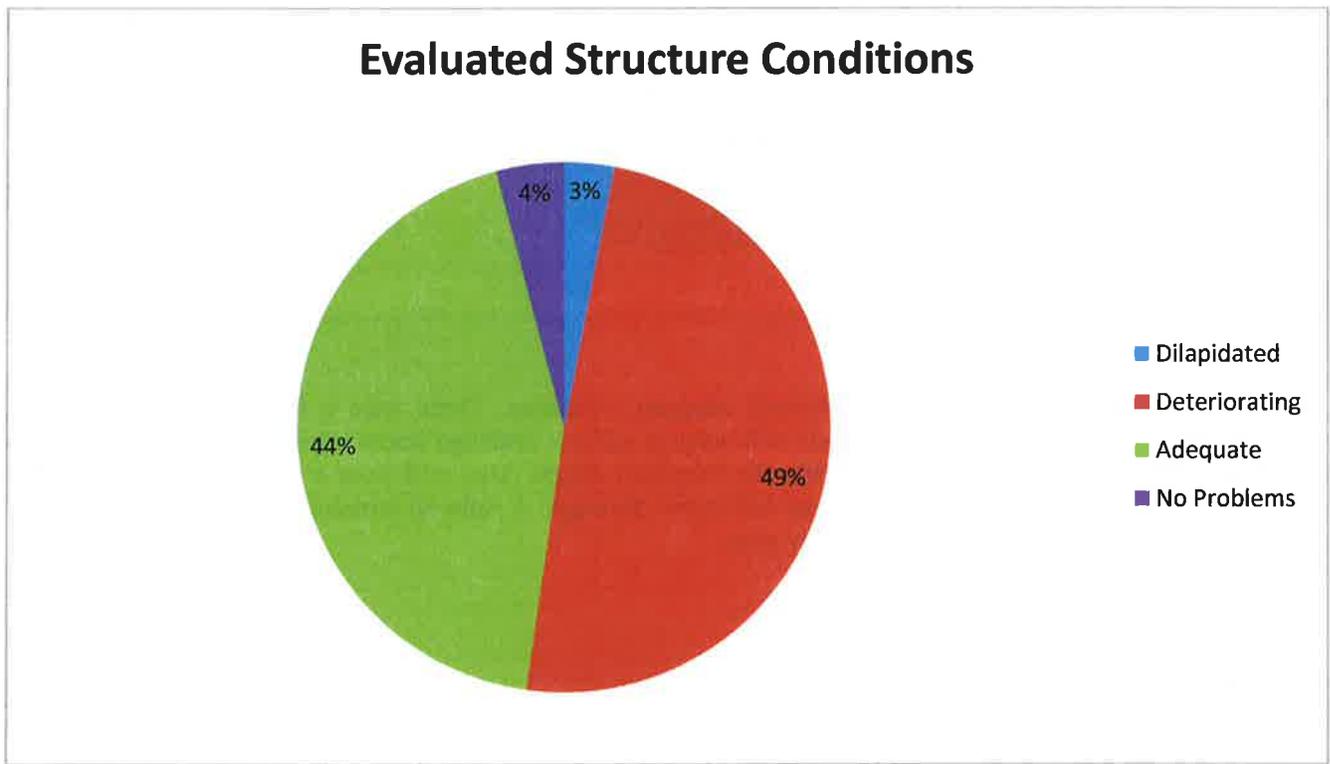
As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

Substantial Number of Deteriorated or Deteriorating Structures

Exterior Inspections of Buildings

There were a total of 266 structures evaluated. As a rule, the primary structure for each parcel within the Proposed Blight Area was evaluated. When possible, other ancillary structures were also evaluated. Inspections show 52% of all structures evaluated were deemed deteriorating or deteriorated.

Figure 3: Study Area Structure Conditions



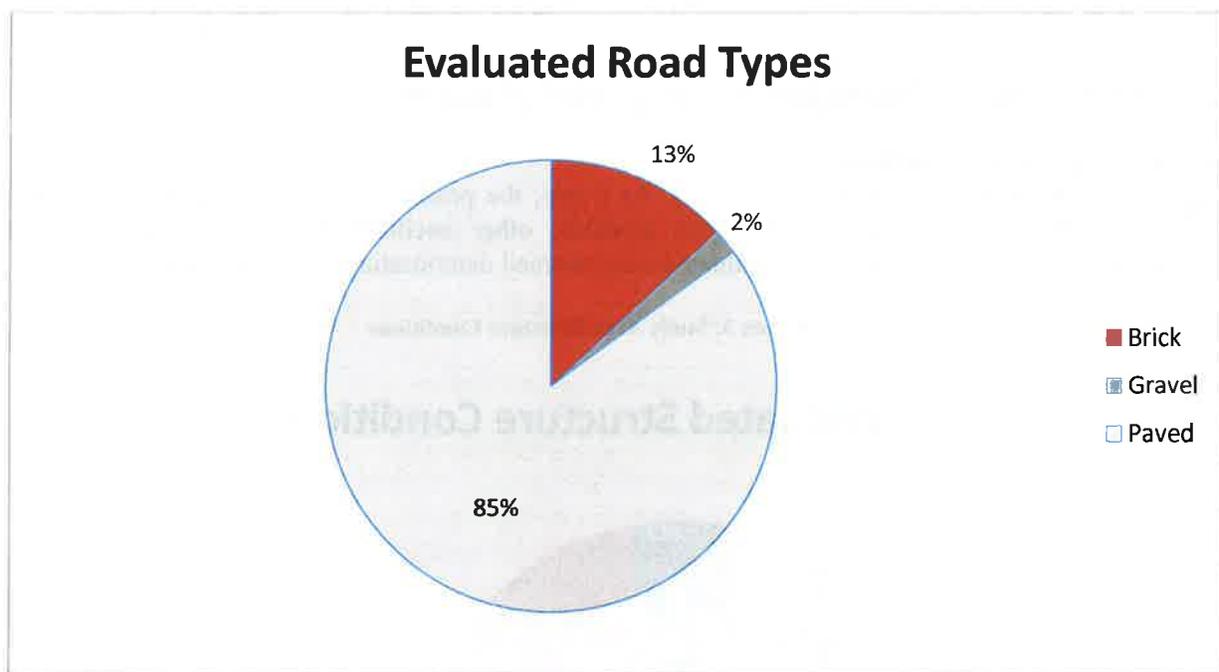
Defective or Inadequate Street Layout

Street Conditions and Accessibility

The inadequate infrastructure, street conditions and accessibility, as well as the inability to safely move traffic in and through the area, as a whole are considered to be a contributing factor to the blight and substandard conditions in the Proposed Blight Area.

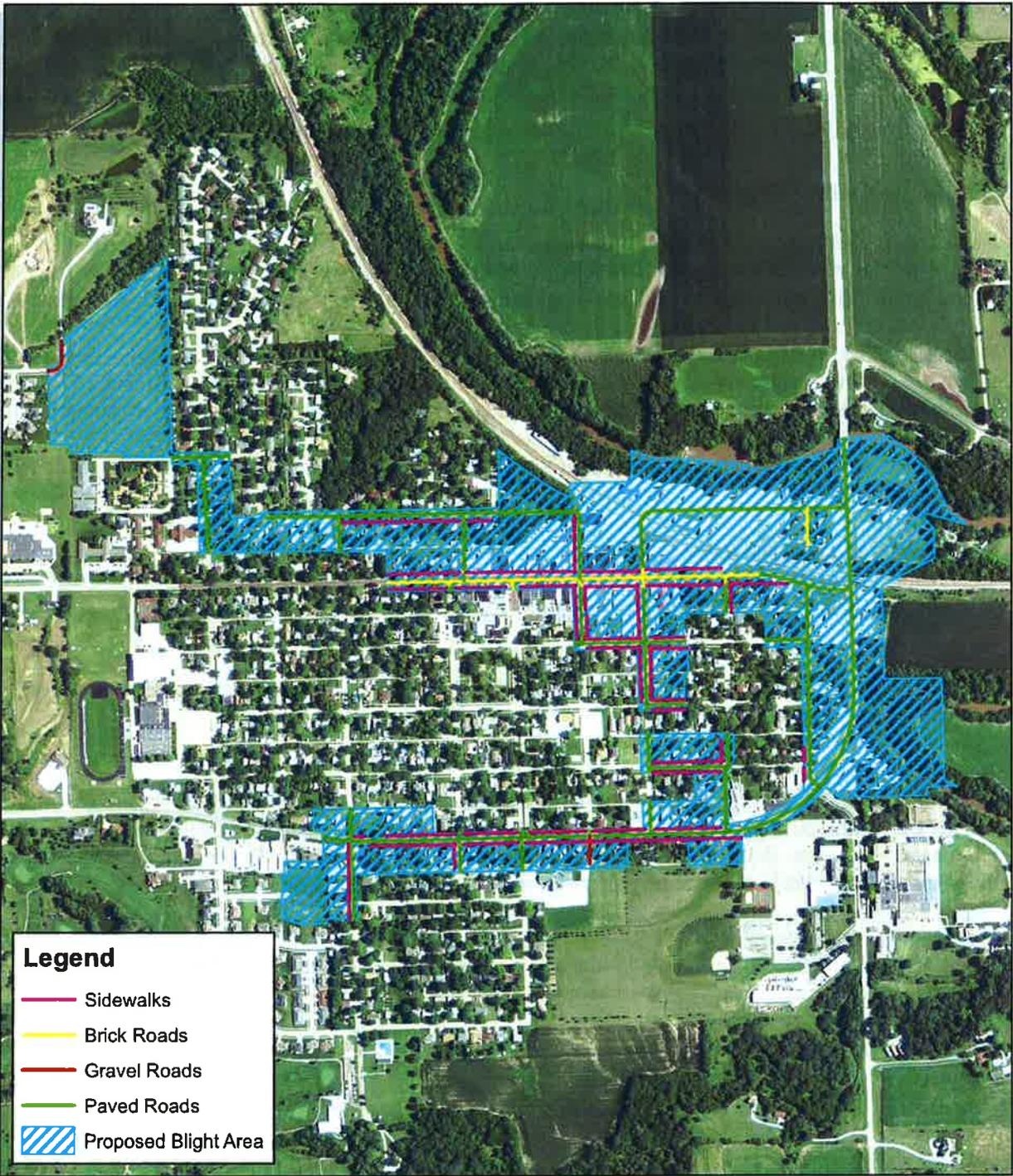
Street conditions and accessibility within the Designated Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. There are 3.82 miles of road within the Proposed Blight Area (not including alleys). Of this total, there are 0.07 miles of gravel roads, 0.48 miles of brick road, and 3.25 miles of paved road.

Figure 4: Study Area Road Types



The majority of paved roads were deemed adequate condition. There were a few spots with potholes or disruptions in the material. Some roads will need to address drainage issues while other areas need general maintenance. Repaving the roads within the Proposed Blight Area will have a positive effect on property values while also providing better transit and storm drainage. A railroad crossing, near downtown, and dead ends were present in the designated study area.

Figure 5: Proposed Area Road Types



Legend

- Sidewalks
- Brick Roads
- Gravel Roads
- Paved Roads
- Proposed Blight Area

Milford Blight Study
Condition of Roads and Sidewalks

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Date: 03/20/2013
Revised: 05/17/2013
Software: ArcGIS 10
File: 130503_Milford_Blight_Study_Map



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

Conditions associated with accessibility/usefulness of lots

The southern edge of the Study Area along Highway 6 is not fully developed. The half blocks of Walnut and A Street are dead ends. South A Street looks to be a secondary exit for the Bellwood Church and consists of gravel. The lot sizes of the downtown district are obsolete and undersized while the lots adjacent to the downtown create odd shaped lots along the railroad.

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

The age of the structures and materials used in older housing stock pose a potential safety hazard to the general public. The sidewalks, railroad crossing, and Highway 6 crossings should be evaluated in the future.

Water lines exist throughout the developed portion of the Proposed Blight Area. The undeveloped parcels of land in the northwest may not currently have access to water lines. There may also be a lack of adequate fire hydrant protection in the area. Both of these issues should be evaluated before future development occurs.

Although sewer infrastructure exists, it might not be adequate to accommodate new development within the Proposed Blight Area.

Deterioration of site or other improvements

Field observations of age and conditions of public utilities

Debris

There were 29 examples of debris noted during the evaluation. There were examples of construction materials, junk cars, and on-site storage.

Storm Drainage

The Proposed Blight Area should have an additional analysis of storm drainage. The curb and drains may need to be examined and fixed. Examination throughout the designated blighted area is needed due to maintenance to a few drain inlets and inadequate drainage along North F Street. There was an exposed manhole; however, due to the time of year, the alley may not have had a new layer of gravel put down.

Dilapidated structures

A total of eight dilapidated structures pose a real threat as well as 131 deteriorating structures that may need to be addressed.

Diversity of ownership

There are 137 different owners out of 186 properties.

Improper subdivision or obsolete platting

Obsolete platting

The downtown district has undersized lots compared to current standards. It is possible that the downtown district area and properties adjacent to the railroad may have zoning and easement issues. Further analysis may be needed on a project by project basis.

The existence of conditions which endanger life or property

Sidewalk Conditions

There is a severe lack of sidewalks in the Proposed Blighted Area. Sidewalks exist in the downtown business district along 1st and 2nd Streets. However, stretches of sidewalks are missing along the north and south corridors. The examples of missing sidewalks are Elm Street and half of South Walnut Street. Sidewalks are also missing west of D Street on the northwestern section of the proposed blight area. The condition of roads and sidewalks map shows the lack of sidewalks along Park Ave as well as North F Street and Linden Avenue. The intersection of South D Street and Highway 6 has a crosswalk but inadequate sidewalks surrounding that intersection. The sidewalks may require maintenance and future highway crossings should be evaluated in the future.

On-Site Storage

The storage of junked cars and other debris are evident within the Proposed Blight Area. These findings show a detriment to the neighborhood and should be evaluated for removal.

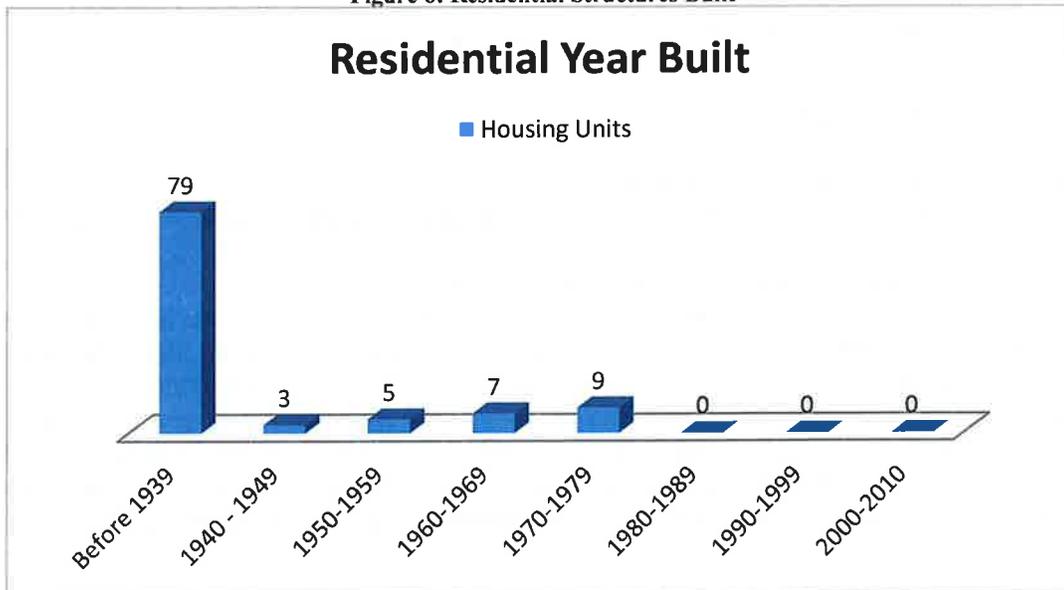
Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

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

Residential Structure Age

Information regarding the age of the permanent structures within the Designated Study Area was provided by the Seward County Assessor’s Office and verified during the field survey. According to the data received, there are 103 residential buildings within the Proposed Blight Area in the City of Milford. Of that total, 96% were built before 1973. The average age of residential structures built within the Proposed Blight Area is 89 years old. Because of these findings, structure age as a whole is considered to be a contributing factor to the blight and substandard conditions in the Proposed Blight Area.

Figure 6: Residential Structures Built



Source: Seward County Assessor’s Data, 2013

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land use patterns in the Proposed Blight Area. The condition of the structures was analyzed and rated according to the schedule as defined by the U.S. Department of Housing and Urban Development (described in the *Eligibility Analysis Section*). See *Appendix A* for a visual description of the structures within the Study Area. A total of 266 structures were evaluated and 52% were deemed to be deteriorating or dilapidated. Structure condition is considered to be a contributing factor to the blight and substandard conditions in the Study Area. As a rule, the primary structure for each parcel within the Proposed Blight Area was evaluated. When possible, other ancillary structures were also evaluated.

Age or obsolescence

As shown in Figure 6 and Figure 7, many of the residential buildings were built before 1939. The average age of structure for Residential units in the Proposed Blighted Area is 89 years old. Therefore the average residential house in this area was built in 1924.

The average year built of both commercial and residential structures is 1933. The estimate age of the 141 registered residential and commercial buildings in the Proposed Blighted Area is 80 years. 31 parcels did not have a registered year built due to no structure on the property or unregistered building through the assessor's office.

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

Overall sight conditions included on-site storage and debris. There were junk cars but majority of the debris was found near the alleyways. This can lead to unwanted pests and unsanitary conditions. Many of the dilapidated auxiliary structures also led to cluttered alleyways and outdoor storage. Overhead power lines near the downtown district were also found to create a cluttered alleyway.

Other Substandard Conditions

High density of population and overcrowding

The field analysis did not reveal that the City of Milford has high density or overcrowding in the Study Area.

The existence of conditions which endanger life or property

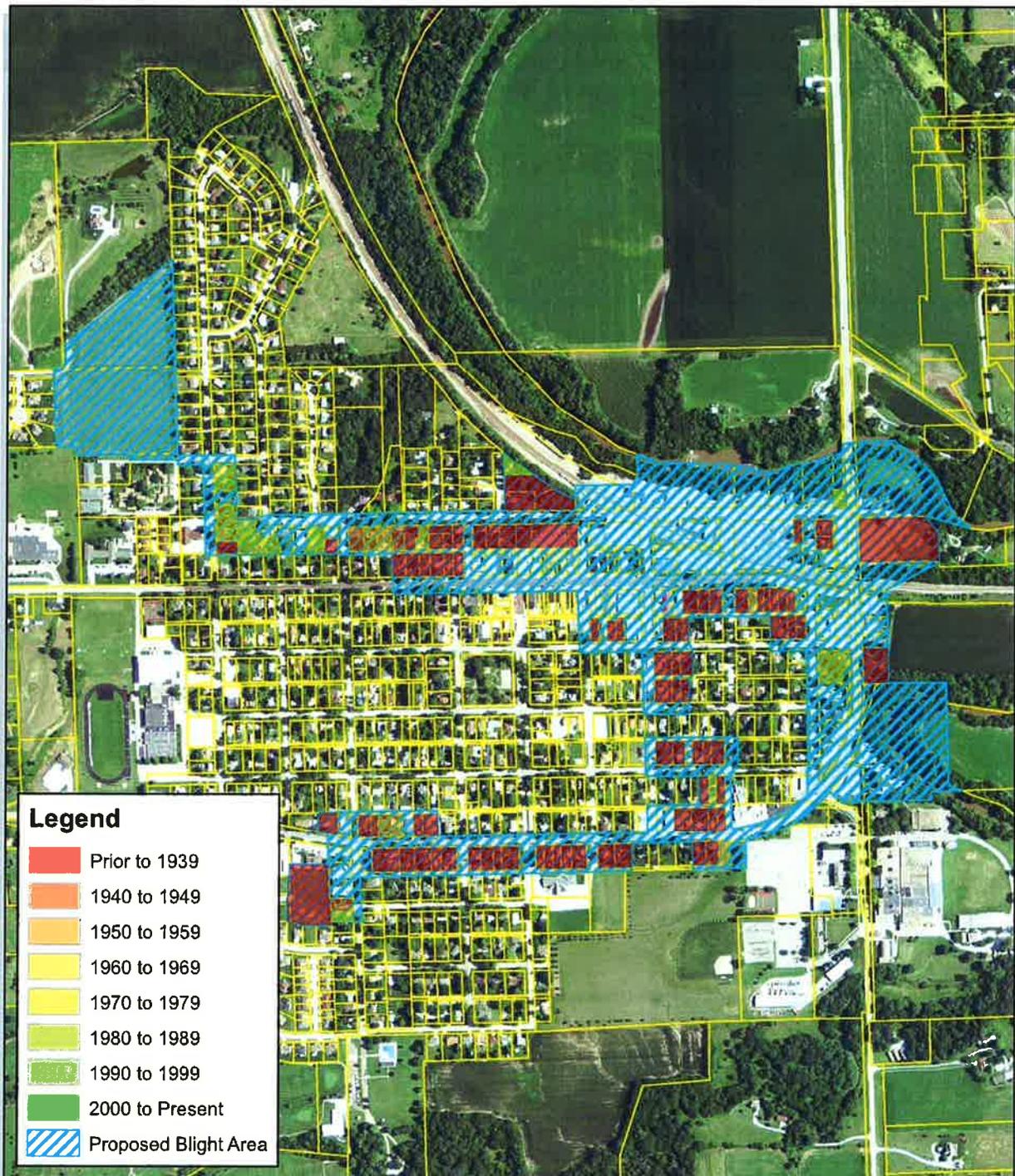
There is a severe lack of sidewalks in the Proposed Blighted Area. Sidewalks exist in the downtown business district along 1st and 2nd Streets. However, stretches of sidewalks are missing along the north and south corridors. The examples of missing sidewalks are Elm Street and half of South Walnut Street. Sidewalks are also missing west of D Street on the northwestern section of the proposed blight area. The condition of roads and sidewalks map shows the lack of sidewalks along Park Ave as well as North F Street and Linden Avenue. The intersection of South D Street and Highway 6 has a crosswalk but inadequate sidewalks surrounding that intersection. The sidewalks may require maintenance and future highway crossings should be evaluated in the future.

The storage of junked cars and other debris are evident within the Proposed Blight Area. These findings show a detriment to the neighborhood and should be evaluated for removal.

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

There are many factors that can be detrimental to the public health. Debris and deteriorating buildings are examples that can lead to juvenile delinquency and crime. The buildings and materials used in older housing stock can pose a threat to the public health and safety.

Figure 7: Residential Built Year



Milford Blight Study
Residential Year Built

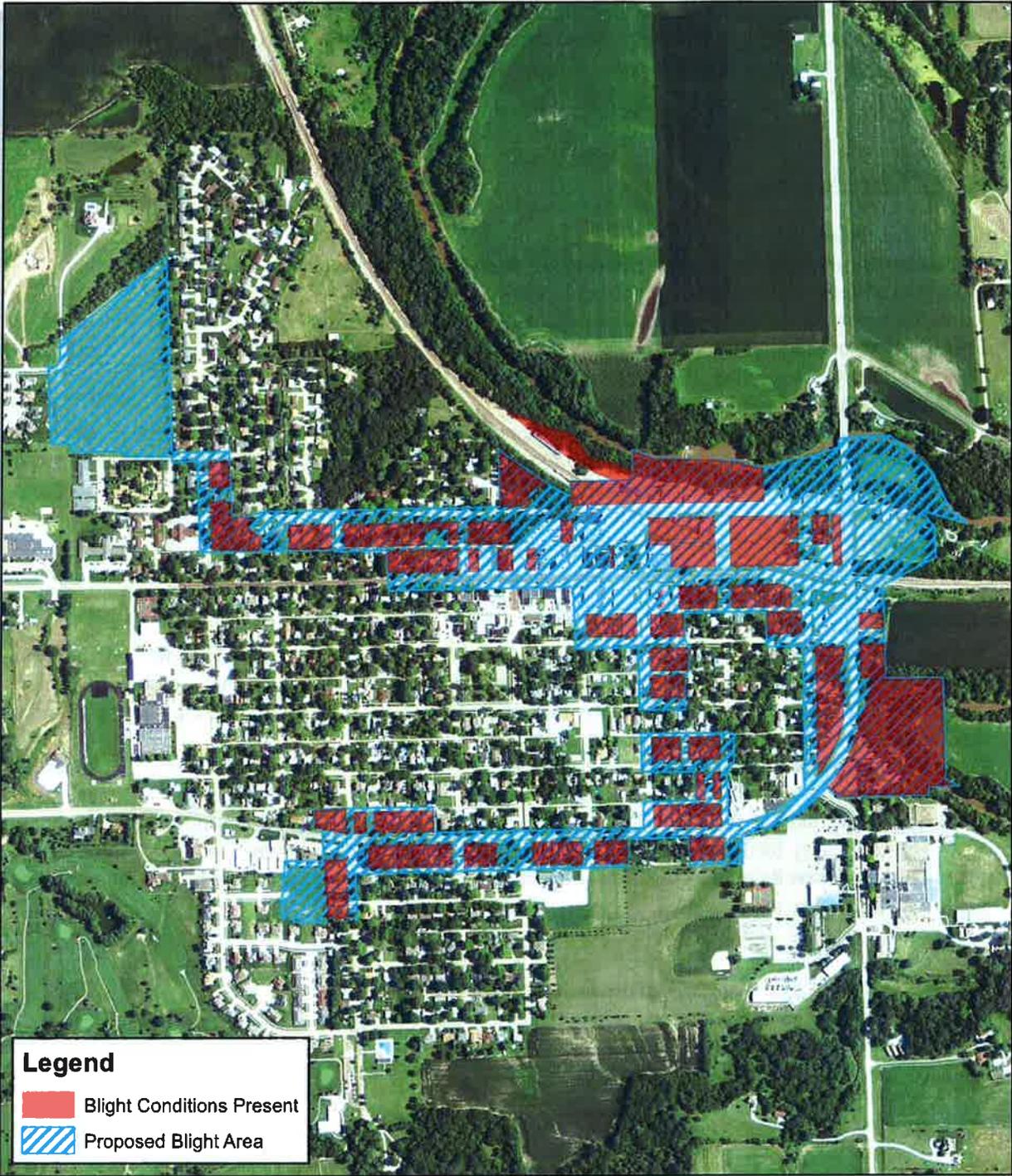
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Figure 8: Parcels Showings Blighted Conditions



Milford Blight Study
Examples of Blight Present
Based on Residential Structure Age,
Structure Condition, and Piles of Debris

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Date: 03/20/2013
Revised: 05/17/2013
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File: 130503_Milford_Blight_Study_Map



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Blighted and Substandard Findings

The Proposed Blight 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 Proposed Blight Area has several items that were considered beyond the remedy and control of the normal regulatory process of the City of Milford or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Blighted Conditions

Blighted Conditions Present

- A substantial number (majority) of deteriorated or deteriorating structures
- Existence of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Improper subdivision or obsolete platting
- The existence of conditions which endanger life or property by fire or other causes
- Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - The average age of the residential or commercial units in the area is at least 40 years
 - The area has had either stable or decreasing population based on the last two decennial censuses

Blighted Conditions NOT Present

- Diversity of ownership
- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - Unemployment in the designated area is at least one hundred twenty percent of the state or national average
 - More than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time
 - The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated

Blighted Conditions Not Evaluated (Due to Lack of Data)

- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title

Substandard Conditions

Substandard Conditions Present

- Dilapidation or deterioration
- Age or obsolescence
- Inadequate provision for ventilation, light, air, sanitation, or open spaces
- Other Substandard Conditions
 - b) The existence of conditions which endanger life or property by fire and other causes

- c) Any combination of such factors that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals, or welfare

Substandard Conditions NOT Present

- Other Substandard Conditions
 - High density of population and overcrowding

Based upon the issues and conditions indicated from the survey of the Designated Study Area, there are sufficient criteria present to designate this Proposed Blight Area as blighted and substandard, as provided for in the Nebraska Revised Statutes.

Conclusion

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

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, that the Proposed Blight Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Milford and the Community Redevelopment Authority.

The City of Milford should review this Blight and Substandard Study, and if satisfied with the findings contained in this Study, may, by resolution, designate the Proposed Blight Area as “Blighted and Substandard” as provided for in the Nebraska Community Law, making this Area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be developed in a manner consistent with the City of Milford Comprehensive Development Plan.

Appendix A

Visual Assessment – Site Photographs





