

2023

City of Schuyler Core Blight Study Area

Resolution #2023-0919C

September 19, 2023



JEO Consulting Group, Inc.

Introduction

Purpose of the Study

This Schuyler Core Area Blight and Substandard Study is a designated study area intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Schuyler's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Schuyler finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Schuyler Core Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines existing conditions of land use, buildings, and structures within the designated study area in the City of Schuyler's authority to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Schuyler to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Schuyler must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

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

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

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any 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 Statute §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 the Community Development Law, 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 the Community Development Law, 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 occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.

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

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

Prior to the adoption of a 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 Statute §18-2103, several of which are shown below (organization and emphasis added):

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

Blighted area means an area, which.

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

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

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;

- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.

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



Substandard and Blight Eligibility Analysis

Designated Study Area

The designated study area is within the corporate limits of the City of Schuyler. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Schuyler 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 Schuyler can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Schuyler 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 hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Schuyler can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration*

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

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

2. Age or obsolescence

Estimate age of structures (40+ years criteria)

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

Overall sight conditions

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

4. Other substandard conditions

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns,

inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

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

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

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

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

Examine conditions which endanger life or property.

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

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability

Economic and/or socially undesirable land uses

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

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 (Public Records);
- (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 windowpanes,

- Some rotted or loose windows or doors (no longer wind- or waterproof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

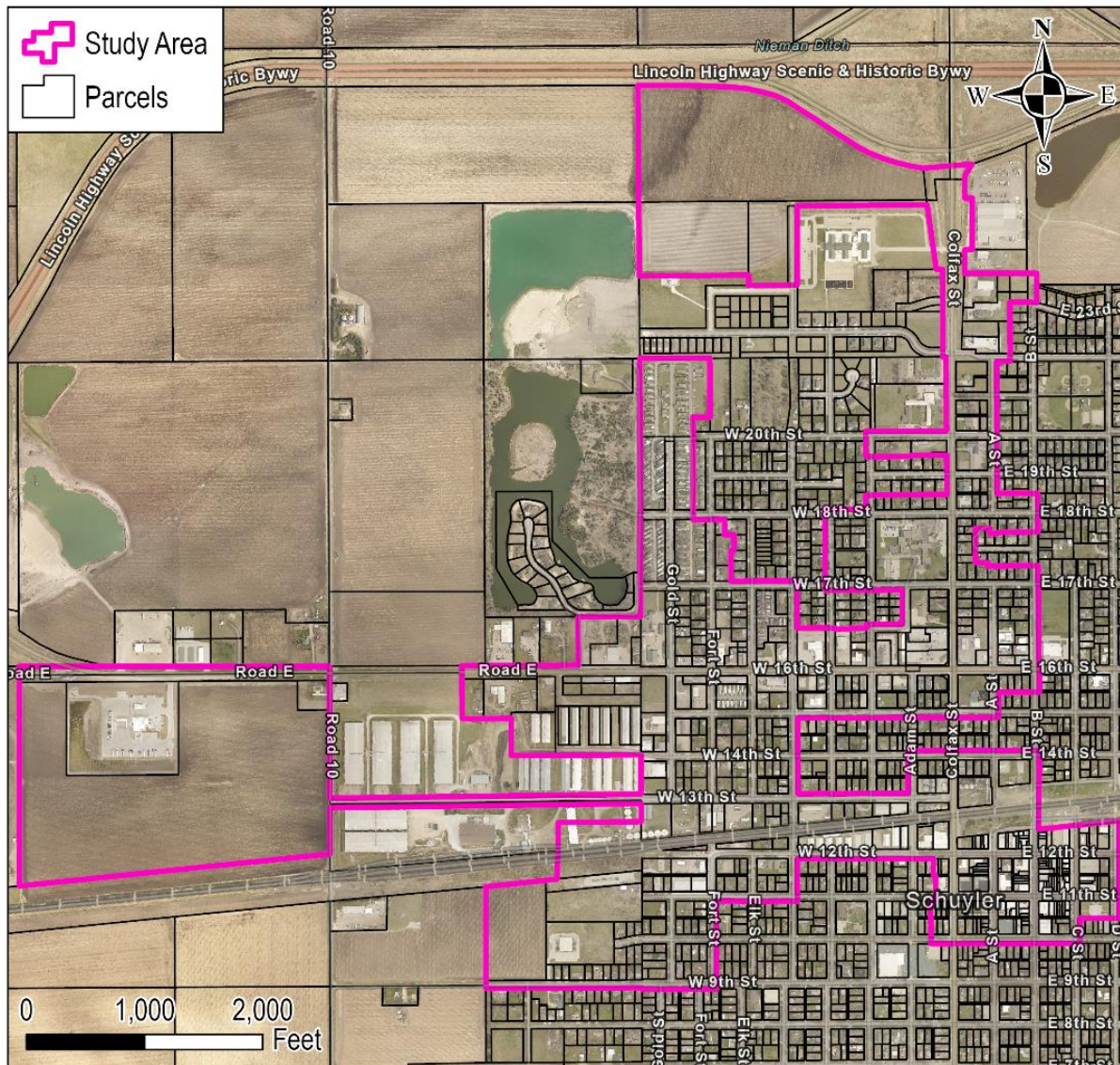
Dilapidated Condition

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

Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “East Schuyler Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Created By: J. Ray; M. Woodrum
Date: June 2023
Software: ArcGIS Pro 3.1.2
File: R222390.00

City of Schuyler, NE

Schuyler Core Blight Study Area

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 520.66 acres. The following legal description delineates the Recommended Area

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M., COLFAX COUNTY, NEBRASKA, ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "H", WATER TOWER 2ND ADDITION; THENCE SOUTH, ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2175 FEET, MORE OR LESS, TO THE SOUTH LINE OF SANDY SHORES DRIVE; THENCE WEST ON THE SOUTH LINE OF SANDY SHORES DRIVE, A DISTANCE OF 530 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2020-01160; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 410 FEET, MORE OR LESS TO THE NORTH LINE OF COUNTY ROAD "E"; THENCE WEST ON THE NORTH LINE OF COUNTY ROAD "E", A DISTANCE OF 1000 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 123, PAGE 408; THENCE SOUTH ON SAID EASTERLY LINE AND IT'S NORTHERLY EXTENSION, A DISTANCE OF 450 FEET, MORE OR LESS; THENCE EAST ON SAID EASTERLY LINE, A DISTANCE OF 400 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 300 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 1100 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE NORTH LINE OF WEST 13TH STREET; THENCE WEST ON THE NORTH LINE OF WEST 13TH STREET, A DISTANCE OF 2630 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 2, SCHUYLER INDUSTRIAL PARK ADDITION REPLAT; THENCE NORTH ON SAID EAST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 1120 FEET, MORE OR LESS, TO THE NORTH LINE OF COUNTY ROAD "E"; THENCE WEST ON THE NORTH LINE OF COUNTY ROAD "E", A DISTANCE OF 2620 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2; THENCE SOUTH ON SAID WEST LINE AND IT'S NORTHERLY EXTENSION, A DISTANCE OF 1860 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 400 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST 13TH STREET; THENCE EAST ON THE SOUTH LINE OF WEST 13TH STREET, A DISTANCE OF 2640 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID TRACT DESCRIBED IN DEED BOOK 123, PAGE 408; THENCE SOUTH ON SAID EASTERLY LINE, A DISTANCE OF 150 FEET, MORE OR LESS; THENCE WEST CONTINUING ON SAID EASTERLY LINE OF SAID TRACT, A DISTANCE OF 700 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID EASTERLY LINE AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 475 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 620 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M.; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 860 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST 9TH STREET; THENCE EAST ON THE SOUTH LINE OF WEST 9TH STREET, A DISTANCE OF 1960 FEET, MORE OR LESS, TO THE EAST LINE OF FORT STREET; THENCE NORTH ON THE EAST LINE OF FORT STREET, A DISTANCE OF 740 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST 11TH STREET; THENCE EAST ON THE SOUTH LINE OF WEST 11TH STREET, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE EAST LINE OF DENVER STREET; THENCE NORTH ON THE EAST LINE OF DENVER STREET A DISTANCE OF 360 FEET, MORE OR LESS TO THE SOUTH LINE OF WEST 12TH STREET; THENCE EAST ON THE SOUTH LINE OF WEST 12TH STREET, A DISTANCE OF 1150 FEET,

Schuyler Core Blight Study, September 19, 2023

MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF COURT HOUSE SQUARE; THENCE SOUTH ON SAID WEST HALF OF THE WEST HALF OF COURT HOUSE SQUARE AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST HALF OF BLOCK 96, ORIGINAL TOWN OF SCHUYLER; THENCE SOUTH ON SAID WEST HALF OF BLOCK 96 AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST 10TH STREET; THENCE EAST ON THE SOUTH LINE OF WEST 10TH STREET, A DISTANCE OF 1220 FEET, MORE OR LESS TO THE EAST LINE OF "C" STREET; THENCE NORTH ON THE EAST LINE OF "C" STREET, A DISTANCE OF 228 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTH HALF FO BLOCK 100, ORIGINAL TOWN OF SCHUYLER; THENCE EAST ON THE SOUTH LINE OF SAID NORTH HALF OF BLOCK 100 AND IT'S EASTERLY EXTENSION, A DISTANCE OF 330 FEET, MORE OR LESS TO THE EAST LINE OF "D" STREET; THENCE NORTH ON THE EAST LINE OF "D" STREET, A DISTANCE OF 800 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE WESTERLY ON SAID SOUTH RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 680 FEET, MORE OR LESS, TO THE EAST LINE OF "B" STREET; THENCE NORTH ON THE EAST LINE OF "B" STREET, A DISTANCE OF 670 FEET, MORE OR LESS, TO THE NORTH LINE OF EAST 14TH STREET; THENCE WEST ON THE NORTH LINE OF EAST 14TH STREET, A DISTANCE OF 1110 FEET, MORE OR LESS, TO THE WEST LINE OF ADAM STREET; THENCE SOUTH ON THE WEST LINE OF ADAM STREET, A DISTANCE OF 360 FEET, MORE OR LESS, TO THE NORTH LINE OF WEST 13TH STREET; THENCE WEST ON THE NORTH LINE OF WEST 13TH STREET, A DISTANCE OF 925 FEET, MORE OR LESS, TO THE EAST LINE OF DENVER STREET; THENCE NORTH ON THE EAST LINE OF DENVER STREET, A DISTANCE OF 640 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST 15TH STREET; THENCE EAST ON THE SOUTH LINE OF WEST 15TH STREET, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE EAST LINE OF "A" STREET; THENCE NORTH ON THE EAST LINE OF "A" STREET, A DISTANCE OF 228 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF BLOCK 7, ORIGINAL TOWN OF SCHUYLER; THENCE EAST ON THE SOUTH LINE OF SAID NORTH HALF OF BLOCK 7 AND IT'S EASTERLY EXTENSION, A DISTANCE OF 344 FEET, MORE OR LESS, TO THE EAST LINE OF "B" STREET; THENCE NORTH ON THE EAST LINE OF "B" STREET, A DISTANCE OF 1050 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6, BLOCK 16, CLARKSON AND DORSEY'S SUBDIVISION; THENCE WEST, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST ON THE NORTH LINE OF LOTS 6 THROUGH 10 INCLUSIVE, OF SAID BLOCK 16, A DISTANCE OF 444 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH ON THE EAST LINE OF LOTS 11, 13, 14, 15 AND 16, OF SAID BLOCK 16, A DISTANCE OF 300 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 18 OF SAID BLOCK 16; THENCE EAST ON THE SOUTH LINE OF LOTS 18 THROUGH 22 INCLUSIVE OF SAID BLOCK 16 AND IT'S EASTERLY EXTENSION, A DISTANCE OF 530 FEET, MORE OR LESS, TO THE EAST LINE OF "B" STREET; THENCE NORTH ON THE EAST LINE OF "B" STREET, A DISTANCE OF 315 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 5, BLOCK 3, DORSEY'S ADDITION TO NORTH SCHUYLER; THENCE WEST, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTH HALF OF BLOCK 12, NORTH SCHUYLER ADDITION; THENCE WEST ON THE NORTH LINE OF SAID SOUTH HALF OF BLOCK 12, A DISTANCE OF 364 FEET, MORE OR LESS, TO THE EAST LINE OF "A" STREET; THENCE NORTH ON THE EAST LINE OF "A" STREET, A DISTANCE OF 780 FETT, MORE OR LESS, TO THE SOUTH LINE OF 22ND STREET; THENCE EAST ON THE SOUTH LINE OF 22ND STREET, A DISTANCE OF 114 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF NORTH PARK SECOND ADDITION; THENCE NORTH ON SAID WEST LINE AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 514 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID NORTH PARK SECOND ADDITION; THENCE EAST ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID

LOT 2; THENCE NORTH ON THE EAST LINE OF LOTS 1 AND 2 OF SAID NORTH PARK SECOND ADDITION, A DISTANCE OF 238 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ON THE NORTH LINE OF SAID LOT 1 AND IT'S WESTERLY EXTENSION A DISTANCE OF 530 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 15; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 15, A DISTANCE OF 900 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 30; THENCE WEST ON SAID SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 30, A DISTANCE OF 1100 FEET, MORE OR LESS TO THE WEST LINE OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M.; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 1600 FEET; THENCE EAST, A DISTANCE OF 920 FEET; THENCE SOUTH, A DISTANCE OF 80 FEET, MORE OR LESS TO THE NORTH LINE OF DUNKER STREET; THENCE EAST ON THE NORTH LINE OF DUNKER STREET, A DISTANCE OF 415 FEET, MORE OR LESS, TO THE EAST LINE OF DENVER STREET; THENCE NORTH ON THE EAST LINE OF DENVER STREET, A DISTANCE OF 670 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, SCHUYLER COMMUNITY SCHOOLS SUBDIVISION; THENCE EAST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1109 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 15; THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1900 FEET, MORE OR LESS, TO THE NORTH LINE OF WEST 20TH STREET; THENCE WEST ON THE NORTH LINE OF WEST 20TH STREET, A DISTANCE OF 680 FEET, MORE OR LESS TO THE WEST LINE OF BANNER STREET; THENCE SOUTH ON THE WEST LINE OF BANNER STREET, A DISTANCE OF 205 FEET, MORE OR LESS, TO THE INTERSECTION THE WESTERLY EXTENSION ON THE SOUTH LINE OF THE NORTH HALF OF BLOCK 1, DORSEY'S ADDITION; THENCE EAST ON SAID SOUTH LINE AND IT'S WESTERLY EXTENSION, A DISTANCE OF 691 FEET, MORE OR LESS, TO THE WEST LINE OF COLFAX STREET; THENCE SOUTH ON THE WEST LINE OF COLFAX STREET, A DISTANCE OF 330 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTH HALF OF BERGT ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID NORTH HALF OF BERGT ADDITION AND ITS WESTERLY EXTENSION, A DISTANCE OF 691 FEET, MORE OR LESS, TO THE WEST LINE OF BANNER STREET; THENCE SOUTH ON THE WEST LINE OF BANNER STREET, A DISTANCE OF 125 FEET, MORE OR LESS, TO THE NORTH LINE OF WEST 18TH STREET; THENCE WEST ON THE NORTH LINE OF WEST 18TH STREET, A DISTANCE OF 344 FEET, MORE OR LESS, TO THE WEST LINE OF CHICAGO STREET; THENCE SOUTH ON THE WEST LINE OF CHICAGO STREET, A DISTANCE OF 676 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST 17TH STREET; THENCE EAST ON THE SOUTH LINE OF WEST 17TH STREET, A DISTANCE OF 648 FEET, MORE OR LESS TO THE WEST LINE OF ADAM STREET; THENCE SOUTH ON THE WEST LINE OF ADAM STREET, A DISTANCE OF 290 FEET, MORE OR LESS, TO THE NORTH LINE OF WEST 16TH AVENUE; THENCE WEST ON THE NORTH LINE OF WEST 16TH AVENUE, A DISTANCE OF 304 FEET, MORE OR LESS, TO THE WEST LINE OF BANNER STREET; THENCE WEST ON THE SOUTH LINE OF BLOCKS 10 AND 11, CLARKSON AND DORSEY ADDITION, A DISTANCE OF 590 FEET, MORE OR LESS, TO THE EAST LINE OF DENVER STREET; THENCE NORTH ON THE EAST LINE OF DENVER STREET, A DISTANCE OF 406 FEET, MORE OR LESS, TO THE NORTH LINE OF WEST 17TH STREET; THENCE WEST ON THE NORTH LINE OF WEST 17TH STREET, A DISTANCE OF 535 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF GASKILL SUBDIVISION; THENCE NORTH ON THE WEST LINE OF GASKILL SUBDIVISION, A DISTANCE OF 260 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID GASKILL SUBDIVISION; THENCE NORTH ON THE WEST LINE OF THE EAST 145 FEET OF THE WEST HALF OF BLOCK 19, CLARKSON AND DORSEY'S SUBDIVISION, A DISTANCE OF 130 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE WEST HALF OF SAID BLOCK 19; THENCE WEST ON SAID SOUTH LINE, A DISTANCE OF 75 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 80 FEET OF SAID BLOCK 19; THENCE NORTH ON SAID EAST LINE, A DISTANCE OF 130 FEET, MORE OR LESS, TO THE SOUTH LINE OF WEST 18TH STREET; THENCE WEST ON THE SOUTH LINE OF WEST 18TH STREET, A DISTANCE OF 280 FEET,

MORE OR LESS, TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST HALF OF BLOCK "A", WEST GOLD ESTATES 2ND ADDITION; THENCE NORTH ON SAID EAST LINE AND IT'S SOUTHERLY AND NORTHERLY EXTENSIONS, A DISTANCE OF 850 FEET, MORE OR LESS; THENCE EAST, A DISTANCE OF 150 FEET, MORE OR LESS TO THE EAST LINE OF BLOCK 6, CLARKSON AND DORSEY'S SUBDIVISION; THENCE NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE WEST ON THE NORTH LINE OF SAID BLOCK 6, A DISTANCE OF 580 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Findings and Contributing Factors

The intent of this study is to determine whether the Schuyler Core Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on May 17 and 22, 2023, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Schuyler Core Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the Schuyler Core Blight Study Area based upon the statutory definitions, the planning team's observations during the field survey, and explains the identified contributing factors. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the Schuyler Core Blight Study Area.

BLIGHTED CRITERIA CONDITIONS

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

Substantial Number of Deteriorated or Deteriorating Structures

Each parcel within the Schuyler Core Blight Study Area was examined for the structural conditions. A total of 382 structures were evaluated and 250 or 65% of the structures within the designated study area were graded as deteriorating or dilapidated. The structure condition ratings are illustrated in Figure 2. With almost half of the structures receiving a deteriorating or dilapidated rating, this is considered a contributing factor.

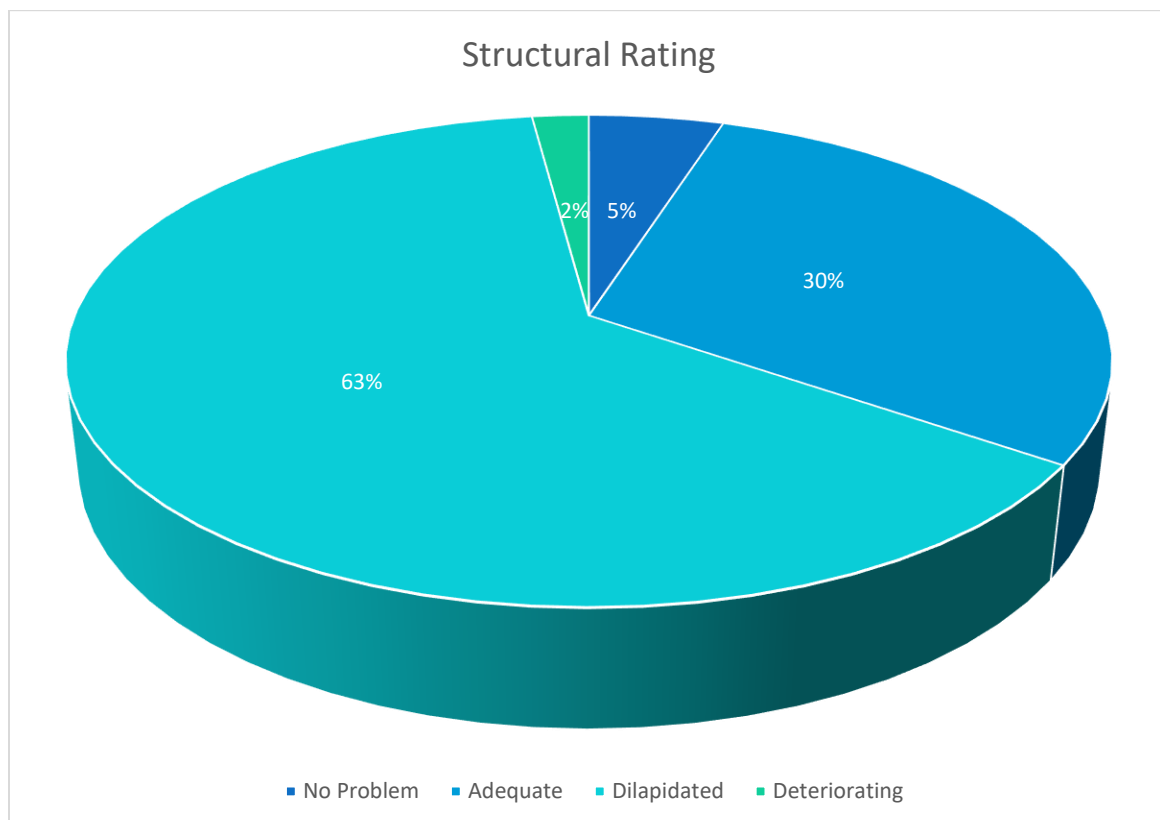
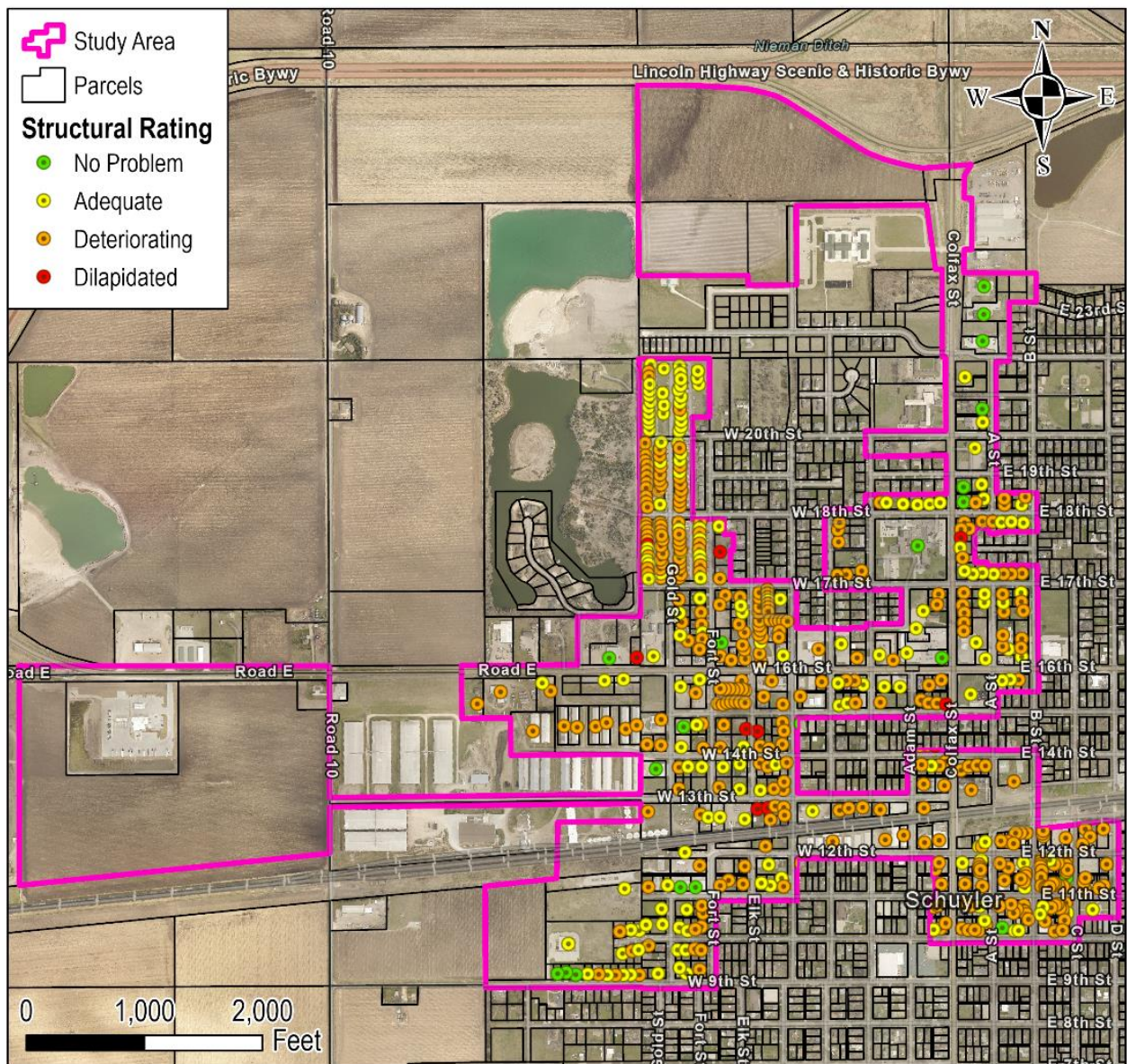


Figure 2: Structural Conditions



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 Date: June 2023
 Software: ArcGIS Pro 3.1.2
 File: R222390.00

City of Schuyler, NE

Schuyler Core Blight Study: Structural Rating

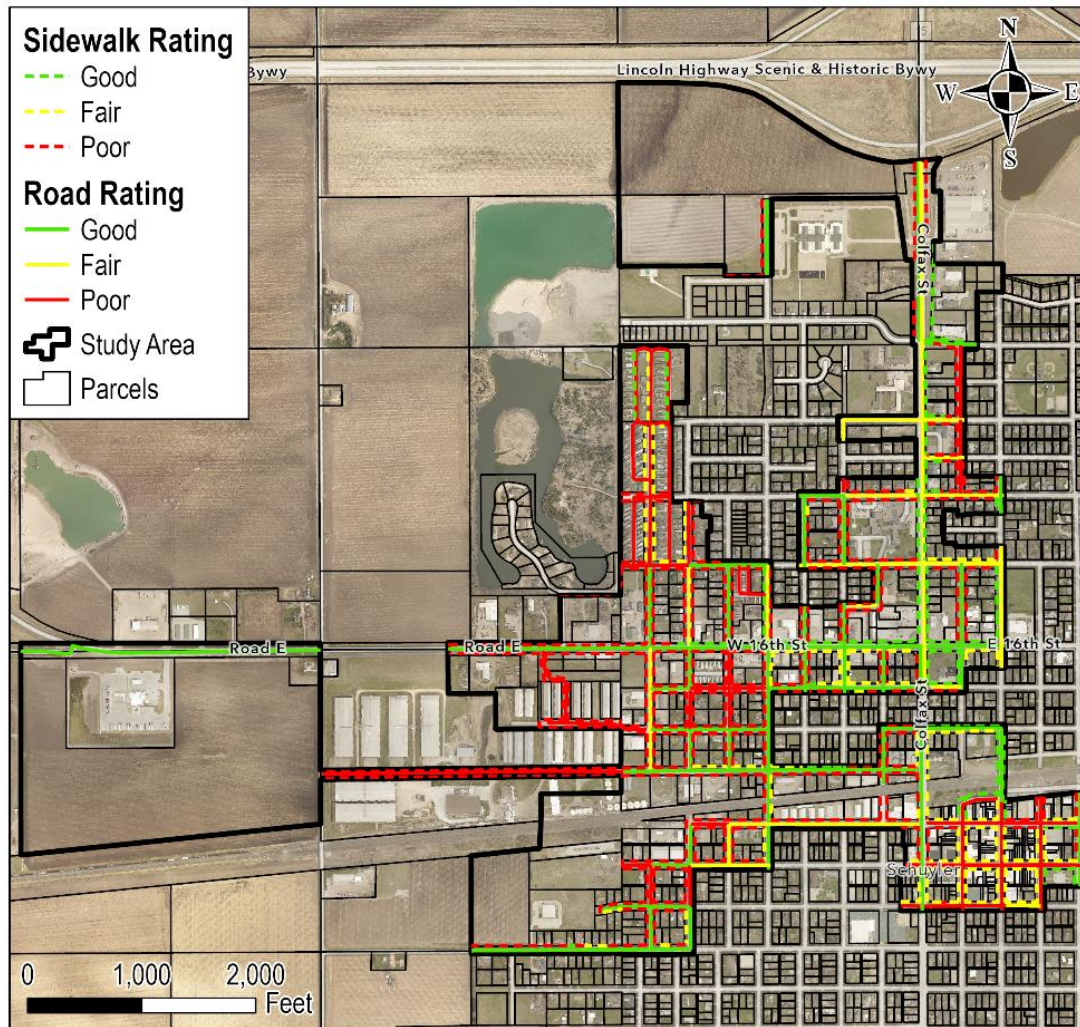
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Defective or Inadequate Street Layout

Street Conditions and Accessibility

Street conditions and accessibility within the Schuyler Core Blight 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. The noted deficiencies are: unpaved and undeveloped roads, portions of streets without curb and gutter or a road shoulder and the lack of sidewalks in the area. The transportation infrastructure conditions are illustrated in Figure 3. The street conditions are considered a contributing factor.

Figure 3: Transportation Conditions



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City of Schuyler, NE

Schuyler Core Blight Study: Transportation

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

Throughout the Schuyler Core Blight Study Area, the lot sizes and shapes vary. Parcels are irregularly shaped with acute angles, most in the downtown region are too narrow for modern building standards, some are too large and need additional subdivisions, and land locked lots. Overall, this factor is considered to be contributing to the recommended blight designation.

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Debris

Debris was noted in the field analysis in 30 locations. The debris ranged from tree trimming and landscape materials to non-operable vehicles to railroad ties and construction waste. This along with unmaintained wooded areas with underbrush can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Land Use

Within the study area Industrial and residential land uses are mixed without separation. The character of the industrial uses can expose residents to noise, air, dust, and light pollution as well as truck traffic.

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The study area contains at least 184 structures built prior to 1978. Note: Age of structure was not available for mobile homes or commercial or industrial structures; thus, the total number of structures built prior to 1978 is much higher.

Structural Condition

A total of 250 structures were graded as deteriorating or dilapidated.

Floodplain

A substantial portion of the study area south of the railroad tracks is in the FEMA designated floodplain.

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

Deterioration of site or other improvements

Sidewalks

The lack of sidewalks, including accessible crosswalks, inhibits pedestrian movement through the study area.

Drainage

The condition of public streets as well as erosion and standing water on private parcels were noted in numerous locations during the field analysis. Culverts were noted with diminished capacity due to silting or structure damage from vehicles.

Driveways or Parking Areas

Many of the industrial and commercial areas and some residential properties included private driveways or parking areas that were noted as unimproved, gravel or in poor condition.

Structural Condition

A total of 382 structures were evaluated and 250 or 65% of the structures within the designated study area were graded as deteriorating or dilapidated.

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

Diversity of ownership

The diversity of ownership was not evident in the Schuyler Core Blight Study Area. There are 334 unique private property owners in the Schuyler Core Blight Study Area. Thus, this is considered a contributing factor.

Improper subdivision or obsolete platting

Obsolete platting

Throughout the Schuyler Core Blight Study Area, the lot sizes and shapes vary. The majority of the platted lots in the downtown are obsolete based upon narrowness. In addition, the study area contains the improper subdivision of land locked lots.

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

The existence of conditions which endanger life or property.

Conditions which pose a threat to public health and safety

Debris

Debris was noted in the field analysis in 30 locations. The debris ranged from tree trimming and landscape materials to non-operable vehicles to railroad ties and construction waste. This along with unmaintained wooded areas with underbrush can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Land Use

Within the study area Industrial and residential land uses are mixed without separation. The character of the industrial uses can expose residents to noise, air, dust, and light pollution as well as truck traffic.

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The study area contains at least 184 structures built prior to 1978. Note: Age of structure was not available for mobile homes or commercial or industrial structures; thus, the total number of structures built prior to 1978 is much higher.

Structural Condition

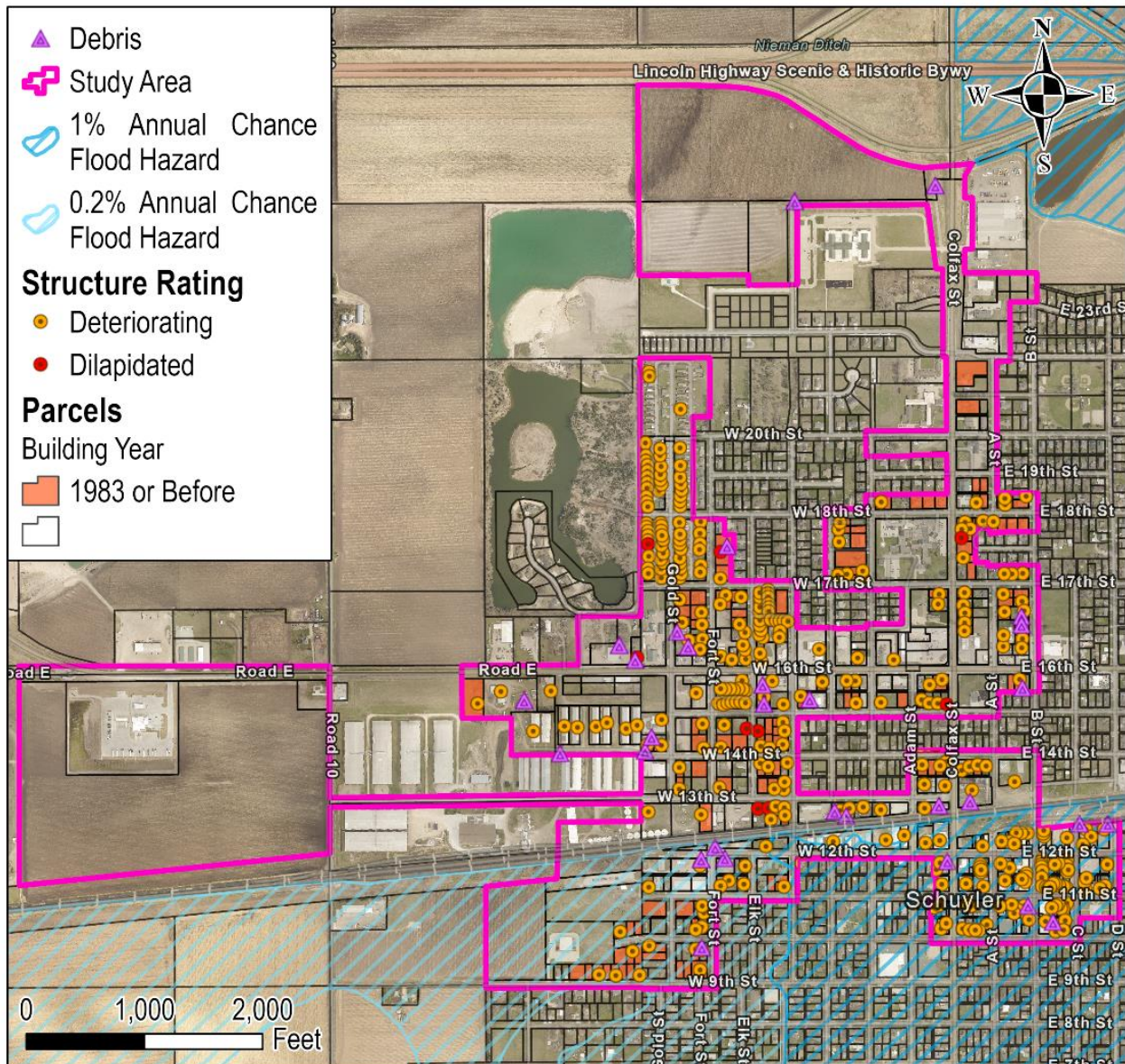
A total of 250 structures were graded as deteriorating or dilapidated.

Floodplain

A substantial portion of the study area south of the railroad tracks is in the FEMA designated floodplain.

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

Figure 4: Potential Hazards of Site



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City of Schuyler, NE

Schuyler Core Blight Study: Potential Hazards

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Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

Many conditions or factors were observed in the field analysis that could impair sound growth of the community.

Gravel Roads

Numerous roads have not been improved to urban public street standards with curb and gutter and pavement.

Debris

Debris piles were noted in the field analysis in 5 locations. This can be a potential safety hazard and aesthetically displeasing to potential growth or development of the area.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Land Use

Within the study area Industrial and residential land uses are mixed and lack separation. The character of the industrial uses can expose residents to noise, air, dust, and light pollution as well as truck traffic.

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. This includes the drive-in movie theater parcel which contains several derelict accessory structures.

Structural Condition

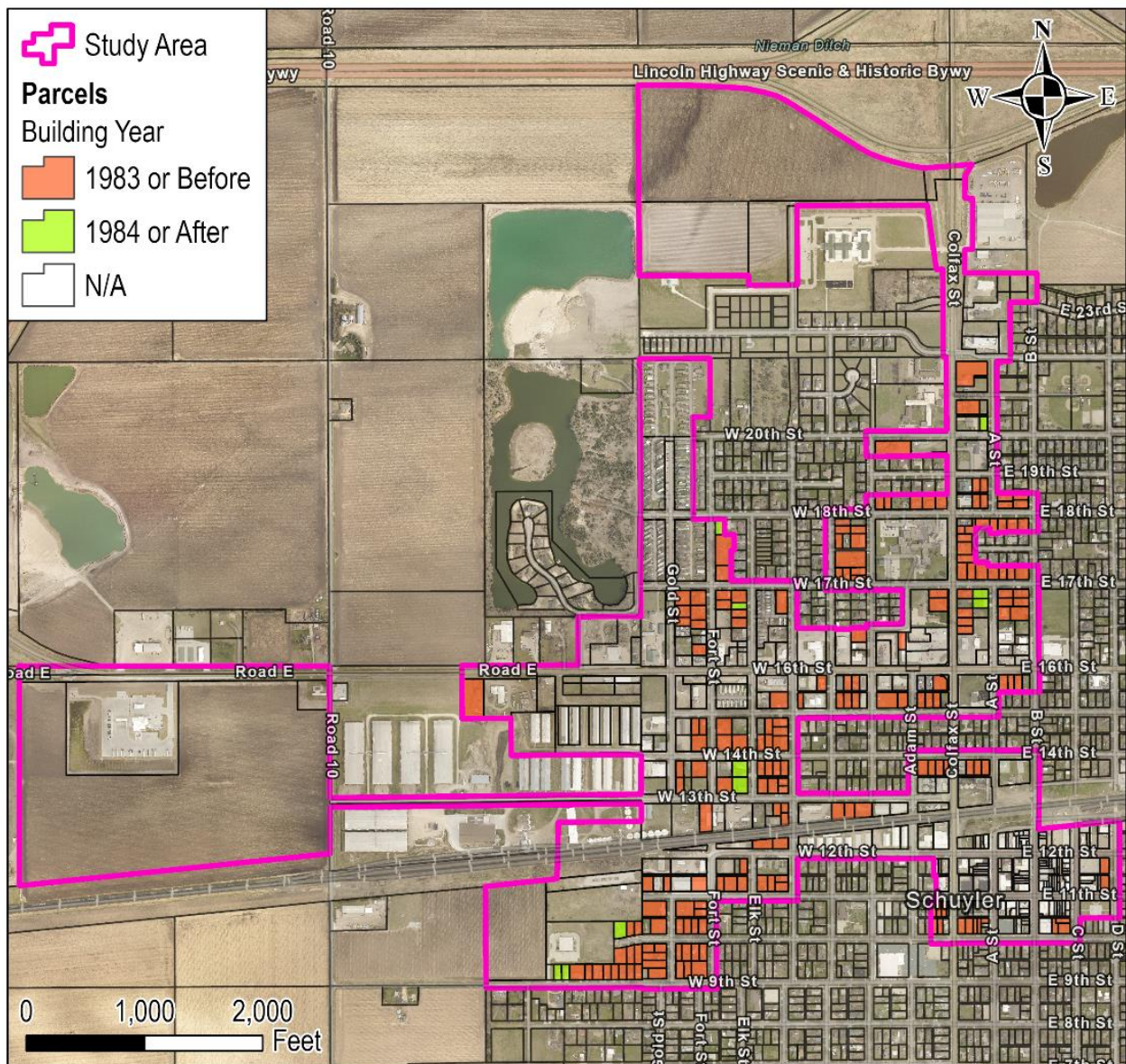
A total of 382 structures were evaluated and 250 or 65% of the structures within the designated study area were graded as deteriorating or dilapidated.

As a result, it is considered a substantial contributor to the Schuyler Core Blight Study Area to be considered blighted.

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 structures in the area is at least 40 years. The average age of the 201 documented structures is 92 years (1931). Thus, this is considered a contributing factor.

Figure 5: Age of Structure



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City of Schuyler, NE

Schuyler Core Blight Study: Age of Structures

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SUBSTANDARD CRITERIA

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

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the Schuyler Core Blight Study Area.

A total of 382 structures were evaluated and 250 or 65% of the structures within the designated study area were graded as deteriorating or dilapidated. This is considered a contributing factor.

Age or obsolescence

Information regarding the age of the permanent structures within the Schuyler Core Blight Study Area was provided by the Colfax County Assessor's Office. The average age of the structures in the area is at least 40 years. The average age of the **201** documented structures is **92** years (1931)...In addition, the study area contains obsolete structures. This is considered a contributing factor.

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

Poor Drainage and Sanitation

The Schuyler Core Blight Study Area contains limited areas of modern urban streets with storm drainage.

However, this is not considered significant to be considered a predominate factor.

Other Substandard Conditions

The existence of conditions which endanger life or property.

Debris

Debris was noted in the field analysis in 30 locations. The debris ranged from tree trimming and landscape materials to non-operable vehicles to railroad ties and construction waste. This along with unmaintained wooded areas with underbrush can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Land Use

Within the study area Industrial and residential land uses are mixed without separation. The character of the industrial uses can expose residents to noise, air, dust, and light pollution as well as truck traffic.

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The study area contains at least 184 structures built prior to 1978. Note: Age of structure was not available for mobile homes or commercial or industrial structures; thus, the total number of structures built prior to 1978 is much higher.

Structural Condition

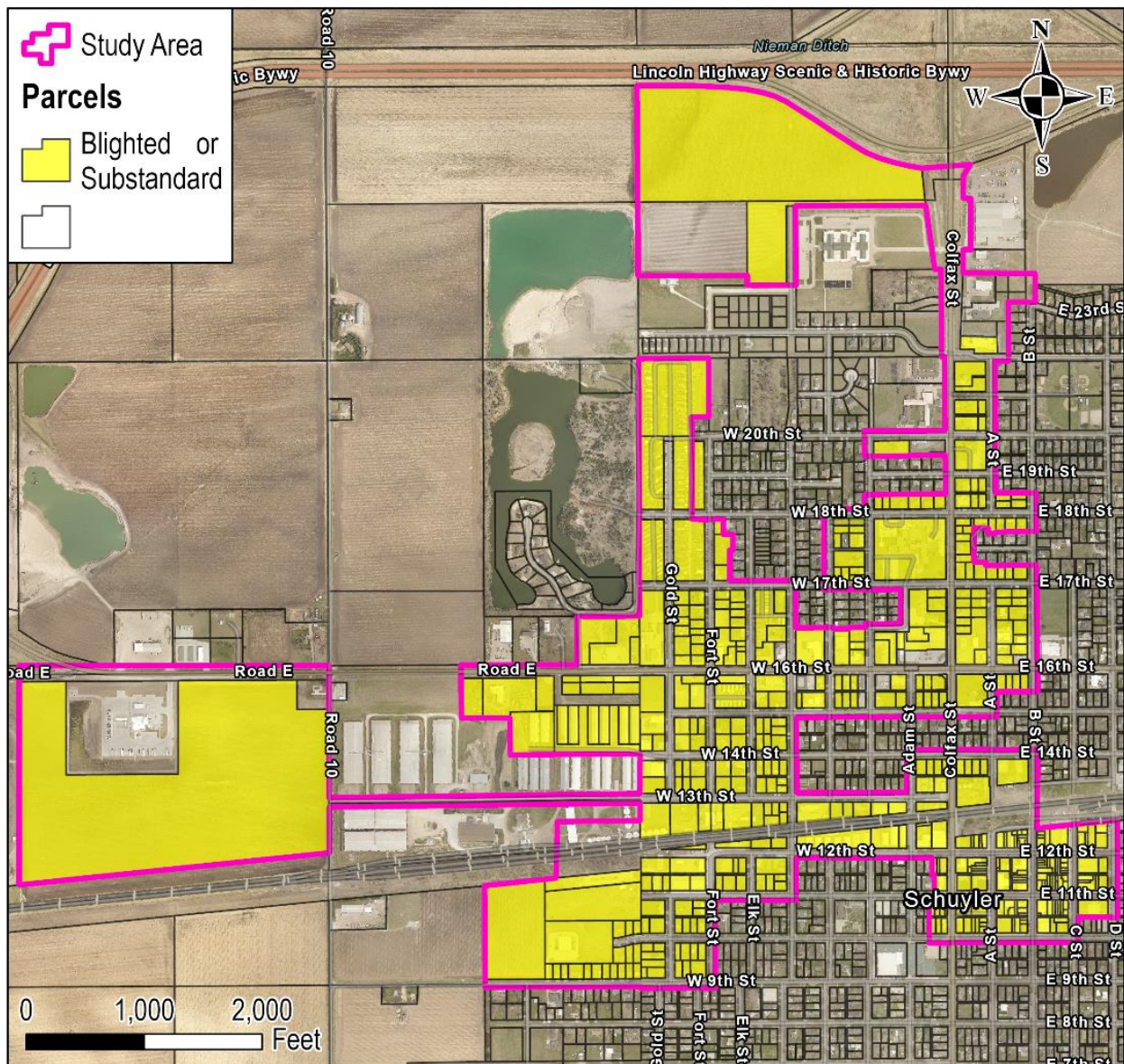
A total of 250 structures were graded as deteriorating or dilapidated.

Floodplain

A substantial portion of the study area south of the railroad tracks is in the FEMA designated floodplain.

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

Figure 6: Parcels Showing Blight and Substandard Criteria



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 Date: June 2023
 Software: ArcGIS Pro 3.1.2
 File: R222390.00

City of Schuyler, NE

Schuyler Core Blight Study: Characteristics of Blight & Substandard Area

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Blighted and Substandard Findings

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

Table 1: Summary Matrix

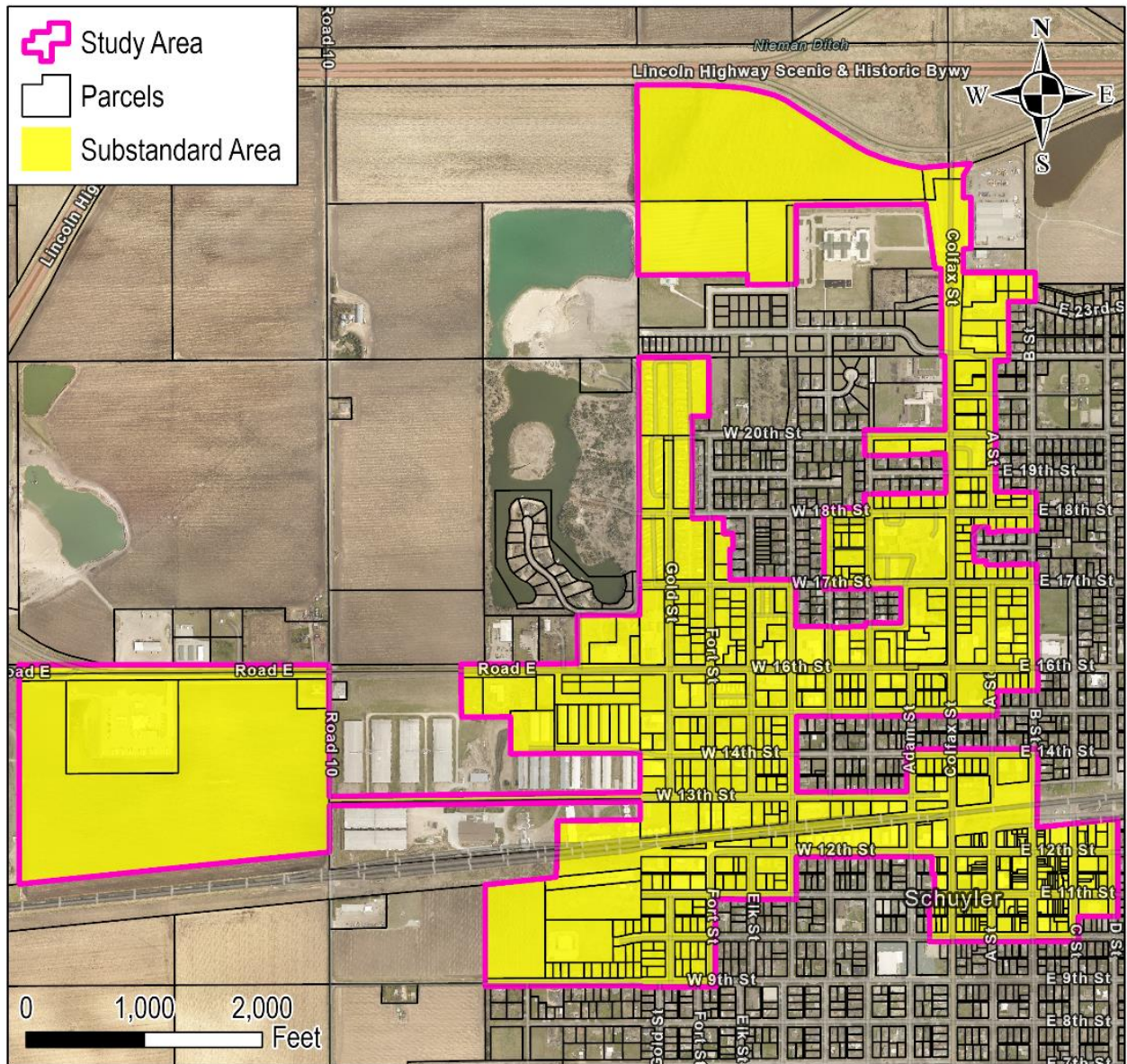
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Title conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of Structure	Yes
BLIGHT TOTALS	10/12
Exterior inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	3/4
TOTALS	13/16

Conclusion

Several conditions within the Schuyler Core Blight Study Area were observed during the field survey which warrants a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Schuyler Core Blight Study Area, and as such, parcels within the boundaries of the Schuyler Core Blight Study 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 Statutes, that the Schuyler Core Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Schuyler and the Community Development Agency. The city should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Schuyler Core Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 7 Recommended Blight and Substandard Designation



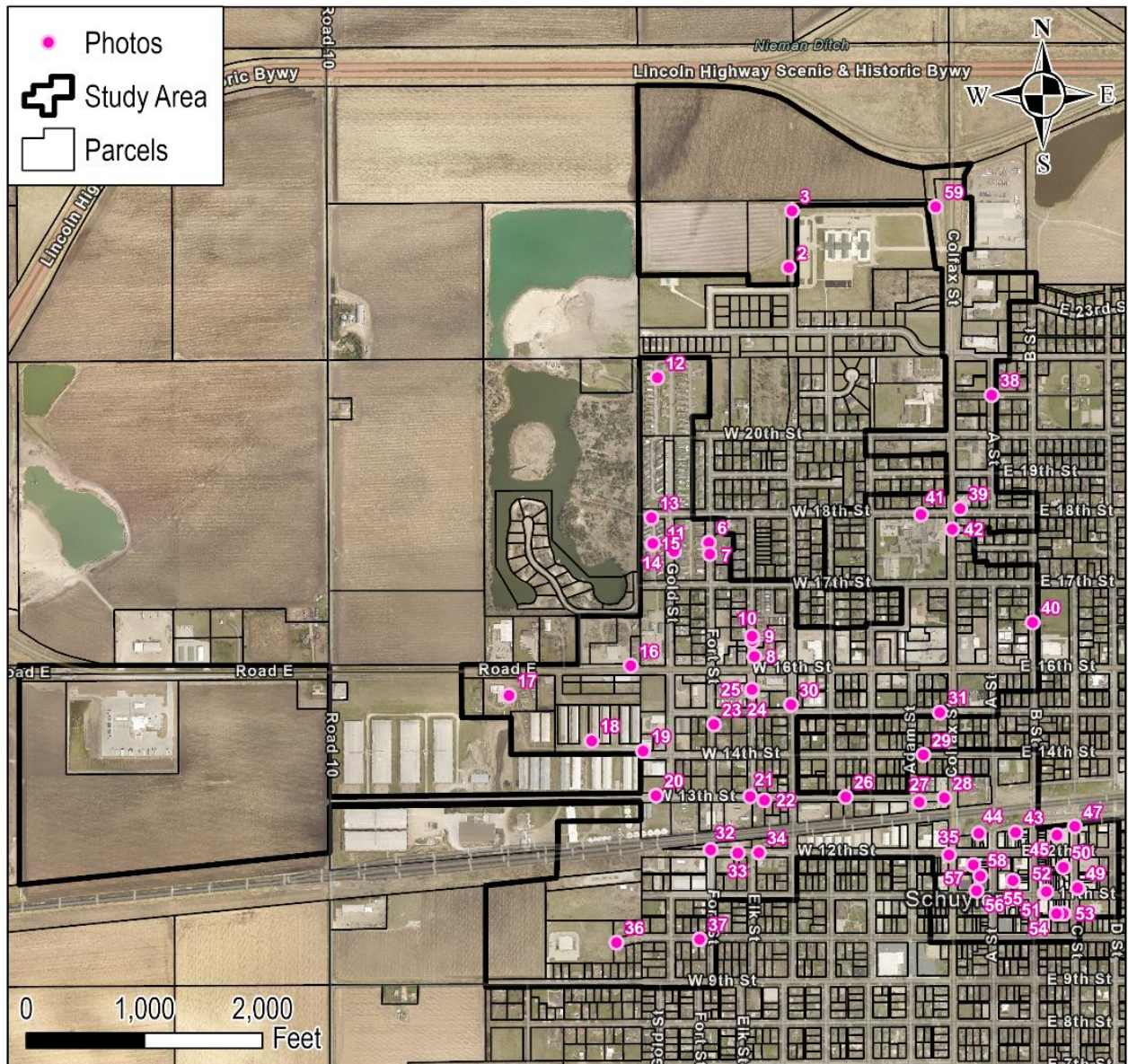
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City of Schuyler, NE

Schuyler Core Blight Study: Recommended Blight & Substandard Area

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Appendix A Photo Exhibit



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City of Schuyler, NE

Schuyler Core Blight Study: Photo Guide

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Location 2



Location 3





Location 6



Location 7



Location 8





Location 9



Location 10



Location 11



Location 12



Location 13



Location 14



Location 15



Location 16



Location 17



Location 18



Location 19



Location 20



Location 21



Location 22



Location 23



Location 24





Location 25



Location 26



Location 27



Location 28





Location 29



Location 30



Location 31



Location 32



Location 33



Location 34



Location 35



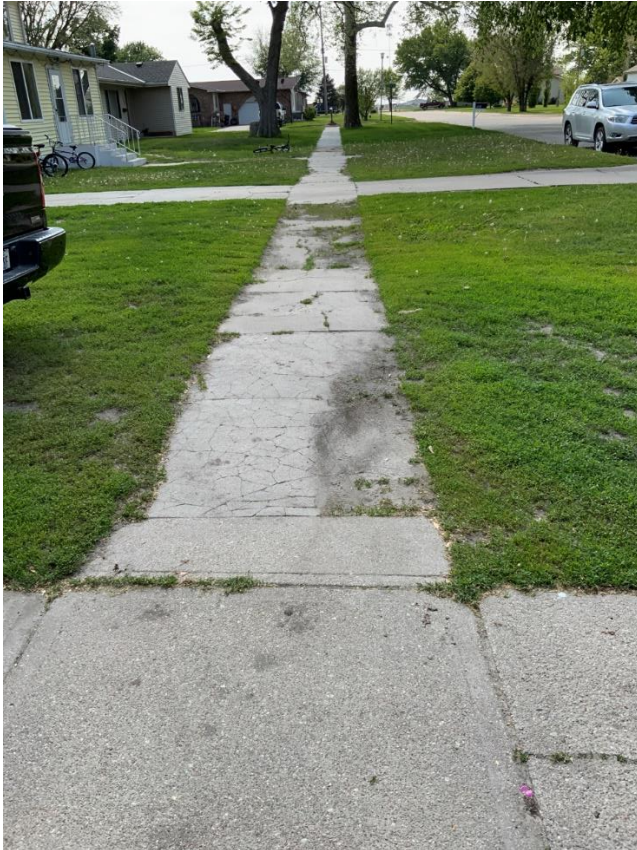
Location 36



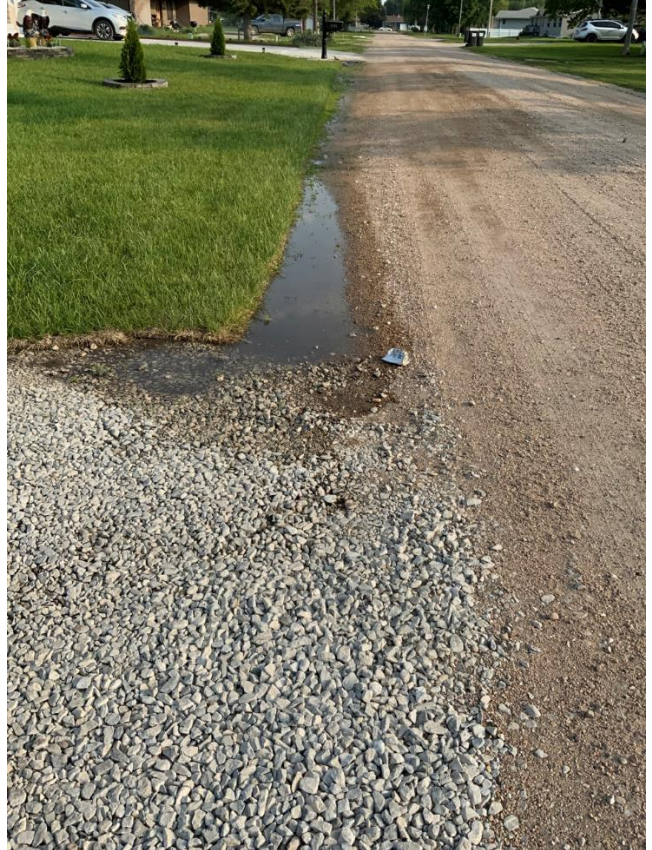
Location 37



Location 37



Location 38



Location 38



Location 39

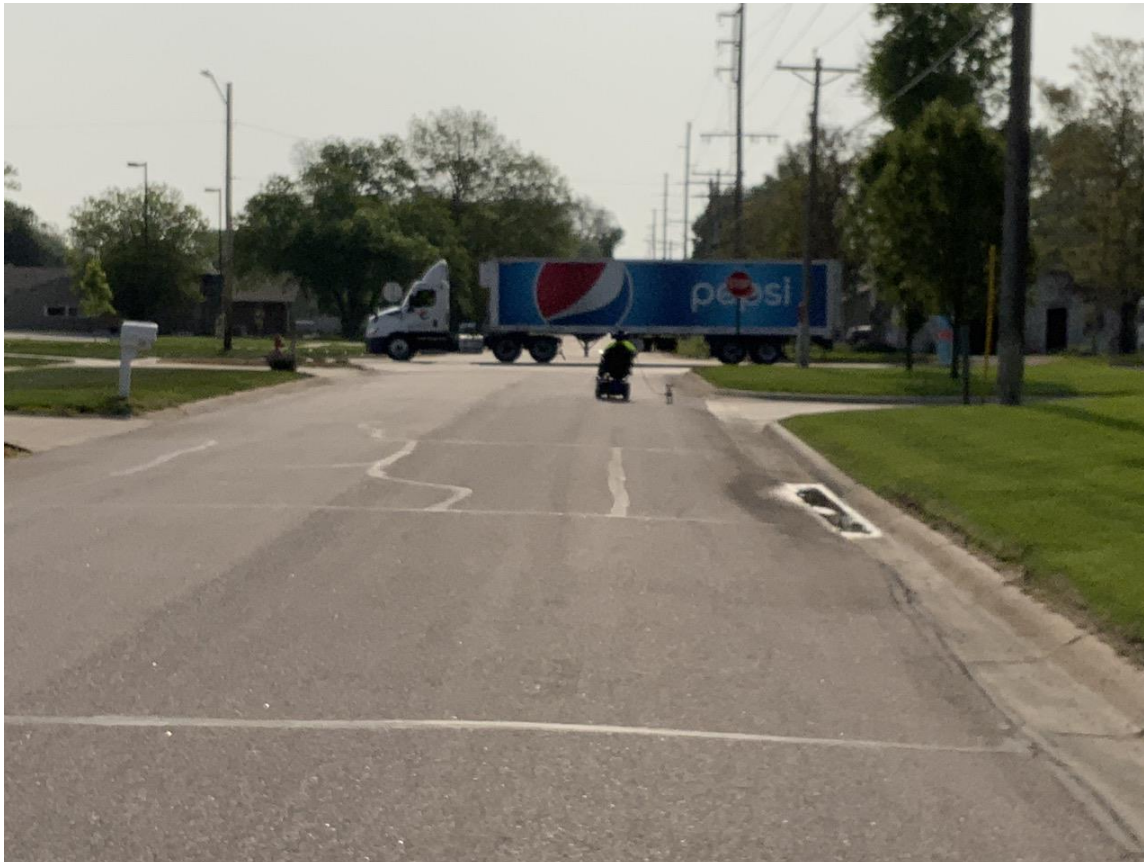


Location 40





Location 41



Location 42



Location 43



Location 44



Location 45



Location 47



Location 49





Location 49



Location 50



Location 50



Location 50



Location 50



Location 51



Location 52



Location 52



Location 53



Location 53



Location 54



Location 55



Location 56



Location 56



Location 57



Location 57



Location 58



Location 59

