



Riverside Boulevard Redevelopment Area

*Blight and Substandard Determination Study prepared by
Northeast Nebraska Economic Development District on
August 10, 2020*

Adopted by Norfolk City Council on **October ???, 2020**



Riverside Boulevard Redevelopment Area

Table of Contents:

Executive Summary	2
Community Development Law	2-3
Objective Criteria	3
Subjective Criteria	4
Study Area	4-5
Findings of Substandard Area Qualifying Conditions	5-6
Findings of Blighted Criteria Qualifying Conditions	6-9
Conclusion	9
Exhibits 1 Study Area Map	10
Exhibits 2 Parcels and Legal Description	11
Exhibits 3 Age of Properties Table	12
Exhibits 4 Pictures of Study Area	13-25

Executive Summary

The purpose of this study is to determine if all or part of the designated “Riverside Boulevard Redevelopment Area” which is more or less 55.973 acres of land, is deteriorated and substandard and blighted according to the Community Development Law established in Nebraska Statute 18-2102. The study area meets the substandard and blighted criteria as defined by section 18-2103(31) and 18-2103(3) of the Nebraska Community Development Law; therefore, the area has been determined to be blighted and substandard.

Community Development Law

18-2102. Legislative findings and declarations.

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, unsanitary, 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 lands uses. Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values. The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. 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. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

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.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

18-2103(31). Substandard areas shall mean 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 over-crowding, 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, and is detrimental to the public health, safety, morals, or welfare.

18-2103(3). Blighted area shall mean 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, unsanitary or unsafe condition, 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 contributes 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) that 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 per cent of the village as blighted.

Objective Criteria

State statute establishes a series of five quantitative or “objective” criteria. An area must meet at least one of these initial criteria.

- ***Underemployment.*** The qualifying condition is an unemployment rate in the designated area that is at least 120% of the state or national average. Block group data from the 2010 Census, as well as subsequent geographic area studies available through the Nebraska Department of Labor, were utilized to determine qualifying areas under this standard.
- ***Average age of residential or commercial units in the area.*** The qualifying condition is an average age that is at least forty (40) years old.
- ***Per capita income.*** The qualifying condition is a per capita income for the area that is lower than the average per capita income of the municipality in which the area is designated. Block group data from the 2010 Census was utilized to indicate the presence of this criterion.
- ***Population.*** The qualifying condition is that the area has had either stable or decreasing population based on the last two decennial censuses. Block group data from 1990, 2000, and 2010 was examined to indicate the presence of this criterion.
- ***Unimproved land.*** Compliance with this standard involved examining the corporate limits and defining areas within those limits which remain unimproved. The qualification is if more than half of the plotted and subdivided property in the area has been within the city for forty years and has remained unimproved during that time.

Subjective Criteria

If an area met one of the objective qualifying requirements, it would then be subject to further review under the “Subjective Criteria” section of the statute. If one or more of these qualifiers was met, the area in question was determined to be “blighted and substandard.” The subjective criteria include the following:

- A substantial number of deteriorated or deteriorating structures,
- The 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,
- Diversity of ownership,
- Tax or special delinquency exceeding the fair value of the land,
- Defective or unusual conditions of title,
- Improper subdivision or obsolete platting,
- The existence of conditions which endanger life or property by fire and other causes, or
- 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 and is detrimental to the public health, safety, morals, or welfare in its present condition and use.

The Study Area:

The Riverside Boulevard Redevelopment Area contains an estimated 55.973 acres of land that is located in the city limits of Norfolk, Nebraska. The Redevelopment Area shall be described as follows:

A TRACT IN PARTS OF SECTION 15-T24N-R1W & SECTION 22-T24N-R1W OF THE 6TH P.M., NORFOLK, MADISON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF RIVERSIDE BLVD AND THE SOUTH RIGHT OF WAY OF WEST BENJAMIN AVE, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WESTERLY ROW OF RIVERSIDE BLVD TO A POINT OF INTERSECTION OF THE ELONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRY CLUB ROAD AND SAID WESTERLY RIGHT OF WAY OF RIVERSIDE BLVD, THENCE EAST NORTHEAST TO INTERSECITON OF THE EASTERLY RIGHT OF WAY LINE OF RIVERSIDE BLVD AND THE SOUTHERLY RIGHT OF WAY OF COUNTRY CLUB ROAD, THENCE EAST NORTHEAST ALONG THE SOUTHERLY RIGHT OF WAY OF COUNTRY CLUB ROAD TO A POINT ON SAID SOUTHERLY RIGHT OF WAY AND ALSO BEING THE NORTH EAST CORNER OF LOT 1, COUNTRY CLUB ESTATES 3RD ADDITION, THENCE SOUTHEASTERLY ALONG THE EAST LINE OF LOT 1 AND LOT 2, COUNTRY CLUB ESTATES 3RD ADDITION TO AN EASTERY CORNER OF LOT 2, COUNTRY CLUB ESTATES 3RD ADDITION, THENCE SOUTHERLY TO A SOUTHEASTERLY CORNER OF SAID LOT 2, COUNTRY CLUB 3RD ADDITION, THENCE WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, COUNTRY CLUB ESTATES 3RD ADDITION, THENCE SOUTH ON THE EAST LINE OF LOT 3, COUNTRY CLUB ESTATES 3RD ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 3 SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST BENJAMANIN AVE, THENCE SOUTH TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST BENJAMIN AVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2 PREMIER POINT ADDITION, THENCE EAST ON THE SOUTH RIGHT OF WAY LINE OF WEST BENJAMIN AVE TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE WEST BANK OF

THE NORTH FORK OF THE ELKHORN RIVER, THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEST BENJAMIN AVE AND THE WEST BANK OF THE NORTH FORK OF THE ELKHORN RIVER; THENCE SOUTHERNLY ALONG SAID WESTERLY BANK OF THE ELKHORN RIVER TO A POINT OF INTERSECTION OF THE PROJECTION EASTERLY OF THE SOUTH LINE OF LOT 7, BLOCK 11, HEILMANS ADDITION AND SAID WEST BANK OF THE NORTH FORK OF ELKHORN RIVER; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 11 HEILMANS ADDITION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, BLOCK 11 HEILMANS ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 7 AND ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 4TH STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF NORTH 4TH STREET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF NORTH 4TH STREET AND NORTH RIGHT OF WAY LINE OF WEST PROSPECT AVE; THENCE WEST ALONG THE NORTH RIGHT OF WAY OF WEST PROSPECT AVE TO INTERSECTION OF THE NORTH RIGHT OF WAY OF WEST PROSPECT AVE AND EAST RIGHT OF WAY LINE OF NORTH 5TH STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF NORTH 5TH STREET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF VERGES AVE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF VERGES AVE TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY AND THE WEST RIGHT OF WAY LINE OF NORTH 4TH STREET; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF NORTH 4TH STREET TO THE WESTERLY RIGHT OF WAY LINE OF RIVERSIDE BLVD; THENCE CONTINUING NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF RIVERSIDE BLVD TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEST BENJAMIN AVE. AND WEST RIGHT OF WAY LINE OF RIVERSIDE BLVD AND ALSO BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 55.973 ACRES, MORE OR LESS. (Exhibit 1, page 10, map of redevelopment area; Exhibit 2, page 11, property list)

Findings

Substandard Area Criteria-Documentation of Qualifying Conditions

1. Dilapidation or Deterioration

The results of the field survey conducted on August 7, and October 8, 2020 determined that of the total buildings assessed, 37 of the 47 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 78.72% of the total properties in the redevelopment area. (Exhibit 4, pages 13-25, pictures of study area)

The Dilapidation and Deterioration factors are so pervasive as to predominate the redevelopment area, and such factors are 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.

2. Age or Obsolescence

An analysis of property records available from the Madison County Assessor's office and online at <http://www.madison.gisworkshop.com> was conducted to document the age of buildings within the study area. There were 47 buildings with an age listed the average age of construction was estimated to be 41.93% years, with 65.95% of the buildings over 40 years of age. (Exhibit 3, page 12, property list with age)

The Age or Obsolescence factor is so pervasive as to predominate the redevelopment area, and such factor 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.

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

A field analysis was conducted on August 7, and October 8, 2020 determined that this factor does not predominate the redevelopment area.

4. Other conditions.

- a. **High density of population or overcrowding;**
- b. **The existence of conditions which endanger life or property by fire and other causes;**
- c. **Any combination of such factors (other than dilapidation, deterioration, or age or obsolescence) which 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.**

The study area does meet the existence of a combination of other factors (other than those factors identified above) the existence of conditions which are detrimental to the public health and safety, in its present condition and use.

Blighted Criteria-Documentation of Qualifying Conditions

1. A substantial number of deteriorated or deteriorating structures.

A field analysis was conducted on August 7, and October 8, 2020 to determine if parcels within the redevelopment area have significant combination of deteriorating factors present. The field survey included a detailed evaluation of the exteriors of the structures.

During analysis, the buildings were given a condition rating. The building condition rating is based on the following criteria:

Dilapidated: In need of more than one major repair, for example, to the roof, foundation, windows, and/or siding, etc. Severe visible damage to the foundation automatically leads to a classification of dilapidated. These structures are usually considered to be beyond rehabilitation.

Poor: Had multiple visible signs of deterioration, especially to the windows, siding, roof, and porch. Asbestos shingles/siding automatically leads to a classification of poor. Could be rehabilitated, but substantial cost would be involved.

Fair: Usually had at least one or more visible signs of deterioration to the windows, siding, roof, etc. Not a significant amount of damage, but some work would be required to list the building for top dollar.

Average: Structure had no substantial signs of building deterioration. However, cosmetic flaws were visible, such as outdated fixtures or very minor paint damage. This would require very little to no cost to sell the building for top dollar.

Excellent: Structure shows absolutely no signs of deterioration. No cosmetic flaws were visible. Only a very small percentage of structures will fall into this category.

Building Condition	Excellent	Average	Fair	Poor	Dilapidated
Total: 47	3	7	14	18	5

Of the total properties (buildings) assessed, 37 of the 47 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 78.72% of the total properties in the redevelopment area. (Exhibit 4, pages 13-25, pictures of study area)

The study area meets the criteria of a substantial number of deteriorated or deteriorating structures, which criteria 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.

2. The existence of defective or inadequate street layout.

The study area does not meet the criteria of a defective or inadequate street layout.

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

The study area does not meet the faulty lot layout in relation to size, adequacy, accessibility or usefulness criteria of blighted.

4. Unsanitary or unsafe conditions.

The results of the field survey conducted on August 7, and October 8, 2020 determined that there is a predominance of conditions that are unsanitary or unsafe. The presence of deteriorated sidewalks, ramps, and curbs, some which are not ADA compliant, located throughout the study creates unsafe conditions for pedestrian traffic. The presence of debris and miscellaneous areas of tall weed growth, and unsafe vacant buildings creates also unsafe and unsanitary conditions. (Exhibit 4, pages 13-25 pictures of study area)

The study area meets the criteria of a substantial number of unsanitary or unsafe conditions, which criteria 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.

5. Deterioration of site or other improvements.

The field survey evaluated the condition of site improvements. There are properties in the study area that were determined to have inadequate sidewalks for pedestrian access to commercial businesses as well as deteriorating parking areas. There are deteriorating vacant buildings in the study area. (Exhibit 4, pages 13-25, pictures of study area)

The study area meets the criteria of substantial deterioration of site or other improvements, which criteria 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.

6. Diversity of ownership.

The study area does not meet the diversity of ownership criteria.

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

The study area does not meet the tax or special delinquency criteria.

8. Defective or unusual conditions of title.

The study area does not meet the defective or unusual conditions of title criteria.

9. Improper subdivision or obsolete platting.

The study area does not meet the improper subdivision or obsolete platting criteria.

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

The average age of construction was estimated to be 41.93% years, with 65.95% of the buildings over 40 years of age. The existence of aged flammable materials, deteriorating electrical systems, and faulty heating systems increases the potential threat of fire. Inadequate roofing and old wiring can also provide for dangerous conditions. The field survey also identified various amounts of overgrown-dried vegetation and combustible items stored in green space areas and near or against walls of the primary or secondary structures creating a substantial fire hazard. The study also identified items such as tires, buckets, barrels, and abandoned vehicles which, if left out, can hold standing water creating mosquito breeding grounds. In addition, vacant and dilapidated buildings were identified. Any combination of such factors 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. (Exhibit 3, page 12, property list with age)

The study area does meet the existence of conditions that endanger life or property by fire and other causes criteria.

11. Any combination of such factors (other than deteriorated or deteriorating structures, defective or inadequate street layout, unsanitary or unsafe conditions, or deterioration of site or other improvements), which 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.

The study area does meet the existence of a combination of other factors which are detrimental to the public health, safety, morals, or welfare in its present condition and use.

12. In addition to the above-described factors, at least one or more of the following conditions exist:

i) Unemployment.

The study area does not meet the criteria of at least 120% of the state or national average.

ii) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least 40 years old.

There were 47 buildings with an age listed the average age of construction was estimated to be 41.93% years, with 65.95% of the buildings over 40 years of age. (Exhibit 3, page 12, property list with age)

The study area does meet the qualifying condition for average age.

iii) Unimproved land.

The study area does not meet the criteria of 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) Per capita income.

The study area does not meet the per capita income qualification that that 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.

v) Population.

The study area does not meet the criteria of either stable or decreasing population based on the last two decennial censuses.

Conclusion

The purpose of this study is to determine if all or part of the designated study area is substandard and blighted. In order to make the determination of substandard and blighted, state statute establishes a series of criteria.

Substandard Factors

The Nebraska Community Development law identifies six substandard factors. A review of Madison County Assessor’s office property data and site inspection of the “**Riverside Boulevard Redevelopment Area**” by Northeast Nebraska Economic Development District staff identified a presence of three substandard factors which have been met:

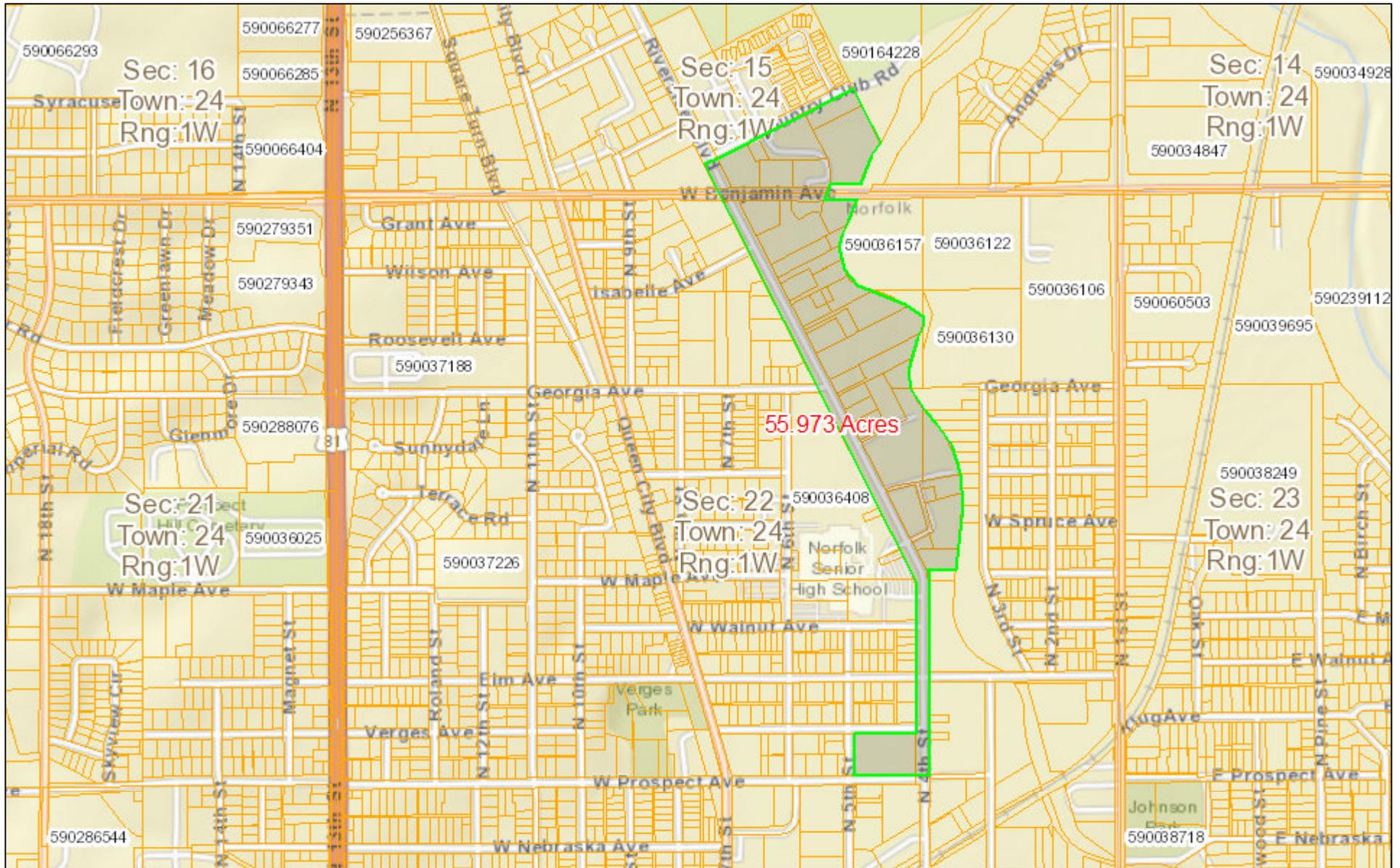
- 1) Dilapidation/deterioration**
- 2) Age or obsolescence**
- 4) The existence of condition which endanger life or property by fire and other causes**

Blight Factors

The Nebraska Community Development law identifies sixteen blight factors. A review of Madison County Assessor property data and site inspection of the “**Riverside Boulevard Redevelopment Area**” by NENEDD staff identified a presence of five blight factors. If the area met at least one of the first eleven qualifying requirements, it would then be subject to review of item twelve in order to determine if the area meets at least one of the other five conditions required within the statute. In this instance, it has been determined that the following blighted criteria have been met:

- 1) A substantial number of deteriorated or deteriorating structures**
- 4) Unsanitary or unsafe conditions.**
- 5) Deterioration of site or other improvements.**
- 10) The existence of conditions that endanger life or property by fire and other causes.**
- 12) (ii) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least forty (40) years old.**

Having met the substandard and blighted criteria as defined by section 18-2103 (31) and 18-2103 (3) of the Nebraska Community Development Law, **this study has determined that the Riverside Boulevard Redevelopment Area is both substandard and blighted under the provisions identified and the general plan as required.**



October 9, 2020

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:15,183

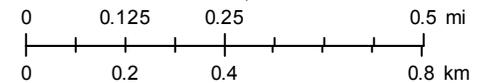


Exhibit 1

Parcel #	Legal description
590035061	Joyce Subdivision Lot 4
590035312	Tax Lots SW1/4 SE1/4 15-24-1 PT Tax Lot 8 & Vac Alley Parcel 2
590035320	Country Club Plaza Lot Subdivision Lot 1
590035339	Tax Lots SW1/4 SE1/4 15-24-1 Pt Tax Lot 8 & Vac St & Alley Parcel No 4
590036160	Tax Lots NW1/4 NE1/4 22-24-1 PT Tax Lot 1 .24 AC
590036173	Tax Lots NW1/4 NE1/4 22-24-1 PT Tax Lot 2
590036181	Tax Lots NW1/4 NE1/4 22-24-1 PT Tax Lot 2 .91 AC
590036211	Tax Lots NW1/4 NE1/4 22-24-1 PT Tax Lot 2
590036238	Tax Lots NW1/4 NE1/4 22-24-1 PT Tax Lot 2
590036246	Tax Lots NW1/4 NE1/4 22-24-1 PT Tax Lot 2 3. 15 AC
590036394	Joyce Subdivision Lot 1
590036718	S L D Addition Lot 7
590036734	Tax Lots SE1/4 NE1/4 22-24-1 PT Tax Lots 1 & 2
590038095	Joyce Subdivision Lot 2
590059785	Heilmans Addition Lot 7, Blk 11
590078089	Country Club Plaza Lot Subdivision Lot 2
590081926	Lawndale Addition All Blk 10
590100912	Queen City Place Addition E 50 Ft Lots 24 & 25, Blk 37
590105574	Joyce Subdivision Lot 3
590155709	S L D Addition Lot 12 & North Common Area
590211301	Premier Point Addition Lot Two
590211331	Premier Point Second Platting Lot One
590211339	Premier Point Second Platting Lot Two
590211347	Premier Point Second Platting Lot Three & PT Vac Benjamin Avenue
590212400	Tax Lots SW1/4 NE1/4 22-24-1 PT Tax Lots 1 & 23 3.86 AC
590212532	S L D Addition Lot 11
590212699	Tax Lots NW1/4 NE1/4 22-24-1 PT Tax Lot 2 (Tract No. 1-150 Ft X 230 Ft) .79 AC
590239333	S L D Addition Lots 1, 2, 3, 4, 5 & 6
590239368	S L DS Replat Lot 1
590278703	Fauss Addition Lot 1
590278711	Fauss Addition Lot 2
590280562	J and R Lot Subdivision Lot 1
590280570	J and R Lot Subdivision Lot 2
590280589	J and R Lot Subdivision Lot 3
590287932	Country Club Estates 3rd Addition Lot 1
590287940	Country Club Estates 3rd Addition Lot 2
590287948	Country Club Estates 3rd Addition Lot 3
590294709	Queen City Place Addition W 80 FT Lots 24 & 25, Blk 37
590297023	Hoffman Addition Lot 1
590297031	Hoffman Addition Lot 2

# of Properties	Parcel	Year Built	Type of Property	Age
1	590211347	2012	commercial	8
2	590078089	2010	commercial	10
3	590278711	2003	commercial	17
4	590239333	1997	commercial	23
5	590211301	1994	commercial	26
6	590239368	1994	multi family	26
7	590239368	1994	multi family	26
8	590239368	1994	multi family	26
9	590038095	1993	commercial	27
10	590059785	1992	commercial	28
11	590212400	1989	commercial	31
12	590212400	1988	commercial	32
13	590212400	1988	commercial	32
14	590036394	1987	commercial	33
15	590211339	1983	commercial	37
16	590211331	1981	commercial	39
17	590212699	1979	commercial	41
18	590280589	1980	commercial	40
19	590035320	1980	commercial	40
20	590297031	1979	commercial	41
21	590297031	1979	commercial	41
22	590035339	1978	multi family	42
23	590035339	1978	multi family	42
24	590035339	1978	multi family	42
25	590035339	1978	multi family	42
26	590035339	1978	multi family	42
27	590035339	1978	multi family	42
28	590035312	1977	commercial	43
29	590287948	1976	commercial	44
30	590280570	1976	commercial	44
31	590280562	1972	commercial	48
32	590280562	1972	commercial	48
33	590036181	1970	commercial	50
34	590036181	1970	commercial	50
35	590036238	1969	commercial	51
36	590036211	1965	commercial	55
37	590036211	1965	commercial	55
38	590294709	1965	commercial	55
39	590036246	1964	commercial	56
40	590036246	1964	commercial	56
41	590278703	1963	commercial	57
42	590278703	1963	commercial	57
43	590105574	1960	commercial	60
44	590081926	1959	commercial	61
45	590212532	1954	single family	66
46	590155709	1953	single family	67
47	590036718	1948	commercial	72
Total	1971/47	41.93%		1971

Deteriorating Structures





Exhibit 4



Unsanitary and unsafe conditions





Exhibit 4



Vacant Structures







Deterioration of site with inadequate and deteriorating sidewalks and parking



Exhibit 4



Over Grown Weeds

