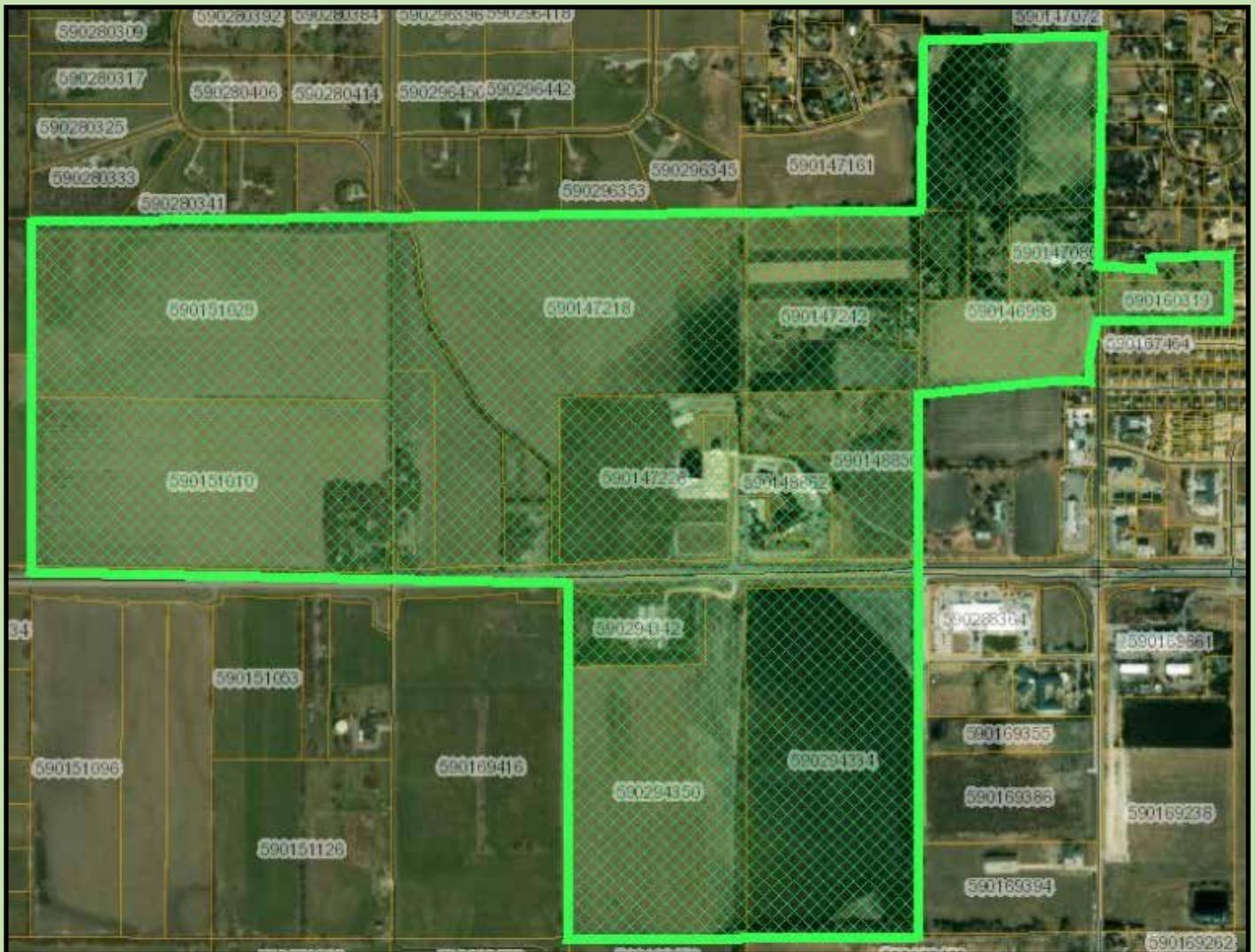


City of Norfolk

Blight and Substandard Determination Study prepared by Northeast Nebraska Economic Development District on August 26, 2022

West Highway 275 Phase II Redevelopment Area
Adopted by Norfolk City Council on: ????????????, 2022



West Hwy 275 Phase II Redevelopment Area

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Executive Summary

The purpose of this study is to determine if all or part of the designated “West Hwy 275 Phase II Redevelopment Area” which is more or less 621.566 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 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) 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 most current

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 most current 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 the most current Censuses 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 West Hwy 275 Phase II Redevelopment Area contains more or less 621.566 acres of land of which 200.460 is outside the city limits and 420.926 are within the city limits of Norfolk, Nebraska. The Redevelopment Area shall be described as follows:

A TRACT OF LAND LOCATED IN PART OF LOTS 1 AND 2 CLAUSEN'S FOX RIDGE ADDITION; THE SOUTH HALF (S1/2) OF SECTION NINETEEN (19), THE WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4), THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4) OF SECTION THIRTY (30), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST; AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWO (2) WEST OF THE 6TH P.M., NORFOLK, MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF US HIGHWAY 275 AND THE WEST RIGHT OF WAY LINE OF 40TH STREET; THENCE SOUTH, ALONG SAID WEST RIGHT OF WAY LINE OF 40TH STREET ALSO BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER, TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER; THENCE WEST, ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE SOUTH LINE OF THE EAST HALF OF NORTHWEST QUARTER, TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH, ALONG THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER, TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF US HIGHWAY 275 AND THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 275; THENCE WEST ON SAID NORTH ROW LINE OF HIGHWAY 275 TO THE INTERSECTION OF SAID NORTH ROW LINE AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 2 WEST; THENCE NORTH, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 24; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, AND THE NORTH LINE OF THE SOUTH HALF OF SECTION 19 TOWNSHIP 24 NORTH, RANGE 1 WEST, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH, ALONG WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, TO A POINT 1242.18 FEET NORTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 2019, PAGE 04730, MADISON COUNTY REGISTER OF DEEDS; THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT OF LAND, TO THE INTERSECTION OF SAID NORTH LINE OF A TRACT OF LAND AND THE WEST RIGHT OF WAY LINE OF 37TH STREET; THENCE SOUTH, ALONG THE SAID WEST RIGHT OF WAY LINE OF 37TH STREET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF 37TH STREET AND THE WESTERLY EXTENDED NORTH LINE OF LOT 2, CLAUSEN'S FOX RIDGE ADDITION; THENCE EAST, ON THE WESTERLY EXTENDED NORTH LINE OF LOT

2, CLAUSEN'S FOX RIDGE ADDITION, TO THE NORTHWEST CORNER OF LOT 2, CLAUSEN'S FOX RIDGE ADDITION SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 37TH STREET; THENCE CONTINUING EAST, ALONG THE NORTH LINE OF SAID LOT 2, CLAUSEN'S FOX RIDGE ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 2, CLAUSEN'S FOX RIDGE ADDITION; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 2, CLAUSEN'S FOX RIDGE ADDITION AND THE EAST LINE OF LOT 1, CLAUSEN'S FOX RIDGE ADDITION, TO THE SOUTHEAST CORNER OF SAID LOT 1, CLAUSEN'S FOX RIDGE ADDITION; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, CLAUSEN'S FOX RIDGE ADDITION, TO THE SOUTHWEST CORNER OF SAID LOT 1, CLAUSEN'S FOX RIDGE ADDITION SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 37TH STREET; THENCE WEST, ALONG THE WESTERLY EXTENDED SOUTH LINE OF LOT 1, CLAUSEN'S FOX RIDGE ADDITION, TO THE INTERSECTION OF THE WESTERLY EXTENDED SOUTH LINE OF LOT 1, CLAUSEN'S FOX RIDGE ADDITION AND THE WEST RIGHT OF WAY LINE OF 37TH STREET; THENCE SOUTH ALONG THE SAID WEST RIGHT OF WAY LINE OF 37TH STREET TO THE NORTHEAST CORNER OF LOT 1, LURA'S SUBDIVISION, THENCE WEST, ALONG THE NORTH LINE OF LOT 1, LURA'S SUBDIVISION, TO THE NORTHWEST CORNER OF SAID LOT 1, LURA'S SUBDIVISION; THENCE CONTINUING WEST, ALONG THE WESTERLY EXTENDED NORTH LINE OF SAID LOT 1, LURA'S SUBDIVISION, TO THE INTERSECTION OF THE WESTERLY EXTENDED NORTH LINE OF LOT 1, LURA'S SUBDIVISION AND THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THENCE SOUTH, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.27 ACRES

SAID TRACT CONTAINS A CALCULATED AREA OF 621.566 ACRES, MORE OR LESS. (Exhibit 1, page 12-13, map of redevelopment area; Exhibit 2, page 14, property list)

Findings

Substandard Area Criteria-Documentation of Qualifying Conditions

1. Dilapidation or Deterioration

The results of the field survey conducted on August 12, 2022 determined that of the total structures assessed, 24 of the 46 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 52.17% of the total structures in the redevelopment area. (Exhibit 4, pages 16-21, 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 31 buildings with an age listed. The average age of construction was estimated to be 54.16 years, with 61.29% of the buildings over 40 years of age. (Exhibit 3, page 15, 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 12, 2022, 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 average age of construction was estimated to be 54.16 years, with 61.29% 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 the study areas creating a substantial fire hazard. The study also identified items such as barrels, and overgrown weeds. Any combination of such factors are conditions that could endanger life or property by fire (Exhibit 3, page 15, property list with age and Exhibit 4, pages 16-21 image of the area)

The study area does meet the existence of conditions which endanger life of property by fire and other cause.

Blighted Criteria-Documentation of Qualifying Conditions

1. A substantial number of deteriorated or deteriorating structures.

A field analysis was conducted on August 12, 2022 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: 46	4	18	3	1	20

Of the total structures assessed, 24 of the 46 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 52.17% of the total structures in the redevelopment area. (Exhibit 4, pages 16-21, 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 12, 2022 determined that there is a predominance of conditions that are unsanitary or unsafe. The overwhelming presence of debris, abandoned vehicles, propane tanks, miscellaneous areas of tall weed growth. In addition, vacant and dilapidated buildings were identified creating unsafe and unsanitary conditions. (Exhibit 4, pages 16-21 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 results of the field survey conducted on August 12, 2022 determined that there is a predominance of conditions that are unsanitary or unsafe. The overwhelming presence of debris, abandoned vehicles, propane tanks, miscellaneous areas of tall weed growth. In addition, vacant and dilapidated buildings were identified a deterioration of site and other improvements. (Exhibit 4, pages 16-21 pictures of study area)

The study area does meet 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 the 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 54.16 years, with 61.29% 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 the study areas creating a substantial fire hazard. The study also identified items such as barrels, and overgrown weeds. Any combination of such factors are conditions that could endanger life or property by fire (Exhibit 3, page 15, property list with age and Exhibit 4, pages 16-21 image of the area)

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 not meet the existence of a combination of other factors which are detrimental to 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.

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 31 buildings with an age listed. The average age of construction was estimated to be 54.16 years, with 61.29% of the buildings over 40 years of age. (Exhibit 3, page 15, 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 **"West Hwy 275 Phase II Redevelopment Area"** by Northeast Nebraska Economic Development District staff identified a presence of four substandard factors which have been met:

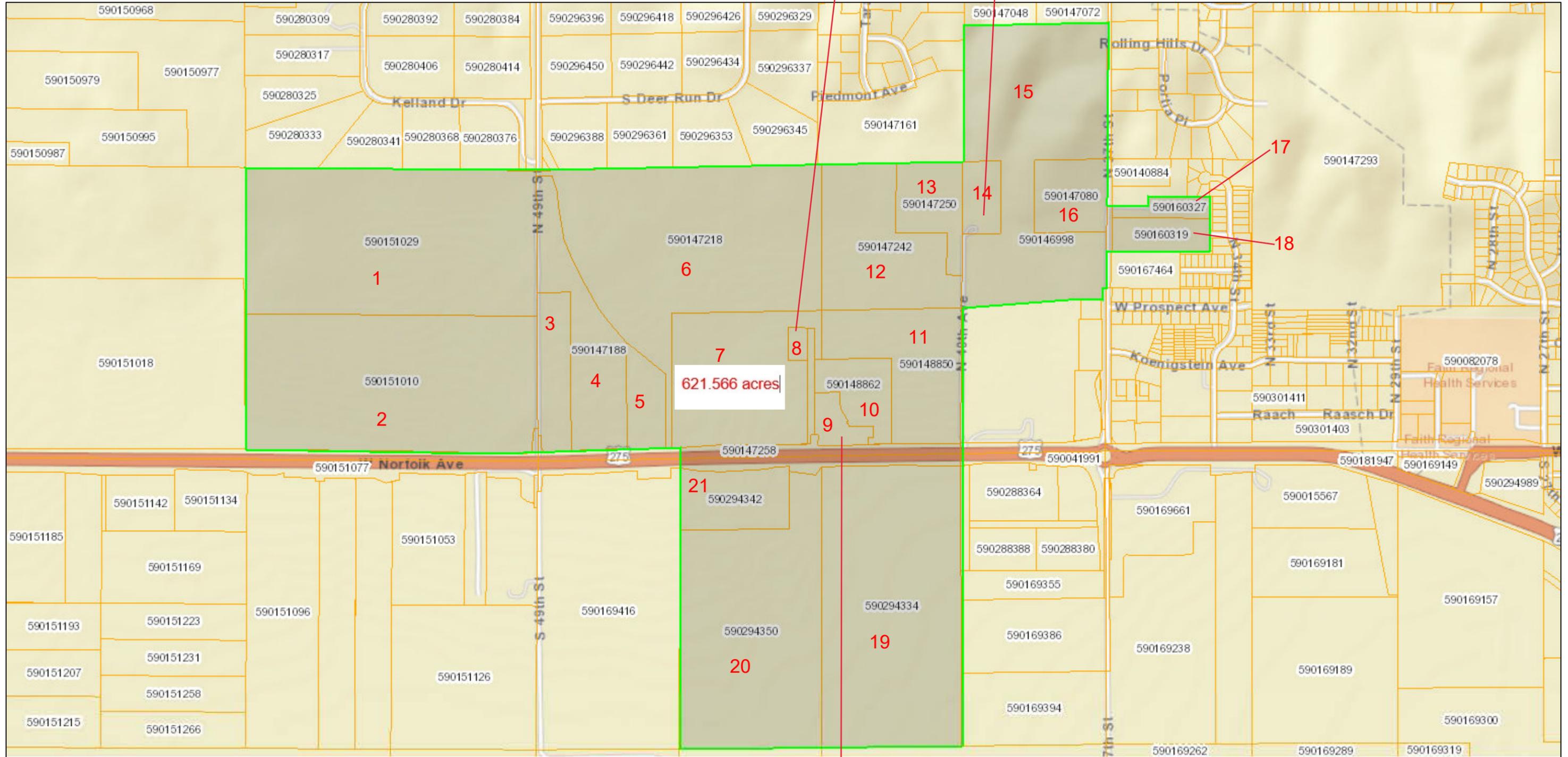
1.) Dilapidation/deterioration
2.) Age or obsolescence
- 4.b) The existence of conditions which endanger life or property by fire and other causes
5.) Deterioration of site or other improvements.

Blight Factors

The Nebraska Community Development law identifies sixteen blight factors. A review of Madison County Assessor property data and site inspection of the **"West Hwy 275 Phase II 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 West Hwy 275 Phase II Redevelopment Area is both substandard and blighted under the provisions identified and the general plan as required.**

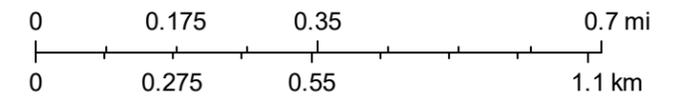


August 5, 2022

Parcels

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.

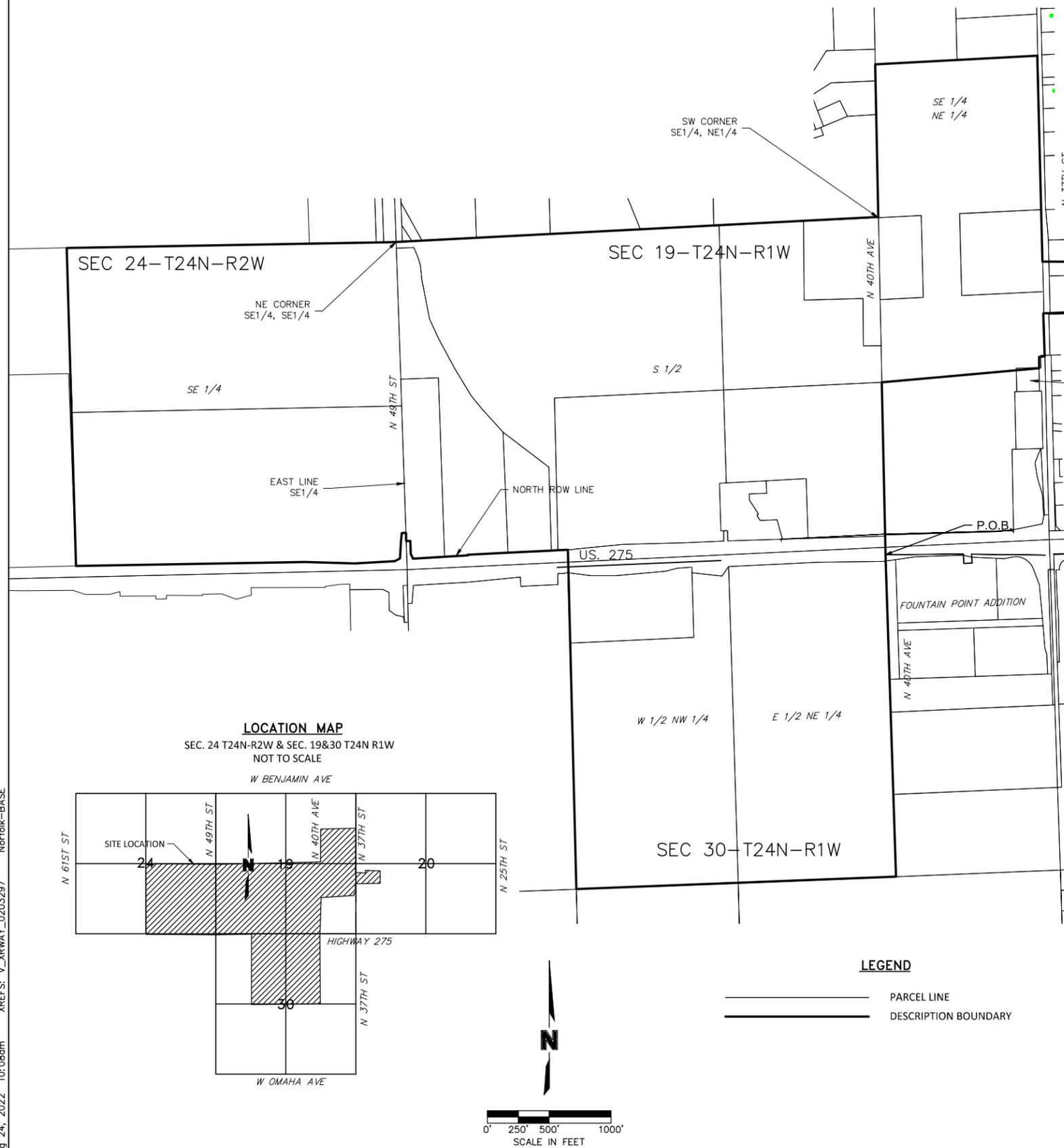
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Exhibit 1

LEGAL DESCRIPTION



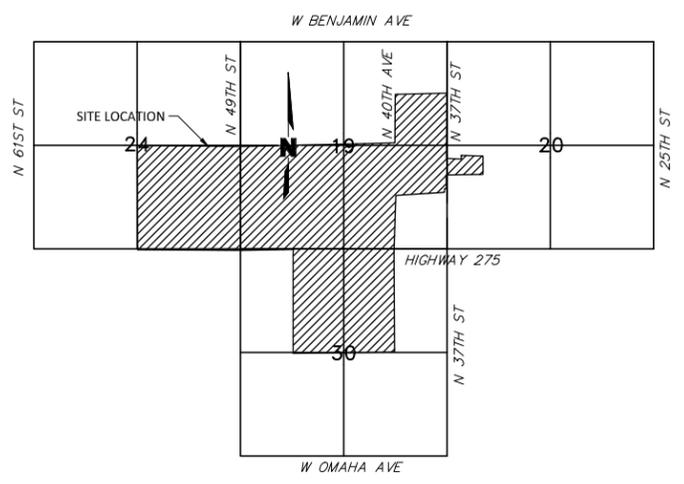
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF LOTS 1 AND 2 CLAUSEN'S FOX RIDGE ADDITION; THE SOUTH HALF (S1/2) OF SECTION NINETEEN (19), THE WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4), THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4) OF SECTION THIRTY (30), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST; AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWO (2) WEST OF THE 6TH P.M., NORFOLK, MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF US HIGHWAY 275 AND THE WEST RIGHT OF WAY LINE OF 40TH STREET; THENCE SOUTH, ALONG SAID WEST RIGHT OF WAY LINE OF 40TH STREET ALSO BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER, TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER; THENCE WEST, ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE SOUTH LINE OF THE EAST HALF OF NORTHWEST QUARTER, TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH, ALONG THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER, TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF US HIGHWAY 275 AND THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 275; THENCE WEST ON SAID NORTH ROW LINE OF HIGHWAY 275 TO THE INTERSECTION OF SAID NORTH ROW LINE AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 2 WEST; THENCE NORTH, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 24; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, AND THE NORTH LINE OF THE SOUTH HALF OF SECTION 19 TOWNSHIP 24 NORTH, RANGE 1 WEST, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH, ALONG WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, TO A POINT 1242.18 FEET NORTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 2019, PAGE 04730, MADISON COUNTY REGISTER OF DEEDS; THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT OF LAND, TO THE INTERSECTION OF SAID NORTH LINE OF A TRACT OF LAND AND THE WEST RIGHT OF WAY LINE OF 37TH STREET; THENCE SOUTH, ALONG THE SAID WEST RIGHT OF WAY LINE OF 37TH STREET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF 37TH STREET AND THE WESTERLY EXTENDED NORTH LINE OF LOT 2, CLAUSEN'S FOX RIDGE ADDITION; THENCE EAST, ON THE WESTERLY EXTENDED NORTH LINE OF LOT 2, CLAUSEN'S FOX RIDGE ADDITION, TO THE NORTHWEST CORNER OF LOT 2, CLAUSEN'S FOX RIDGE ADDITION SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 37TH STREET; THENCE CONTINUING EAST, ALONG THE NORTH LINE OF SAID LOT 2, CLAUSEN'S FOX RIDGE ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 2, CLAUSEN'S FOX RIDGE ADDITION; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 2, CLAUSEN'S FOX RIDGE ADDITION AND THE EAST LINE OF LOT 1, CLAUSEN'S FOX RIDGE ADDITION, TO THE SOUTHEAST CORNER OF SAID LOT 1, CLAUSEN'S FOX RIDGE ADDITION; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, CLAUSEN'S FOX RIDGE ADDITION, TO THE SOUTHWEST CORNER OF SAID LOT 1, CLAUSEN'S FOX RIDGE ADDITION SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 37TH STREET; THENCE WEST, ALONG THE WESTERLY EXTENDED SOUTH LINE OF LOT 1, CLAUSEN'S FOX RIDGE ADDITION, TO THE INTERSECTION OF THE WESTERLY EXTENDED SOUTH LINE OF LOT 1, CLAUSEN'S FOX RIDGE ADDITION AND THE WEST RIGHT OF WAY LINE OF 37TH STREET; THENCE SOUTH ALONG THE SAID WEST RIGHT OF WAY LINE OF 37TH STREET TO THE NORTHEAST CORNER OF LOT 1, LURA'S SUBDIVISION, THENCE WEST, ALONG THE NORTH LINE OF LOT 1, LURA'S SUBDIVISION, TO THE NORTHWEST CORNER OF SAID LOT 1, LURA'S SUBDIVISION; THENCE CONTINUING WEST, ALONG THE WESTERLY EXTENDED NORTH LINE OF SAID LOT 1, LURA'S SUBDIVISION, TO THE INTERSECTION OF THE WESTERLY EXTENDED NORTH LINE OF LOT 1, LURA'S SUBDIVISION AND THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THENCE SOUTH, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.27 ACRES

LOCATION MAP

SEC. 24 T24N-R2W & SEC. 19&30 T24N R1W
NOT TO SCALE



LEGEND

- PARCEL LINE
- DESCRIPTION BOUNDARY



DWG: F:\2022\03501-04000\022-03985\40-Design\Survey\SRV\N_V_XROW_02203985.dwg
 DWG DATE: F:\2022\03501-04000\022-03985\40-Design\Survey\SRV\N_V_XROW_02203985.dwg
 DATE: Aug 24, 2022 10:08am
 USER: apaltack
 XREFS: V_XROW_0203297 Norfolk-BASE

201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

NORTHEAST NEBRASKA ECONOMIC DEVELOPMENT DISTRICT	LEGAL DESCRIPTION	2022
		REVISIONS
NORFOLK, NEBRASKA		
drawn by: _____	AP	
checked by: _____	LW	
approved by: _____	JA	
QA/QC by: _____		
project no.: 22-03986		
drawing no.: 02203985.DWG		
date: 00.00.00		

Exhibit 1

#	Parcel Number	Acres	Legal description	In\outside city limits
1	590151029	80.340	N1/2 SE1/4 24-24-2 80 AC	Outside
2	590151010	75.300	PT SW 1/4 & PT S 1/2 SE 1/4 24-24-2	Outside
3	590147196	9.870	PT W 1/2 NW 1/4 SW 1/4 & PT W 1/2 SW 1/4 SW 1/4 19-24-1	Inside
4	590147188	20.200	PT W 1/2 SW 1/4 19-24-1	Inside
5	590147234	8.000	PT W 1/2 SW 1/4 less PT to State 19-24-1	Inside
6	590147218	74.740	NE 1/4 SW 1/4 & PT W 1/2 SW 1/4 19-24-1	Inside
7	590147226	37.569	SE 1/4 SW 1/4 Less HWY 19-24-1	Inside
8	590148856	1.197	DIVOT'S SECOND ADDITION LOT ONE	Inside
9	590148860	3.810	DIVOT'S THIRD ADDITION LOT 1-R	Inside
10	590148862	8.630	DIVOT'S THIRD ADDITION LOT 2-R	Inside
11	590148850	24.500	PT SW 1/4 SE 1/4 19-24-1	Inside
12	590147242	29.650	PT NW1/4 SE1/4 19-24-1	Outside
13	590147250	10.350	PT NW1/4 SE1/4 19-24-1	Outside
14	590147013	5.000	PT NE1/4 SE1/4 19-24-1 (HANSEN TRACT 3)	Outside
15	590146998	60.000	*N/A partial property used estimated acres by Olsson	Inside
16	590147080	10.000	N 660 FT E 660 FT SE1/4 19-24-1	Inside
17	590160327	3.370	CLAUSEN'S FOX RIDGE ADDITION PT LOT 2 (TRACT B-LOT BOUNDARY CHANGE-2015)	Inside
18	590160319	6.160	CLAUSEN'S FOX RIDGE ADDITION LOT 1	Inside
19	590294334	76.220	PT W1/2 NE1/4 30-24-1	Inside
20	590294350	64.180	PT E1/2 NW1/4 LESS PT TO STATE 30-24-1	Inside
21	590294342	12.480	PT E1/2 NW1/4 LESS PT TO STATE 30-24-1	Inside

TOTAL ACRES 621.566

Outside CL 200.640

Inside CL 420.926

* Source <https://madison.gworks.com/> & Olsson

#	Parcel	Year Built	Type of Property	Age
2	590151010	1935	Single-Family	87
		1935	Garage	87
		1935	Single-Family	87
		1935	Garage	87
		1935	Garage	87
3	590147196	1952	Single-Family	70
		1952	Garage	70
		1952	Garage	70
		1980	Building	42
5	590147234	1949	Service Station	73
		1950	Shed	72
7	590147226	2006	Event Center	16
		2005	Commercial Bld	17
8	590148856	2007	Building	15
9	590148860	1995	Commercial Bld	27
		2004	Commercial Bld	18
		2002	Building	20
		2002	Building	20
10	590148862	2004	Hotel	18
		2019	Hotel	3
		1996	Building	26
12	590147242	1890	Single-Family	132
		1890	Garage	132
13	590147250	1973	Single-Family	49
		1973	Garage	49
14	590147013	1977	Single-Family	45
		1977	Garage	45
16	590147080	1900	Single-Family	122
		1995	Commercial Bld	27
21	590294342	1978	Commercial Bld	44
		2000	Shed	22
	Total	31	Total age	1679
			Average age	54.16

2022	cross-check	54.16
	over 40	61.29%

* Source <https://madison.gworks.com/>











