

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, November 18, 2019 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 15, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of October 21, 2019
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2019-049.** a. Public hearing on a request to designate approximately 82.61 acres in a portion of the south half of Section 23, T7N, R9W of the 6th P.M. in Adams County, Nebraska, known as Redevelopment Area #15, as a blighted and substandard area, and to determine consistency with the Comprehensive Plan.

b. Motion to recommend Resolution **2019-XX**, adoption of Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #15.

c. Motion to recommend Ordinance **XXXX**, a statement of intent to annex Redevelopment Area #15 in the future, when the area is statutorily eligible as an addition to the City.
 - b. **2019-050.** Public hearing regarding revised Ordinance No. 4607, a zoning conversion for properties situated in the zoning jurisdiction of the City of Hastings.
10. Subdivisions

Planning Commission Agenda

November 18, 2019

Page 2

- a. **2019-051.** Consider a recommendation to approve First Christian Church Subdivision, a replat of Lot 1, Block 2 of Colonial Estates Second Addition to the City of Hastings, Adams County, Nebraska.

11. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, October 21, 2019

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on October 21, 2019.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Gaines with the following members present: Marshall Gaines, Lou Kully, Alternate Willis Hunt, Mac Rundle, Ann Hinton, Gavin Raitt, Jodi Graves. Absent: Rakesh Srivastava, Dave Johnson, Eric Arneson, Alternate Megan Arrington-Williams.

The Chair led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Kully, seconded by Hinton, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 18, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Hunt, seconded by Kully, to approve the minutes of the September 16, 2019 meeting. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

9. Public Hearings.

a. 2019-042. Public hearing to consider Resolution #2019-51 concerning Plan Modification No. 2019-3 to Redevelopment Area #14 for Lots One through Sixteen of Pioneer Trail Flats Second Subdivision of the City Hastings, Adams County, Nebraska.

Don Threewitt stated the Hastings Economic Development Corporation intends to develop up to sixteen paired townhouse units on a sixteen lot property abutting West Laux Drive. The intent is to construct workforce house. The applicant intends to utilize Tax Increment Financing. Staff supports a recommendation for approval.

Randy Chick, 520 W. 1st Street, Hastings, Nebraska. Mr. Chick spoke in favor of the project and was available for questions of the Commission. He also stated Michael Krings, HEDC, was also available for questions on this project.

Moved by Hinton, seconded by Rundle, to recommend approval to the City Council Resolution #2019-51 concerning Plan Modification No. 2019-3 to Redevelopment Area #14 for Lots One through Sixteen of Pioneer Trail Flats Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

b. 2019-043. Public hearing to consider Resolution #2019-52 concerning Plan Modification No. 2019-4 to Redevelopment Area #14 for Trail Ridge Addition Phase 1 to the City Hastings, Adams County, Nebraska.

Don Threewitt stated Hastings Economic Development Corporation intends to develop infrastructure along East Laux Drive and a portion of West Laux Drive, and prepare 41 single-family home sites for construction. The intent is to construct workforce housing. The applicant intends to utilize Tax Increment Financing to aid in site preparation, infrastructure and paving installation and other eligible public improvements. Staff supports a recommendation for approval.

Moved by Raitt, seconded by Graves, to recommend approval to the City Council Resolution #2019-52 concerning Plan Modification No. 2019-4 to Redevelopment Area #14 for Trail Ridge Addition Phase 1 to the City Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

c. 2019-044. Public hearing to consider Ordinance #4613, a change of zoning from I-2 Heavy Industrial to C-3 Commercial Business for Lots 7-12 of Block 2, Dawes and Foss First and Second Addition to the City of Hastings, Adams County, Nebraska.

Don Threewitt explained there are two related actions, a final replat and a rezone for Casey's Subdivision, are progressing concurrently with this case. The applicants wish to plat the existing Casey's lot, the alley, and the Hardee's Subdivision into a single-lot for redevelopment. Staff supports a recommendation for approval.

Matt Sutton, Schemmer & Associates 1044 North 115th Street, Suite 300 Omaha, NE 68154. He stated Schemmer is doing the civil engineering and surveying on this project and available to answer any questions of the Commission on behalf of Casey's.

Moved by Kully, seconded by Hunt, to recommend approval to the City Council Ordinance #4613, a change of zoning for Lots 7 through 12, Block 2 of Dawes and Foss First and Second Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

d. 2019-045. Public hearing to consider a recommendation for Ordinance #4607, a text amendment to Chapter 34 Zoning, to address conversions of zone districts for properties entering city jurisdiction from Adams County jurisdiction.

Don Threewitt explained in previous extraterritorial boundary adjustments, there have not been specific zone change actions to explicitly apply city zone districts to parcels entering the jurisdiction. It appears that city zone districts were administratively applied based on Section 34-105 – Interpretation of district boundaries. A proposed conversion chart will apply the closest zoning district available in city jurisdiction to the existing county zoning district. Adoption of this uniform method of zoning district conversion will provide clarity and consistency to landowners as properties are included into the city's zoning jurisdiction. Staff supports a recommendation for approval.

Moved by Graves, seconded by Hinton, to recommend approval to the City Council approval of Ordinance #4607, a text amendment to Chapter 34 Zoning, Section 34-319 regarding conversion of zone district for properties entering the city jurisdiction from Adams County jurisdiction. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

10. Subdivisions

a. 2019-046. Consider a recommendation for Ordinance #4614, vacation of the alley between 16th and 17th Street in Block 2 of Dawes and Foss First and Second Addition and Hardee's Subdivision to the City of Hastings, Adams County, Nebraska.

Don Threewitt explained this action is concurrent with and related to the Casey's Subdivision redevelopment. The applicant intends to acquire the Hardee's Subdivision, and, replat the alley and the acquired property into a single lot subdivision for redevelopment purposes. Staff supports a recommendation for approval.

Moved by Hinton, seconded by Kully, to recommend approval to the City Council Ordinance #4614, vacation of the alley between 16th and 17th Street in Block 2 of Dawes and Foss First and Second Addition and Hardee's Subdivision to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

b. 2019-047. Consider a recommendation to approve a Preliminary/Final Plat for Casey's Subdivision of the City of Hastings, Adams County, Nebraska, generally located north of 16th Street and east of Osborne Drive.

Don Threewitt explained that a review and revisions of the plat have been completed. Staff believes the submission of the criteria in City Code Section 38-202 and 38-203 have been met. There is one issue with a Notary Block, and, the approval of the plat is subject to the vacation of the alley and the rezoning. Staff supports a recommendation for approval.

Moved by Hinton, to recommend approval to the City Council the Preliminary/Final Plat for Casey's Subdivision, subject to the city council's vacation of the alley, and subject to the addition of the notarial block for the signatures for the 4G properties, seconded by Kully. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

c. 2019-048. Consider a recommendation to approve a Preliminary/Final Plat for Lakeview 9th Subdivision of the City of Hastings, Adams County, Nebraska.

The owners wish to acquire the unplatted lot abutting the northern boundary of their existing property. The proposed lot acquisition conforms with the existing preliminary plat for the Lakeview Subdivision. The subdivision agreement outlines responsibilities for deferred improvements associated with Merle Avenue, which will be filed with the plat and will run with the land. Staff supports a recommendation for approval.

Moved by Graves, seconded by Hinton, to recommend approval to the City Council the Preliminary/Final Plat for Lakeview 9th Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Gaines, Kully, Hunt, Rundle, Hinton, Raitt, Graves. Nays: None. Absent: Srivastava, Johnson, Arneson, Alternate Arrington-Williams. The motion carried.

11. Reports

a. Committee Reports

Ann Hinton stated the Ad Hoc Committee met on October 9th, and discussed the meeting Don Threewitt had with the County Planning Commission. They had questions concerned the ETJ expansion. Zoning code enforcement was also discussed.

c. Staff Reports

Don Threewitt stated the Nebraska Planning and Zoning Association is having their fall workshop on October 30th and 31st in Nebraska City.

Moved by Graves, seconded by Rundle, to adjourn.

Chairman

Department: Development Services
Staff Contact: Donald Threewitt, Randy Chick
Planning Commission Meeting Date: 11/18/2019
File No: 2019-049
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

- a. Public hearing on a request to designate approximately 82.61 acres in a portion of the south half of Section 23, T7N, R9W of the 6th P.M. in Adams County, Nebraska, known as Redevelopment Area #15, as a blighted and substandard area, and to determine consistency with the Comprehensive Plan.
- b. Motion to recommend Resolution **2019-XX**, adoption of Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #15.
- c. Motion to recommend Ordinance **XXXX**, a statement of intent to annex Redevelopment Area #15 in the future, when the area is statutorily eligible as an addition to the City.

Names of People/Business affected by this action:

The property owner, Adams County, the City of Hastings, and all affected taxing authorities.

Why Planning Commission action is required:

From N.R.S 18-2123.01: Redevelopment project with property outside corporate limits; formerly used defense site; agreement with county authorized.

- (1) Notwithstanding any other provisions of the Community Development Law to the contrary, a city may undertake a redevelopment project that includes real property located outside the corporate limits of such city if the following requirements have been met:
 - (a) The real property located outside the corporate limits of the city is a formerly used defense site;
 - (b) The formerly used defense site is located within the same county as the city approving such redevelopment project;
 - (c) The formerly used defense site is located within a sanitary and improvement district;
 - (d) The governing body of the city approving such redevelopment project passes an ordinance stating such city's intent to annex the formerly used defense site in the future; and
 - (e) The redevelopment project has been consented to by any city exercising extraterritorial jurisdiction over the formerly used defense site.
- (2) For purposes of this section, formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.
- (3) The inclusion of a formerly used defense site in any redevelopment project under this section

shall not result in:

(a) Any change in the service area of any electric utility or natural gas utility unless such change has been agreed to by the electric utility or natural gas utility serving the formerly used defense site at the time of approval of such redevelopment project; or

(b) Any change in the service area of any communications company as defined in section 77-2734.04 unless (i) such change has been agreed to by the communications company serving the formerly used defense site at the time of approval of such redevelopment project or (ii) such change occurs pursuant to sections 86-135 to 86-138.

(4) A city approving a redevelopment project under this section and the county in which the formerly used defense site is located may enter into an agreement pursuant to the Interlocal Cooperation Act in which the county agrees to reimburse such city for any services the city provides to the formerly used defense site after approval of the redevelopment project.

Type of action requested:

Ordinance

Resolution

Suggested motion:

a. Motion to recommend approval of Resolution No. **2019-XX**, a Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #15.

b. Motion to recommend Ordinance **XXXX**, a statement of intent to annex Redevelopment Area #15 in the future, when the area is statutorily eligible as an addition to the City.

Deadlines associated with action:

This case is scheduled to be heard by the City Council on December 9, 2019, pending an affirmative recommendation by the Planning Commission and the Community Redevelopment Authority.

Department head comments:

Through this process, the City and property owners will: attempt to address economic and/or social liabilities which impact the well-being of the entire community, guide future development in the area, and facilitate certain redevelopment incentives to mitigate barriers to redevelopment.

The attached Blight and Substandard study details existing conditions and statutory requirements for the area.

The property owner, Golden Triangle, Inc. had commissioned a blight and substandard study to determine the possibility of declaring the area blighted and substandard pursuant to existing Nebraska Community Development Law, which is found in N.R.S. 18-2104 et. seq.

No specific redevelopment projects are pending at this time.

The subject property is outside of city limits but within the expanded 2-mile ETJ, and is a portion of a formerly used defense site--the Naval Ammunition Depot (NAD). Although the NAD extends into Clay County, the subject property is wholly contained within Adams County. The property owner, Golden Triangle, LLC is in the process of developing a sanitary and improvement district (SID), and this statutory requirement will be completed prior to consideration of any specific redevelopment actions or Plan Modification. While it is unlikely that the subject property will be eligible for annexation in the foreseeable future, the corresponding Ordinance will be followed once the property is eligible. The electric utility, natural gas service, and communication service to the property will not change as a result of this action. This property is within that portion of the extraterritorial jurisdiction where zoning powers and duties are being exercised as authorized pursuant to N.R.S. 16-902.

On October 22, 2019, The Community Redevelopment Authority voted unanimously in favor of proceeding with the proposed Redevelopment Area #15 by forwarding the case to the City Planning Commission for consideration and recommendation.

Planning Commission actions pertaining to this case:

First, the Planning Commission shall find that the Blight and Substandard study and associated general redevelopment plan are consistent with the Comprehensive Plan. Imagine Hastings projects that this area is beyond the designated Future Growth Area and the Future Land Use is Employment/Industrial. Through incorporation within the 2-mile ETJ the property is zoned I-2 - Heavy Industrial which corresponds to the Employment/Industrial designation.

Two separate motions are required with this case.

The first motion is a recommendation to approve the Blight and Substandard study and General Redevelopment plan via Resolution. City Staff and the Community Redevelopment Authority have reviewed the study and believe that it fulfills the statutory requirements for a plan. There is no pending redevelopment activity in the proposed area, so a Plan Modification will come before the Commission at a later date for separate approval once any projects are identified and pursued.

The second motion is an Ordinance stating the City's intent to annex Redevelopment Area #15 once it is eligible and feasible. In order to be eligible for annexation, the area shall be contiguous, and urban or suburban in character (N.R.S. 16-117). Additionally, a plan for extending city services to such land within a reasonable time shall be adopted by Resolution. There is a statutory provision to annex non-contiguous land in a redevelopment project area, but that only applies to second class cities and villages.

Recommendation:

**PROJECT APPLICATION**

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|---|---|---|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | ☒ Blight Study & Redevelopment Plan | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: Blight Study and Redevelopment Plan for Redevelopment Area #15 (NAD)

Project Address: A Tract of Land Located in the South 1/2 of Section 23, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska Within City Limit ☐ Yes ☒ No

Existing Zoning: I-2 Heavy Industrial Proposed Zoning / Use: I-2 Heavy Industrial

Existing Comprehensive Plan Designation: Industrial Gross Area: approximately 94 acres

Legal Description: See attached legal description Number of Lots: 3 parcels

APPLICANT INFORMATION

Applicant: Randal Chick, Director, Community Redevelopment Authority Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

Property Owner: Not applicable Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

Key Contact: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

_____	_____	<u>Randal Chick</u>	10/25/2019
Property Owner Signature	Date	Applicant Signature	Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Adams County. Golden Triangle, Inc. commissioned the study to analyze the possibility of declaring the area as blighted and substandard.

The City of Hastings, when considering conditions of Blight and Substandard, look at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"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 the 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 use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements."

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for the formulation of a workable program; disaster assistance; effect. 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 areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth."

Based on the Nebraska Revised Statutes §18-2103 the following definitions shall apply:

"Blighted area" means an area (a) which, 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. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

"Extremely blighted area means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"

"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; and"

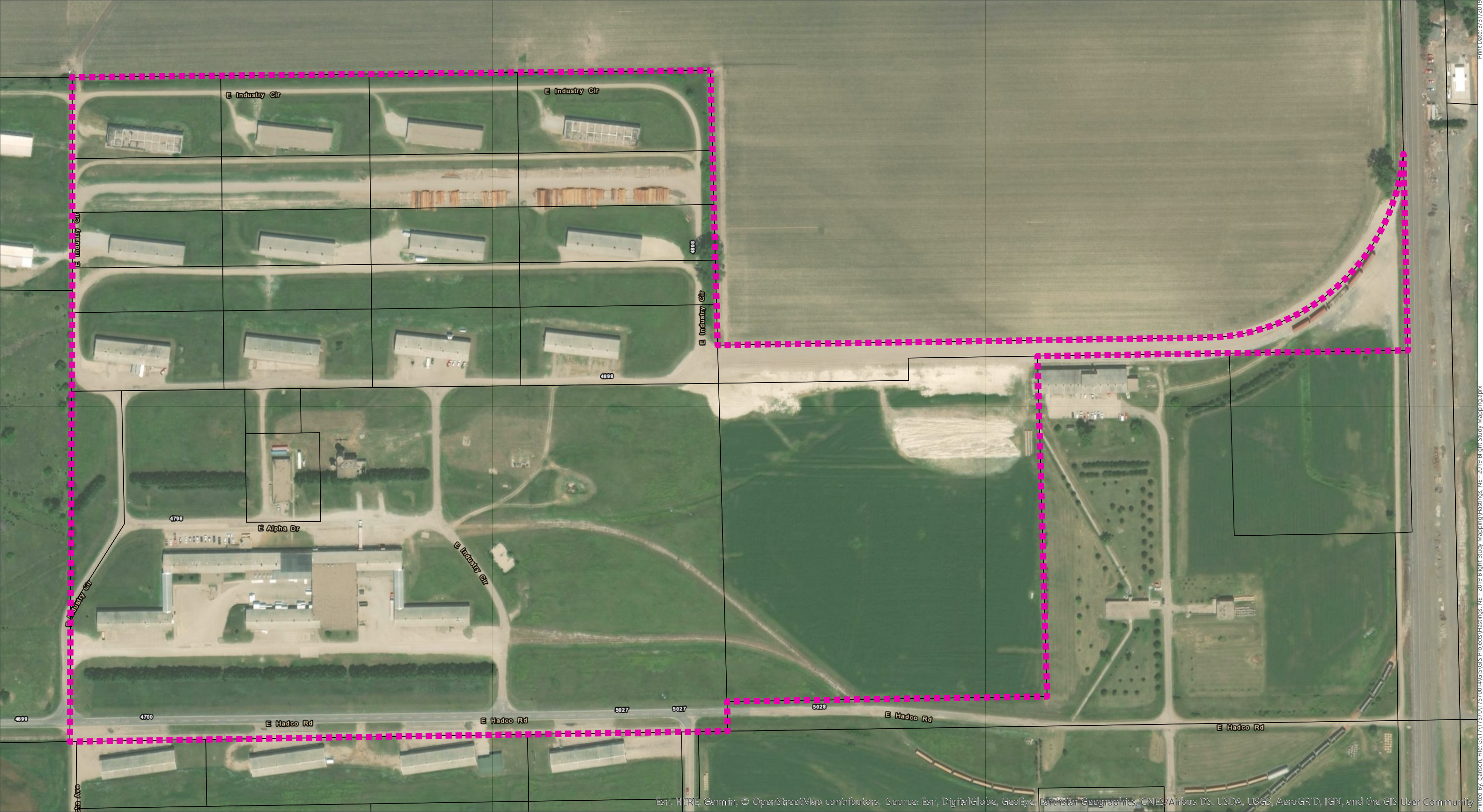
"Workforce housing means:

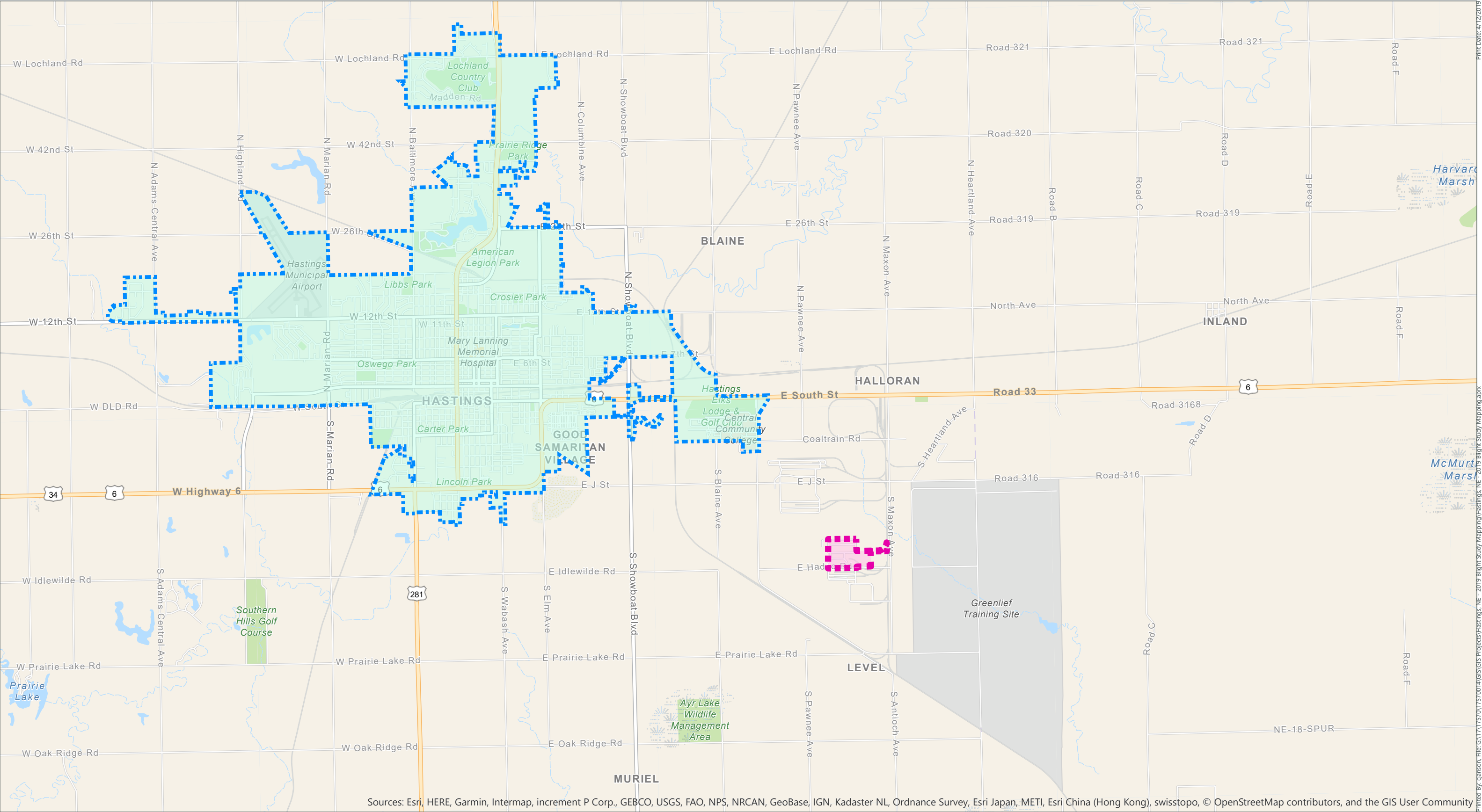
- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing."

Furthermore, Chapter 18, Section 2123.01 of the Revised Nebraska State Statutes:

Redevelopment project with property outside corporate limits; formerly used defense site; agreement with county authorized.

- (1) Notwithstanding any other provisions of the Community Development Law to the contrary, a city may undertake a redevelopment project that includes real property located outside the corporate limits of such city if the following requirements have been met:





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



Data Sources: Adams County, City of Hastings and MPC



- Hastings City Limits
- 2019 Blight Study Area

HASTINGS, NE - 2019 BLIGHT STUDY

REGIONAL CONTEXT MAP

CITY OF HASTINGS

ADAMS COUNTY, NEBRASKA

Print Date: 4/12/2019
Printed By: ganson, File: G:\1717570\1757001\GIS\GIS Projects\Hastings, NE - 2019 Blight Study Mapping\Hastings, NE - 2019 Blight Study Mapping.aprx

- (a) The real property located outside the corporate limits of the city is a formerly used defense site;
 - (b) The formerly used defense site is located within the same county as the city approving such redevelopment project;
 - (c) The formerly used defense site is located within a sanitary and improvement district;
 - (d) The governing body of the city approving such redevelopment project passes an ordinance stating such city's intent to annex the formerly used defense site in the future; and
 - (e) The redevelopment project has been consented to by any city exercising extraterritorial jurisdiction over the formerly used defense site.
- (2) For purposes of this section, formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.
- (3) The inclusion of a formerly used defense site in any redevelopment project under this section shall not result in:
- (a) Any change in the service area of any electric utility or natural gas utility unless such change has been agreed to by the electric utility or natural gas utility serving the formerly used defense site at the time of approval of such redevelopment project; or
 - (b) Any change in the service area of any communications company as defined in section [77-2734.04](#) unless (i) such change has been agreed to by the communications company serving the formerly used defense site at the time of approval of such redevelopment project or (ii) such change occurs pursuant to sections [86-135](#) to [86-138](#).
- (4) A city approving a redevelopment project under this section and the county in which the formerly used defense site is located may enter into an agreement pursuant to the Interlocal Cooperation Act in which the county agrees to reimburse such city for any services the city provides to the formerly used defense site after approval of the redevelopment project.

This Blight and Substandard Study is intended to give the Community Redevelopment Authority, Hastings Planning Commission and Hastings City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future will contain, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present, which qualify the area as blighted and substandard.

Through the redevelopment process, the City of Hastings and the Hastings CRA can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Hastings is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Hastings can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the Hastings area. The area is indicated in Figure 1 of this report. The existing uses in this area include commercial and industrial uses and open space. The study area is part of the old Hastings Naval Ammunition Depot (NAD).

Through the redevelopment process the developer and City of Hastings can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Hastings is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within the Hastings area.

Study Area

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23, THENCE N89°45'38"W (ASSUMED BEARING ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 A DISTANCE OF 1193.00, THENCE N00°40'54"E A DISTANCE OF 320.76 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF GOLDEN TRIANGLE SUBDIVISION, THENCE N00°07'36"E ON THE WEST LINE OF SAID LOT 1 A DISTANCE OF 663.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE N84°06'51"E ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 24.99 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID GOLDEN TRIANGLE SUBDIVISION, THENCE N00°15'26"E ON THE WEST LINE OF SAID LOT 2 AND ALSO BEING THE WEST LINE OF LOTS 9,10 AND 17 OF SAID GOLDEN TRIANGLE SUBDIVISION A DISTANCE OF 570.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 17, THENCE S89°38'18"E ON THE NORTH LINE OF SAID LOT 17 AND ALSO BEING THE NORTH LINE OF LOTS 16,15 AND 14 OF SAID GOLDEN TRIANGLE SUBDIVISION A DISTANCE OF 1681.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, THENCE S00°38'29"W ON THE EAST LINE OF SAID LOT 14 AND ALSO BEING THE EAST LINE OF LOTS 13,6 AND 5 OF SAID GOLDEN TRIANGLE SUBDIVISION A DISTANCE OF 519.80 FEET TO THE NORTHWEST CORNER OF GOLDEN TRIANGLE 2ND SUBDIVISION, THENCE ON THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING, S89°44'34"E A DISTANCE OF 1310.03 FEET TO THE BEGINNING OF CURVE THAT IS CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 560.60 FEET, A CHORD BEARING OF N49°26'01"E, A CHORD DISTANCE OF 732.76 FEET AND AN ARC LENGTH OF 798.59 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION THENCE S00°09'02"W ON THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 531.60 FEET TO THE SOUTH LINE OF SAID SUBDIVISION, THENCE N89°34'26"W ON SAID SOUTH LINE A DISTANCE OF 974.39 FEET, THENCE S00°14'36"W A DISTANCE OF 903.69 FEET TO THE NORTH LINE OF A PUBLIC ACCESS EASEMENT BEING 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, THENCE N89°45'06"W ON SAID NORTH LINE A DISTANCE OF 889.18 FEET, THENCE S00°07'15"W A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4, THENCE N89°44'10"W ON SAID SOUTH LINE A DISTANCE OF 513.00 FEET TO THE POINT OF BEGINNING, CONTAINING 82.61 ACRES AND IS SUBJECT TO ANY EXISTING EASEMENT, INTERIOR SUBDIVISIONS OR RIGHT OF WAY BY RECORD.

STUDY AREA HISTORY

The Study Area "The Naval Ammunition Depot Hastings (NAD Hastings) near Hastings, Nebraska was the largest United States World War II naval munitions plant operating from 1942 to 1946 and produced over 40% of the U.S. Navy's munitions.

World War II and accidents

The former Naval Ammunition Depot (NAD) is one of Nebraska's former four major ammunition plants: the Cornhusker Ordnance Plant, the Nebraska Ordnance Plant and the Martin Bomber Plant. Its construction began in July 1942 on 49,000 acres (200 km²) and was completed in early 1943 with over 2000 buildings, bunkers, and various other types of structures. The cost of construction was over \$71 million.

The navy built in this location due the proximity to the area's three railroads, the abundance of underground water, cheap natural gas and electricity, the stable work force and the distance from either coast (being beyond the range of Japanese or German bombers). At one point during World War II the facility was producing over 40% of the U.S. Navy's munitions. It manufactured 40mm shells, 16-inch projectiles, rockets, bombs, depth charges, mines and torpedoes. Production peaked in June–July 1945, when the depot employed 125 officers, 1,800 enlisted men, and 6,692 civilians.

The impact on the city of Hastings was a 40% population increase from just over 15,000 in 1940 to 22,252 at its peak during the war. By 1944, workers base wages at the depot were 74-cents an hour with time-and-a-half for overtime beyond 54 to 64 hour workweeks and thus considerably higher than the 40- to 50-cents per hour in town and maybe a dollar-a-day for a hired man on the farm.^[1] Farmers experienced a severe labor shortage, schools were overcrowded with 50-60 children, new homes were scarce.

Four accidental explosions took place during the war, of which two were officially reported. All occurred in 1944, and together resulted in the deaths of 22 people. The first accident left a crater 550 feet long, 220 feet wide, and 50 feet deep. The most severe accidental blast killed nine people and injured fifty-three on September 15, 1944. It was caused by human error while a train was being loaded. The loading depot and the train were totally destroyed. Part of the roof at a high school in Harvard, about 15 miles (24 km) east of Hastings, collapsed as a result of the explosion; injuring 10 children.

After World War II

In April 1945, the work week was reduced from 60 to 54 hours, in August 1945 to 40 hours and the number of employees was reduced to 3,000. By 1949, personnel numbered 1,189. the depot was reactivated in August 1950 for the Korean War. Employment peaked in January 1954 with 2,946 civilians.

Air Force presence

During the Vietnam War, a portion of the NAD was turned over to the U.S. Air Force. This became a radar bomb scoring detachment that helped train pilots in electronic bombing techniques that were used in southeast Asia.

Closure and transfer

Closure of the site was ordered in December 1958 to be concluded no later than June 1966. As of 2015, the land was occupied by Central Community College, which uses some of the former buildings, Hastings East Industrial Park (HEIP), a golf course, the Greenleaf Training Facility for national guardsmen and reservists, and the United States Department of Agriculture Meat Animal Research Center, which was granted part of the site in 1964.

Source: *Wikipedia*

During the 2013-2014 Legislative sessions, the Nebraska Legislature passed LB 66 and LB 1012 which provided for a means to use Tax Increment Financing on projects located in a former defense site. LB 66 gave Cities of the First Class (5,000 to 100,000 population) the authority to approve Redevelopment Plans and use Ad Valorem Taxes (TIF) generated by the project(s) approved in the plan to pay for eligible expenses under certain proscribed conditions on formerly used defense sites outside of the corporate limits of and within the same **County as the City**. LB 1012 states that "A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision." (which is 35%).

LB 66 and LB 1012 did not remove the need for a Blight and Substandard designation.

This specific study includes a portion of the old NAD.



EXISTING LAND USES

The term “Land Use” refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts that either benefit or detract from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Adams County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs. The Study Area's existing land uses are industrial in nature.





Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



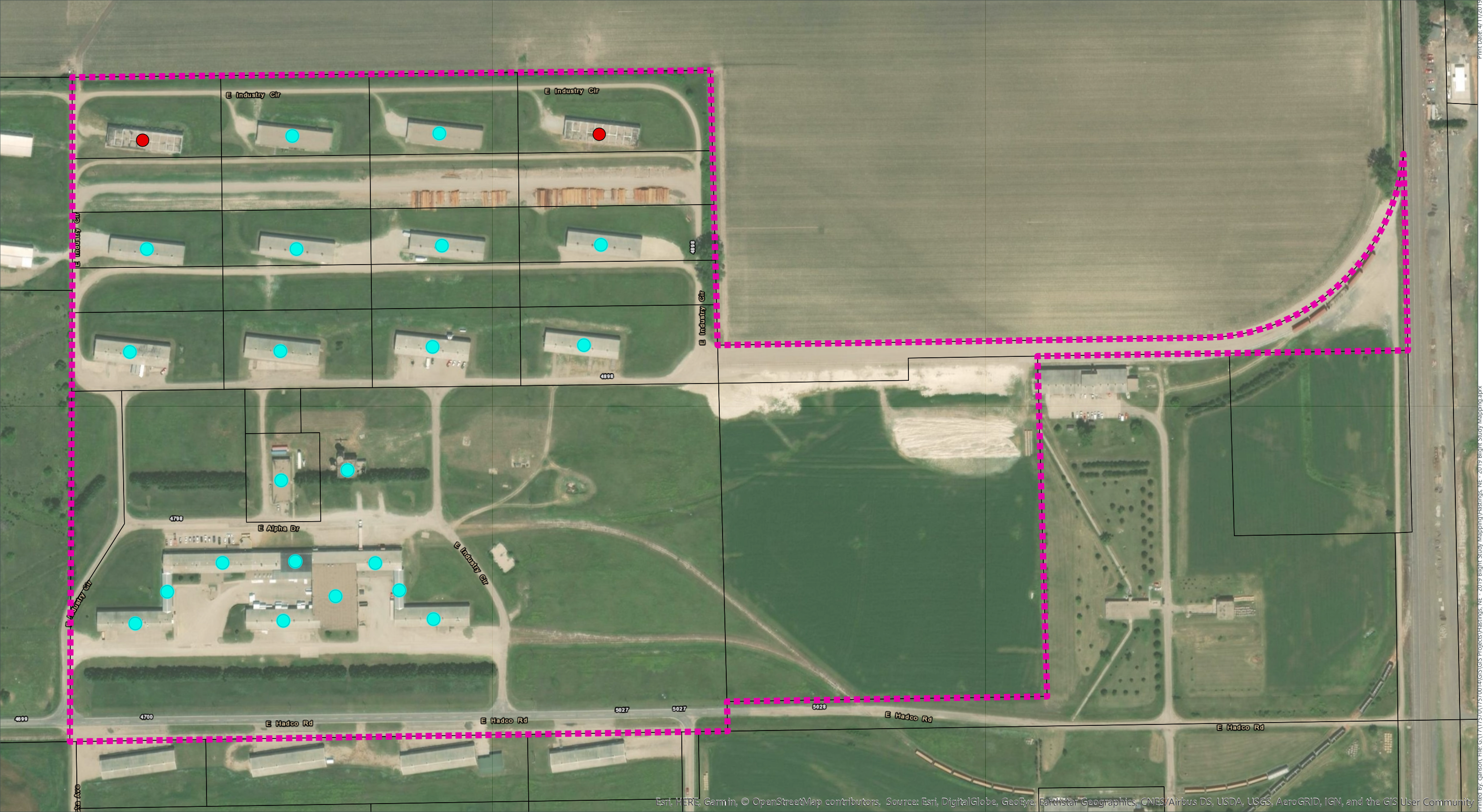
Data Sources: Adams County, City of Hastings
and MPC



-  2019 Blight Study Area
-  Parcels
-  Vacant - 61 Acres
-  Industrial - 33 Acres

HASTINGS, NE - 2019 BLIGHT STUDY

EXISTING LAND USE MAP
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA



Data Sources: Adams County, City of Hastings
and MPC



- Excellent Condition - 0 Structures
- Good Condition - 0 Structures
- Average Condition - 0 Structures
- Fair Condition - 21 Structures
- Poor Condition - 2 Structures
- 2019 Blight Study Area
- Parcels

HASTINGS, NE - 2019 BLIGHT STUDY

STRUCTURE CONDITION MAP

CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Printed By: garson, File: G:\17175\017500\HASTINGS\GIS\Projects\Hastings_NE_-_2019_Blight_Study_Mapping.aprx

Print Date: 4/17/2019

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the Eligibility Report examines the conditions found in the study area. The Findings Section reviews the conditions based upon the statutory definitions.

FORMER DEFENSE SITE

Based on Chapter 18, Sections 18-2103 and 2123.01 of the Revised Nebraska State Statutes, this study area is eligible to be deemed to be Blighted and Substandard. The area meets all of the necessary eligibility criteria identified in the §§18-2103 and 18-2123.01:

1. The real property located outside the corporate limits of the city is a formerly used defense site;
2. The formerly used defense site is located within the same county as the city approving such redevelopment project;
3. Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.

Based on the site meeting the criteria found in §§18-2103 and 18-2123.01, this area is eligible for declaring it Blighted and Substandard.

However, the study will show the study area meets the criterion for Blighted and Substandard either as a former defense site or if it were a part of the corporate limits of Hastings.

OTHER CONTRIBUTING FACTORS

There were many other conditions examined and evaluated in the field and online. There are several conditions that will be reviewed in detail, on the following pages, which add to the overall condition of Blight and Substandard on the proposed site.

Deterioration of Site or Other Improvements

Substantial Number of Deteriorating Structures

MPC conducted an on-site evaluation of the structures; the rating system was either Excellent, Good, Average, Fair, or Poor. The data was a result of a field survey conducted by Marvin Planning Consultants. There is a total of 22 structures located in the study area.

Based upon the data, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as excellent
- 0 (0.0%) structures rated as good
- 0 (0.0%) structures rated as average
- 20 (90.9%) structure rated as fair
- 2 (9.1%) structures rated as poor

The assumption, regarding conditions of structures, is any structure given an average condition or less constitutes less than desirable conditions due to age and conditions. It is common for older structures to require more maintenance and upkeep to maintain a good or higher condition. Even an average structure shows some sign of deteriorating which in turn can become a dilapidated structure in the future if it left alone.

Due to the stated conditions found in the field, the condition of the structure is a contributing factor.



Paving Conditions

The paving conditions, in the Study Area, were identified and rated on five categories; excellent, good, average, fair and poor.

Within the study area, there are approximately 17,152 lineal feet of streets. Typically, any dirt or gravel roadways are considered to be in a fair to poor condition since asphaltic concrete or concrete are common paving materials. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.0%) lineal feet of excellent paving
- 0 (0.0%) lineal feet of good paving
- 0 (0.0%) lineal feet of average paving
- 4,451 (26.0%) lineal feet of fair paving
- 11,527 (67.2%) lineal feet of poor paving
- 1,174 (6.8%) lineal feet of worn out paving

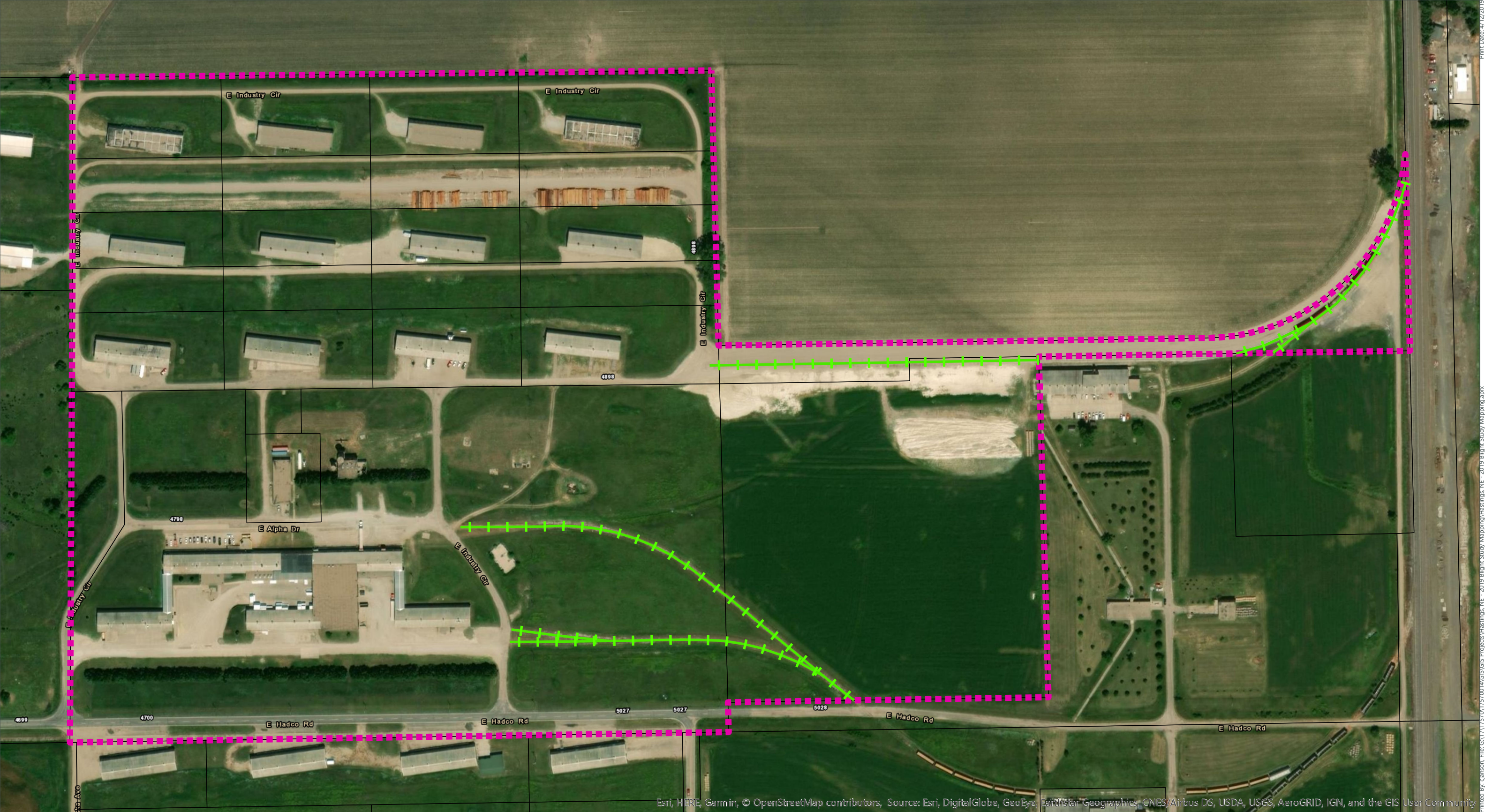
Due to the condition of the paving within the study area, the streets are a contributing factor.



Paving Condition Examples



Rail Condition Examples



Data Sources: Adams County,
City of Hastings and MPC



- Poor Condition Rail Lines - 4,036 Linear Feet
- 2019 Blight Study Area
- Parcels

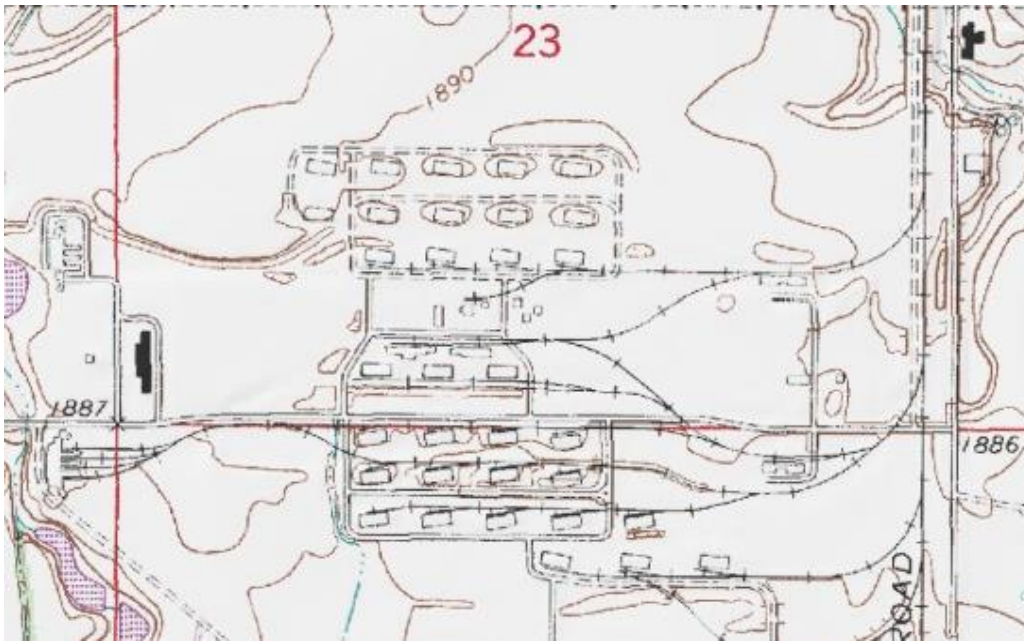
HASTINGS, NE - 2019 BLIGHT STUDY

RAIL LINE CONDITIONS MAP
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Print Date: 8/12/2019
Printed By: garrison, file: G:\1757\01757001\GIS\Projects\Hastings, NE - 2019 Blight Study\Map\Hastings, NE - 2019 Blight Study Map.aprx

Figure 7
Drainage



Source: Marvin Planning Consultants, MyTopo.com, 2019

Drainage Conditions

The Hastings and Adams County area is relatively flat with occasional changes in elevation. Most topographic changes found in the study area and the former NAD site were man-made to aid in some drainage. Topography and soils can have a major impact on how a given portion of the area drains. The area designated in this Study Area is nearly flat or has an extremely small slope.

Figure 6 shows an existing topographic map from MyTopo.com showing the study area. The maps confirm the flatness of the area. The contours are relatively flat along each set of the topographic areas. The contours range from a low of 1886 feet (off-site) to 1890 feet. The 1890 contour encompasses nearly all of the study area.



Example of the Existing Topography within the Study Area

In addition to the flatness of the study area, the entire study area is designed to drain using "rural section" ditches along all of the county roads and interior roads in the area. Also, a lot of these ditches have not recently been cleaned which will slow drainage and encourage ponding of water.

All of the conditions discussed above will create the potential for standing water within this study area. Standing water from poor drainage can be a catalyst for health issues like West Nile and other mosquito-borne diseases due to the potential mosquito breeding during the summer months.

Drainage is a contributing factor to the area being declared Blighted and Substandard.

Stormwater management

As previously discussed, the study area is surrounded by rural section roads which include drainage ditches. The ditches along with the lack of slope in the area create a negative impact on stormwater management for the area. This flatness is typically true throughout the entire Adams County area.

The stormwater management system is a contributing factor to the deterioration of site or other improvement within the area.

Rail

The study area also contains rail. The rail is likely leftover from the time period when the US Navy last used the facilities for ammunition-based operations. Based upon an on-site review and the review from Google Earth images the remaining rail is in poor condition.

Rail lines within this area will likely need to be upgraded if anything desiring rail access locates in the study area.

The condition of the rail is a contributing factor the area being declared as Blighted.

Dangerous conditions to life or property due to fire or other causes

The study area, as mentioned, sits within the old Hastings Naval Ammunition Depot. Due to the nature of business conducted on-site, munitions manufacturing, there have been and still are hazardous materials present. The soil contamination identified in a 1990 EPA Report have been remedied according to an EPA representative. However, groundwater contamination still is present in this area including the study area.

Based on a conversation with the Kansas City Regional (KCEPA) office of the EPA the groundwater contamination consists of, "trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), 1,1-dichloroethene (DCE), TNT, and hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX). The most prevalent are TCE and RDX."

Also, according to the KCEPA, "The groundwater is being treated via a robust extraction and treatment system to drinking water standards, then discharged for beneficial reuse. An institutional control area and a system of land use control measures are in place to prevent property owners from installing wells in areas where they might access contaminated groundwater.

Finally, KCEPA stated "the U.S. Army Corps of Engineers, which is the lead agency at the former NAD, is also evaluating whether vapor intrusion (VI) related to TCE, TCA, PCE or DCE contamination in the groundwater is affecting any structures in the area. It is not thought that VI is an issue at the former NAD, but careful evaluation is warranted."

Therefore, based upon these conditions there are dangerous conditions to life or property due to fire or other causes and it a direct contributing factor to being Blighted.

Insanitary / Unsafe conditions

There are several factors tending to fall under this category. The study area was found to have several factors falling into insanitary and unsafe. The following are some of the more critical elements.

Drainage Conditions

The Hastings and Adams County area is relatively flat with occasional changes in elevation. Most topographic changes found in the study area and the former NAD site were man-made to aid in some drainage. Topography and soils can have a major impact on how a given portion of the area drains. The area designated in this Study Area is nearly flat or has an extremely small slope.

Figure 6 shows an existing topographic map from MyTopo.com showing the study area. The maps confirm the flatness of the area. The contours are relatively flat along each set of the topographic areas. The contours range from a low of 1886 feet (off-site) to 1890 feet. The 1890 contour encompasses nearly all of the study area.

Stormwater management

As previously discussed, the study area is surrounded by rural section roads which include drainage ditches. The ditches along with the lack of slope in the area create a negative impact on stormwater management for the area. This flatness is typically true throughout the entire Adams County area.

The stormwater management system is a contributing factor to the deterioration of site or other improvement within the area.

Water Contamination

The study area, as mentioned, sits within the old Hastings Naval Ammunition Depot. Due to the nature of business conducted on-site, munitions manufacturing, there have been and still are hazardous materials present. The soil contamination identified in a 1990 EPA Report have been remedied according to an EPA representative. However, groundwater contamination still is present in this area including the study area.

Based on a conversation with the Kansas City Regional KCEPA office of the EPA the groundwater contamination consists of, "trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), 1,1-dichloroethene (DCE), TNT, and hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX). The most prevalent are TCE and RDX."

Also, according to the KCEPA, "The groundwater is being treated via a robust extraction and treatment system to drinking water standards, then discharged for beneficial reuse. An institutional control area and a system of land use control measures are in place to prevent property owners from installing wells in areas where they might access contaminated groundwater.

Finally, KCEPA stated "the U.S. Army Corps of Engineers, which is the lead agency at the former NAD, is also evaluating whether vapor intrusion (VI) related to TCE, TCA, PCE or DCE contamination in the groundwater is affecting any structures in the area. It is not thought that VI is an issue at the former NAD, but careful evaluation is warranted."

Therefore, based upon these conditions water contamination is considered to be an Insanitary and Unsafe Condition and it a direct contributing factor to being Blighted.

Diversity of Ownership

The diversity of Ownership implies there are multiple landowners in an area. When there are multiple landowners, then the process of development and redevelopment can be hindered due to a vast number of people and corporations needing a say in the process. In these situations, it "may" become necessary for the public sector to become involved through the use of incentives to guide the effort.

Within the Study Area, there are three different property owners. In order to coordinate future redevelopment activity, it may take some coordinating effort by the City or cooperating agencies.

Due to the Diversity of Ownership within the Study Area, this is a contributing factor to the area being declared Blighted and Substandard.

Part B of the Blight Definition

Age of Commercial Units

Age of commercial units is a contributing factor to the blighted and substandard conditions in an area. The statute allows for a predominance of commercial units 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the commercial units within the Study Area. Note the age of commercial units came from the Adams County Assessor's website data.

Within the study area, there are 22 commercial units in some form or another. The age of structure has been determined by researching the structural age on the Adams County Assessor's website.

All of the structures within the study area were constructed in 1943; except one which is listed as being constructed in 1900.

The following breakdown was determined:

- 22 (100.0%) units were determined to be 40 years of age or older
- 0 (0.0%) units were determined to be less than 40 years of age

Table 2:
Age of Units

	Number of Units	Construction date	Age of Units	Cummulative Age
	1	1900	119	119
	21	1943	76	1596
Total Cummulative	22			1715
Average Age				77.95454545

Source: Adams County Assessor

Also, Table 2, above, examined the commercial units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 77.954 years, well above the 40-year requirement.

Stable or decreasing population based on the last two decennial censuses

The Study Area has had no population over the past two decennial censuses.

Criteria under Part A of the Blight Definition

These conditions are contributing to the blighted conditions of the study area.

- **Qualifies under the Former Defense Site statute**
 - The real property located outside the corporate limits of the city is a formerly used defense site;
 - The study area within the formerly used defense site is located within the same county as the city approving such redevelopment project;
 - Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.
- **Substantial number of deteriorating structures**
 - Within the study area 100.0% of the structures were deemed to be in either average, fair or poor condition.
- **Deterioration of site or other improvements**
 - 100.0% of the roads within the study area are in fair, poor, or worn out condition
 - 100.0% of the existing rail within the study area is deemed to be in poor condition
 - 100.0% of the area is rural section (drainage ditches and no curb and gutter)
 - The study area is relatively flat and has poor drainage conditions
 - Due to the flatness of the study area, the area has poor stormwater management
 - Several properties in the study area have deteriorating parking lots, and/or deteriorating driveways.
- **Dangerous conditions to life or property due to fire or other causes**
 - The presence of trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), 1,1-dichloroethene (DCE), TNT, and hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX). The most prevalent are TCE and RDX.
- **Insanitary / Unsafe conditions**
 - Poor drainage is an issue due to the flatness of the area
 - Due to the flatness of the grade, stormwater management is also an issue
 - Both poor drainage and stormwater management contribute to the possibility of standing water and the possibility of mosquito breeding grounds (which can transmit West Nile Virus)
 - The presence of trichloroethene (TCE), 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), 1,1-dichloroethene (DCE), TNT, and hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX). The most prevalent are TCE and RDX.
- **Diversity of Ownership**
 - There are three distinct property owners within the study area.

Criteria under Part B of the Blight Definition

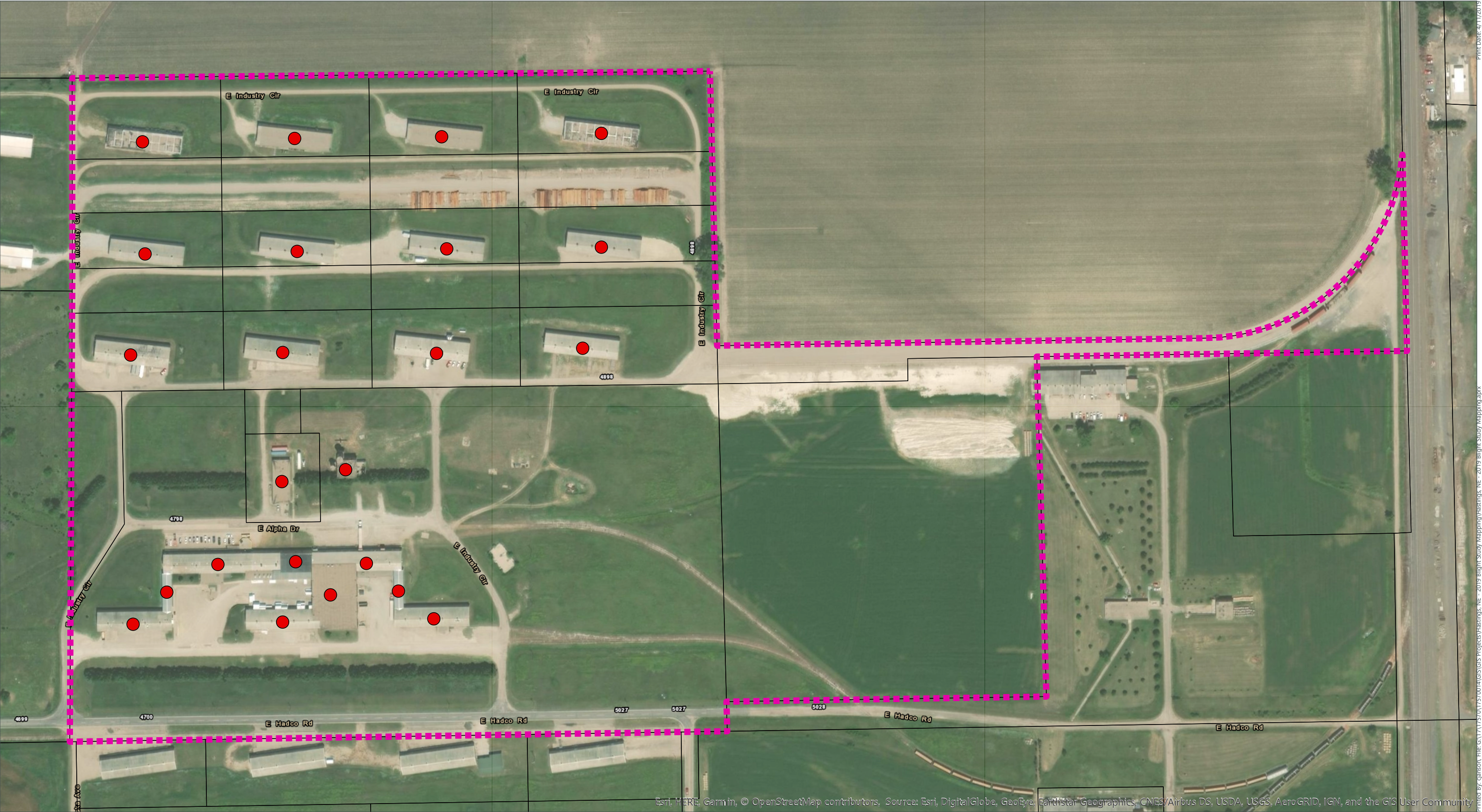
- **The average age of commercial units in the area is at least forty years**
 - 22 (100.0%) buildings or improvements were determined to be 40 years of age or older
 - The average age based upon a cumulative age calculation is 77.95 years.
- **Stable or decreasing population based on the last two decennial censuses**
 - The Study Area has had no population over the past two decennial censuses.

The other criteria for Blight were not present in the area

- Improper Platting or Obsolete Platting
- Combination of factors which are impairing and/or arresting sound growth
- Defective/Inadequate street layouts,
- Faulty lot layout,
- Defective or unusual condition of title,

- Economic or social liability detrimental to health, safety and welfare,
- Conditions provision of housing accommodations,
- One-half of unimproved property is over 40 years old,
- Inadequate provisions for ventilation, light, air, open spaces or sanitation

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.



MSA
Data Sources: Adams County, City of Hastings
and MPC

- 40+Years Old - 23 Structures
- Less than 40 Years Old - 0 Structures
- 2019 Blight Study Area
- Parcels

HASTINGS, NE - 2019 BLIGHT STUDY

STRUCTURE AGE MAP
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

Printed By: garson, File: G:\17175\017500\Hastings\GIS\Projects\Hastings_NE_-_2019_Blight_Study_Mapping.aprx, Print Date: 6/17/2019

Substandard Conditions

Average age of the residential or commercial units in the area is at least forty years

Average age of residential and commercial units can be a contributing factor to the substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the average age of residential and commercial units within the Study Area. Note the age of structure was determined from the Adams County Assessor's website data. Table 3 indicates the cumulative approach to average age. Based upon Table 3, there are three primary structures which have a cumulative age of 1715 years, or an average of 77.87 years.

Within the study area, there are 22 commercial units in some form or another. The age of structure has been determined by researching the structural age on the Adams County Assessor's website.

All of the structures within the study area were constructed in 1943; except one which is listed as being constructed in 1900.

The following breakdown was determined:

- 22 (100.0%) units were determined to be 40 years of age or older
- 0 (0.0%) units were determined to be less than 40 years of age

Table 3:
Age of Units

	Number of Units	Construction date	Age of Units	Cummulative Age
	1	1900	119	119
	21	1943	76	1596
Total Cummulative	22			1715
Average Age				77.95454545

Source: Adams County Assessor

Also, Table 3, above, examined the commercial units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 77.954 years, well above the 40-year requirement.

Substandard Summary

Nebraska State Statute requires "...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;"

This Study Area in Hastings meets the definition with the average age of the residential and commercial units being more than 40 years of age. In addition, the area meets the criteria for the existence of conditions which endanger life or property by fire and other causes.

FINDINGS FOR HASTINGS NAD BLIGHT STUDY AREA #1

Hastings NAD Blight Study Area #1 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

Criteria under Part A of the Blight Definition

- Qualifies under the Former Defense Site statute
- Substantial number of deteriorating structures

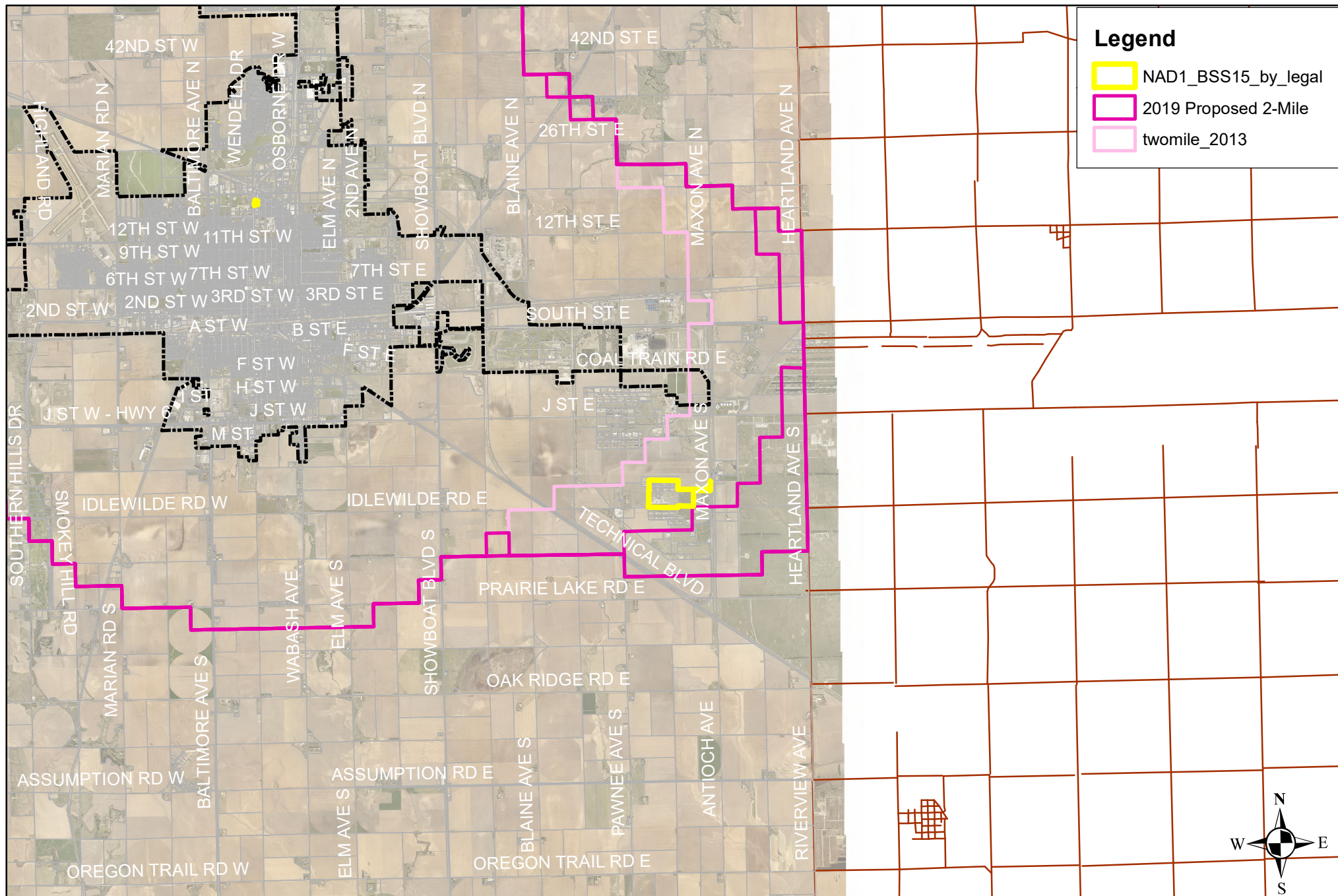
- Deterioration of site or other improvements
- Dangerous conditions to life or property due to fire or other causes
- Insanitary / Unsafe conditions
- Diversity of Ownership

Criteria under Part B of the Blight Definition

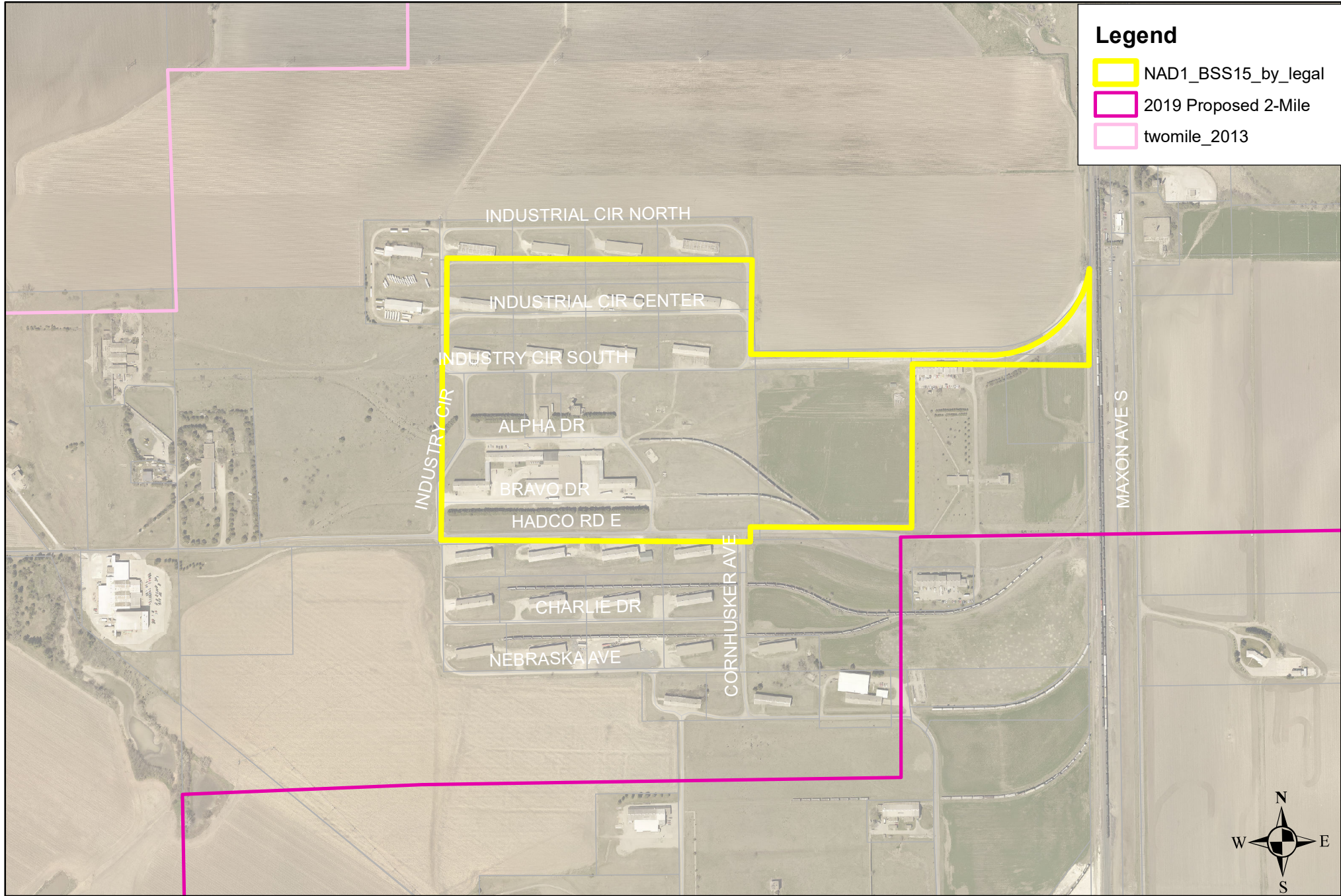
- The average age of the residential or commercial units in the area is at least forty years
- Stable or decreasing population based on the last two decennial censuses

Substandard Conditions

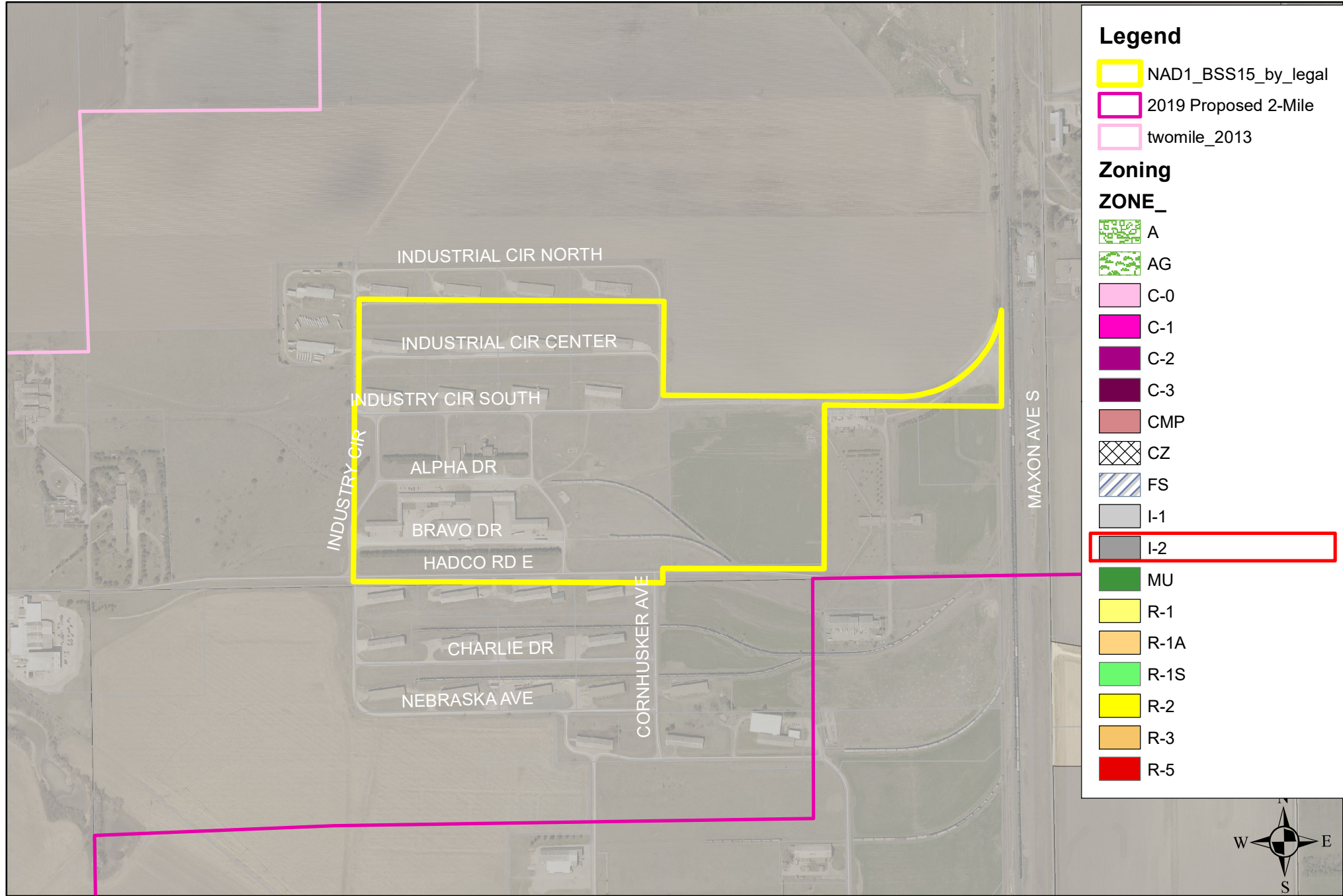
- Average age of the structures in the area is at least forty years.



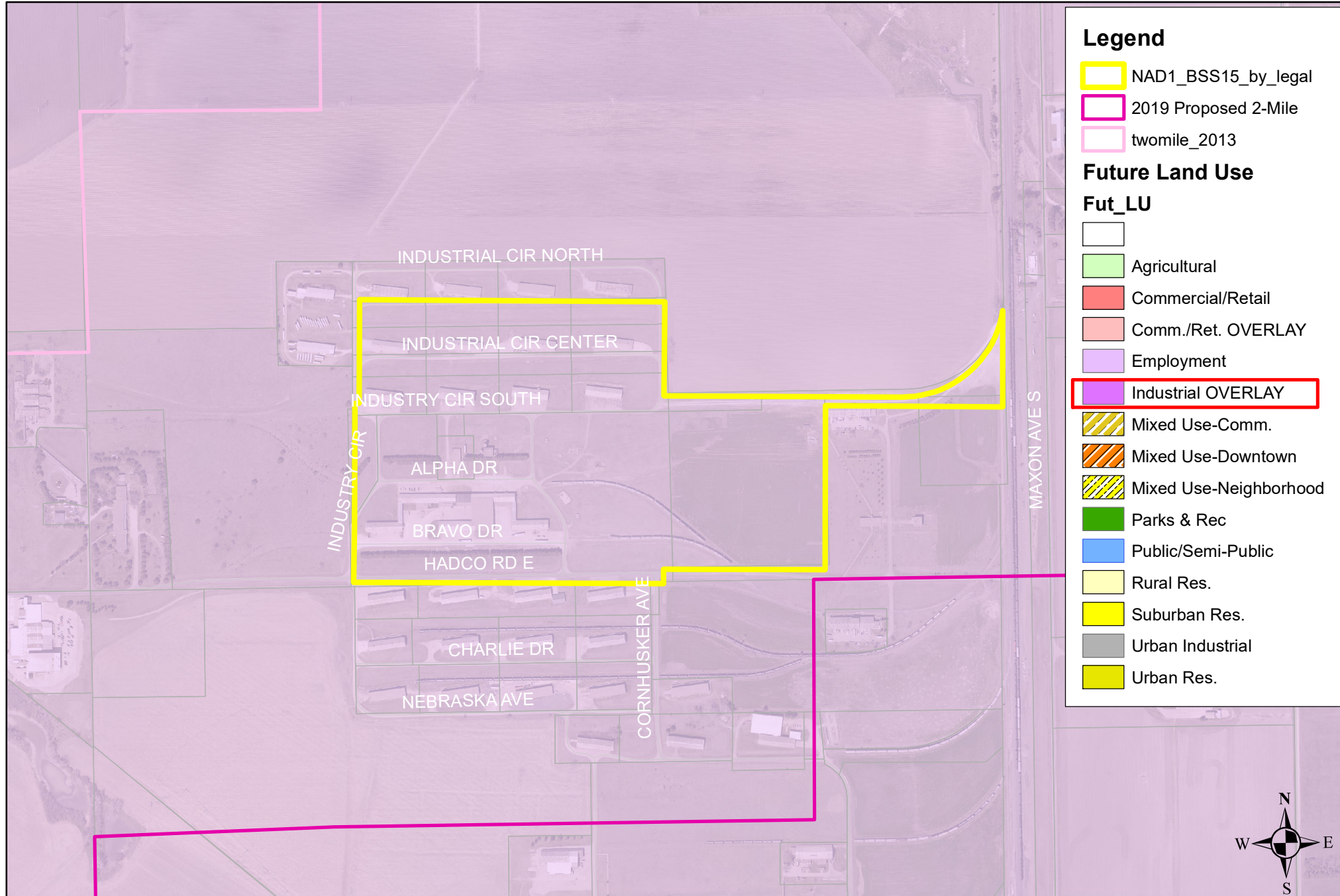
Blight and Substandard Area #15 Vicinity Map



Blight and Substandard Area #15 Aerial Map



Blight and Substandard Area #15 Zoning Map



Blight and Substandard Area #15 FLU Map

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/18/2019
File No: 2019-050
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing regarding revised Ordinance No. 4607, a zoning conversion for properties situated in the zoning jurisdiction of the City of Hastings.

Names of People/Business affected by this action:

Property owners and tenants within or proposed to enter the City of Hastings zoning jurisdiction from Adams County zoning jurisdiction, Adams County, and the City of Hastings.

Why Planning Commission action is required:

Amendments to the zoning map, the text of Chapter 34 Zoning, or any part of the Comprehensive Plan may be made after a public hearing by the Planning Commission. Upon the final hearing of such application, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council (34-801).

From N.R.S. 16-901: 1) ... the extraterritorial zoning jurisdiction of a city of the first class shall consist of the unincorporated area two miles beyond and adjacent to its corporate boundaries...(3) Any city of the first class may apply by ordinance any existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and ordinances authorized by section 16-240 within its extraterritorial zoning jurisdiction with the same force and effect as if such area were within the corporate limits of the city, except that no such ordinance shall be extended or applied so as to prohibit, prevent, or interfere with the conduct of existing farming, livestock operations, businesses, or industry. The fact that the extraterritorial zoning jurisdiction is located in a different county or counties than some or all portions of the municipality shall not be construed as affecting the powers of the city to apply such ordinances. (4)(a) A city of the first class shall provide written notice to the county board of the county in which the city's extraterritorial zoning jurisdiction is located when proposing to adopt or amend a zoning ordinance which affects the city's extraterritorial zoning jurisdiction within such county. The written notice of the proposed change to the zoning ordinance shall be sent to the county board or its designee at least thirty days prior to the final decision by the city. The county board may submit comments or recommendations regarding the change in the zoning ordinance at the public hearings on the proposed change or directly to the city within thirty days after receiving such notice. The city may make its final decision (i) upon the expiration of the thirty days following the

notice or (ii) when the county board submits comments or recommendations, if any, to the city prior to the expiration of the thirty days following the notice.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of revised Ordinance No. 4607, a zoning conversion for properties situated in the zoning jurisdiction of the City of Hastings.

Deadlines associated with action:

This item is scheduled to be heard at the November 25 regular meeting of City Council.

Department head comments:

This is a re-hearing of Item 9d. from the October Planning Commission meeting. Due to proposed revisions to the original Ordinance No. 4607, the case is presented for review and re-consideration. The case, including the revised Ordinance, was heard by the Adams County Planning Commission on November 4 and the Adams County Board of Supervisors on November 5, 2019.

The key changes include:

Addition of subsection (5) "The provisions of this section shall apply to any property, within the extraterritorial zoning jurisdiction where powers and duties are being exercised, when such property has not previously been assigned a zoning designation by the City." This will effectively apply city zoning districts throughout the entirety of the 2-mile extraterritorial jurisdiction (ETJ) which have not previously been rezoned to a city zone district. In addition to applying this Ordinance equally among all properties in the ETJ, this will also save any individual property owner wishing to develop from having to individually rezone the property at their expense.

Second, upon consideration of comments made by the Adams County Planning Commission and the Adams County Board of Supervisors, two zone overlays were added to the conversion, which are currently being drafted and will be presented in the near future.

The first is "WHO - Wellhead Protection Overlay," which will codify existing policies consistently among city and county jurisdictions. This overlay was last considered by the city in May, 2009 but did not progress at that time.

The second, "DSO - Dark Sky Overlay," encompasses the existing 1 mile buffer around the Hastings College Observatory. Both overlays will be added to the conversion chart and reserved until final adoption.

Staff reviewed the current Adams County Zoning regulations adopted February 16, 2016, and the current Chapter 34 Hastings City Code as revised through October 10, 2019. The proposed conversion chart applies the closest zone district available in city jurisdiction to the existing county zone district. Adoption of this uniform method of zone district conversion will provide clarity and consistency to landowners as properties are included into the city's zoning jurisdiction.

Recommendation:

ORDINANCE NO. 4607

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO ENACT A SECTION 34-219 TO THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS, NEBRASKA TO PROVIDE FOR THE ASSIGNMENT OF A ZONING DISTRICT IN THE AREA WITHIN THE CITY’S EXTRATERRITORIAL ZONING JURISDICTION AS A RESULT OF THE EXPANSION THEREOF WHERE THE CITY HAS PROVIDED FOR ZONING AND SUBDIVISION POWERS TO BE EXERCISED; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

Section 1. That Hastings City Code Section 34-219 of the Official City Code be and the same is hereby enacted to read as follows:

34-219. District Assignment – Extraterritorial Jurisdiction Expansion.

Whenever the City’s extra territorial zoning jurisdiction has been expanded pursuant to Neb. Rev. Stat. §16-901, as the same may be from time to time amended, and the City has provided by ordinance for the powers and duties granted by Neb. Rev. Stat. §§16-902 to 16-904 or 19-2402, to be applied to that area the following shall apply:

- (1) An unincorporated territory which comes into the extraterritorial jurisdiction of the City where the powers and duties are to be exercised shall immediately become classified in conformance with the zones noted herein and shall remain so zoned until an amendment to the official zoning map or this chapter shall place such land in a different zone or zones.

Adams County Zoning District		City of Hastings Zoning District	
AG	Agricultural District	A	Agricultural
TA	Transitional Agricultural District	A	Agricultural
R-1	Residential Estates District	R-1A	Single-family large lot residential
R-2	Urban Residential District	R-3	Multiple-family residential
C-1	Village Development District	-	not applicable
C-2	Highway Commercial District	C-3	Commercial business
C-3	General Commercial District	C-3	Commercial business
MU	Use District	C-2	Central business district
FS	Flex Space District	I-1	Light Industrial District

I-1	Light Industrial District	I-1	Light Industrial District
I-2	Industrial District	I-2	Heavy Industrial District
CMD	Clustered Mixed Use Development District	-	not applicable
DSO	Dark Sky Overlay District	DSO	Dark Sky Overlay District
CO	Conservation Overlay District	-	not applicable
WHO	Wellhead Protection Overlay District	WHO	Wellhead Protection Overlay District
AHO	Airport Hazard Overlay District	AP	Airport Zoning Regulations
FW/FF	Floodway and Flood Fringe Hazard Overlay District	FD	Flood Hazard District Regulations
HO	Highway Corridor Overlay District	-	not applicable
AHD	Adams-Hastings Joint Use District	AHD	Adams-Hastings Joint Use District

- (2) Extension of the extraterritorial zoning jurisdiction area where the powers and duties are to be exercised shall not prohibit, prevent or interfere with the conduct of legally existing farming, livestock operations business, or industry.
- (3) All preexisting allowed land uses in the expanded jurisdictional area, which are not by-right uses in the City of Hastings, shall be considered legal nonconforming uses.
- (4) All preexisting land uses which violated Adams County Zoning and Subdivision Regulation before expansion of the extraterritorial zoning jurisdiction where powers and duties are to be exercised, shall be subject to the applicable City of Hastings Zoning and Subdivision Regulations.
- (5) The provisions of this section shall apply to any property, within the extraterritorial zoning jurisdiction where powers and duties are being exercised, when such property has not previously been assigned a zoning designation by the City.

Section 2. That any ordinance passed and approved prior to the passage of this ordinance, and in conflict with its provision, is hereby repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

(S E A L)

APPROVED AS TO FORM:

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/18/2019
File No: 2019-051
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation to approve First Christian Church Subdivision, a replat of Lot 1, Block 2 of Colonial Estates Second Addition to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of First Christian Church Subdivision, a replat of Lot 1, Block 2 of Colonial Estates Second Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

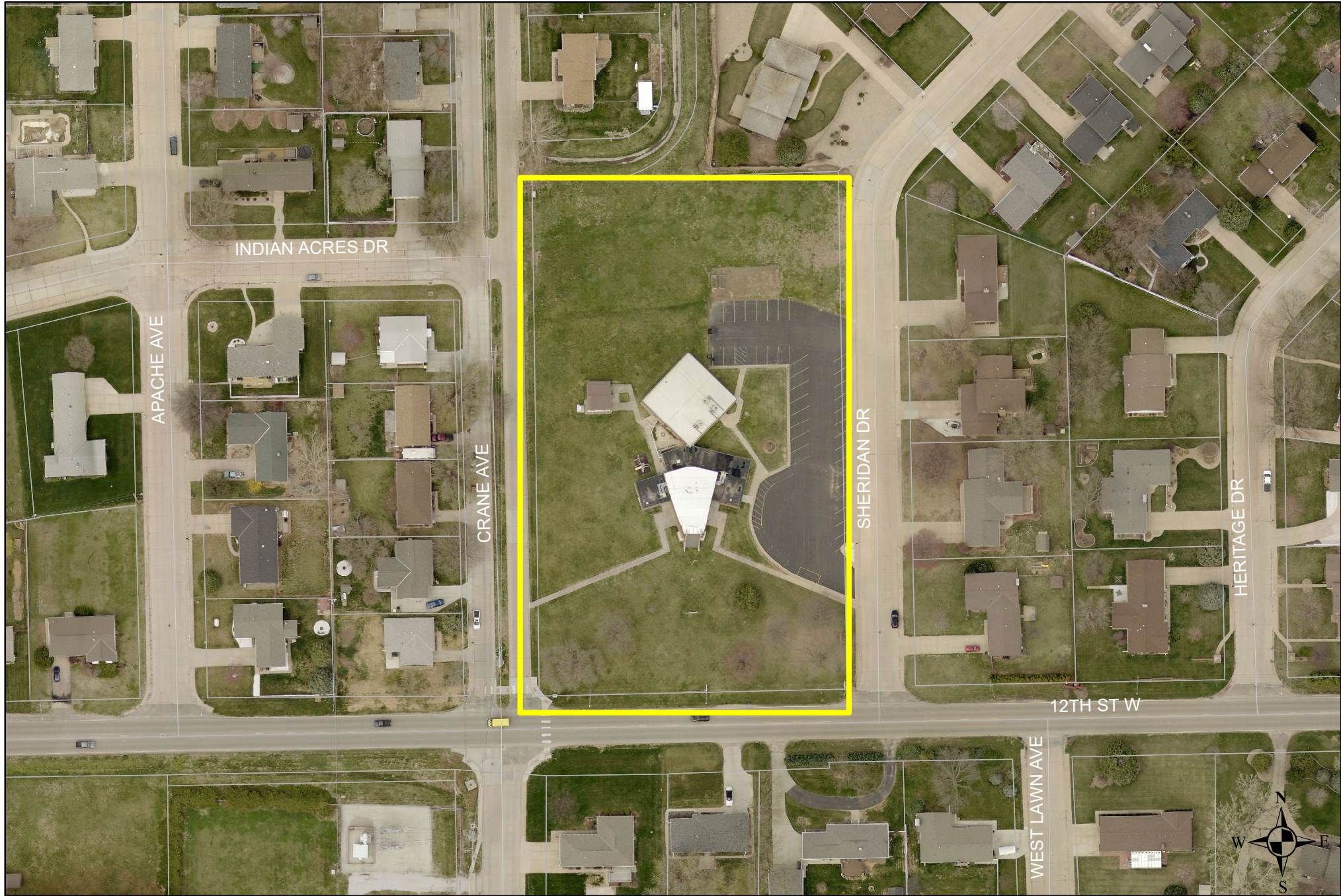
This item is scheduled to be heard at the regular meeting of City Council on December 9, 2019.

Department head comments:

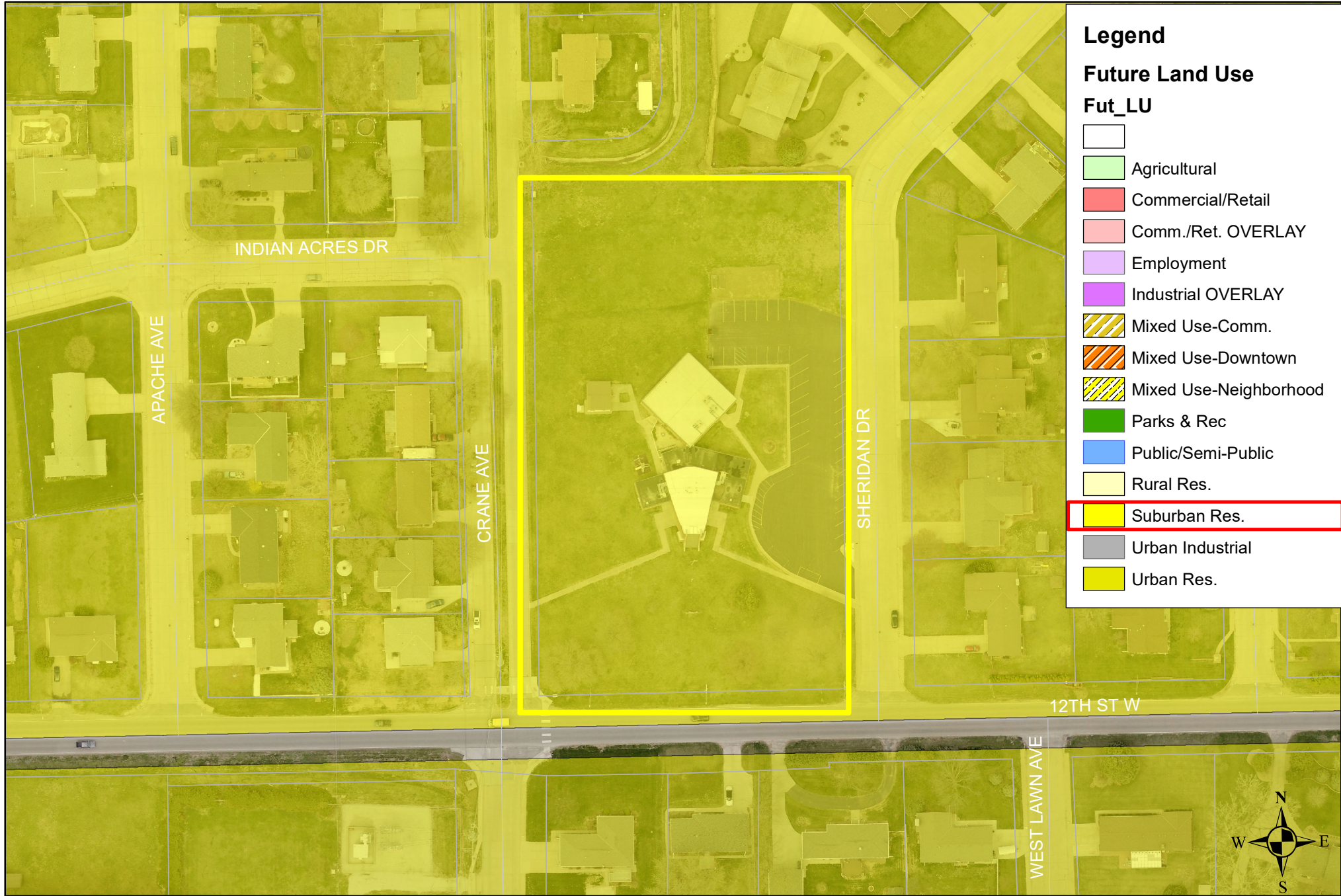
The applicant intends to subdivide two lots on the northern boundary of the property, presumably for resale and development. The lots are currently zoned R-1 Single-family Residential, and no zone change is contemplated.

The development review team has reviewed the plat and applicant has made suggested revisions. Staff has worked with the applicant to address any outstanding issues with the plat. Staff believes that the submission meets the criteria outlined in City Code Section 38-202 and 38-203.

Recommendation:



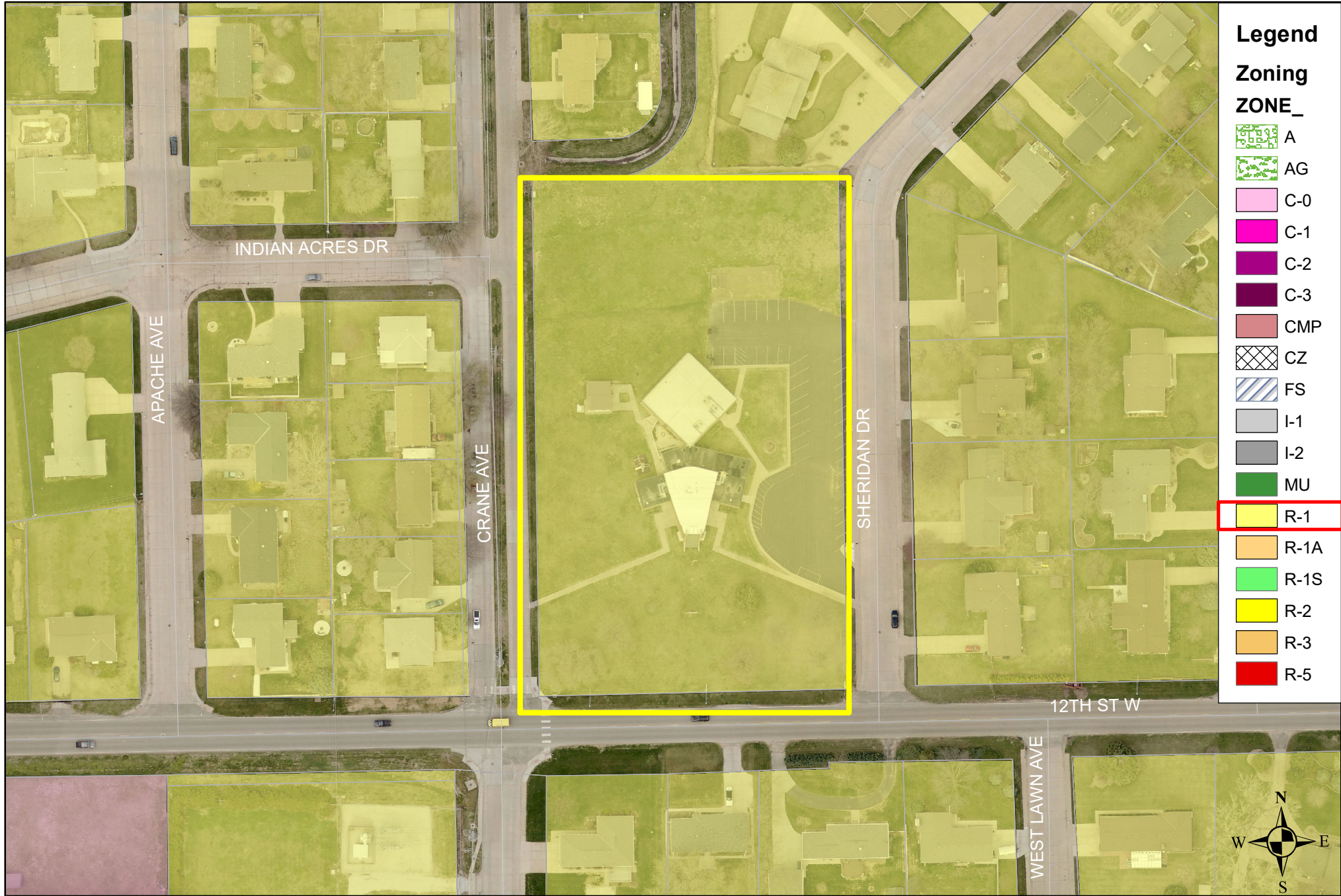
First Christian Church Subdivision, Aerial Map



First Christian Church Subdivision, Future Land Use Map



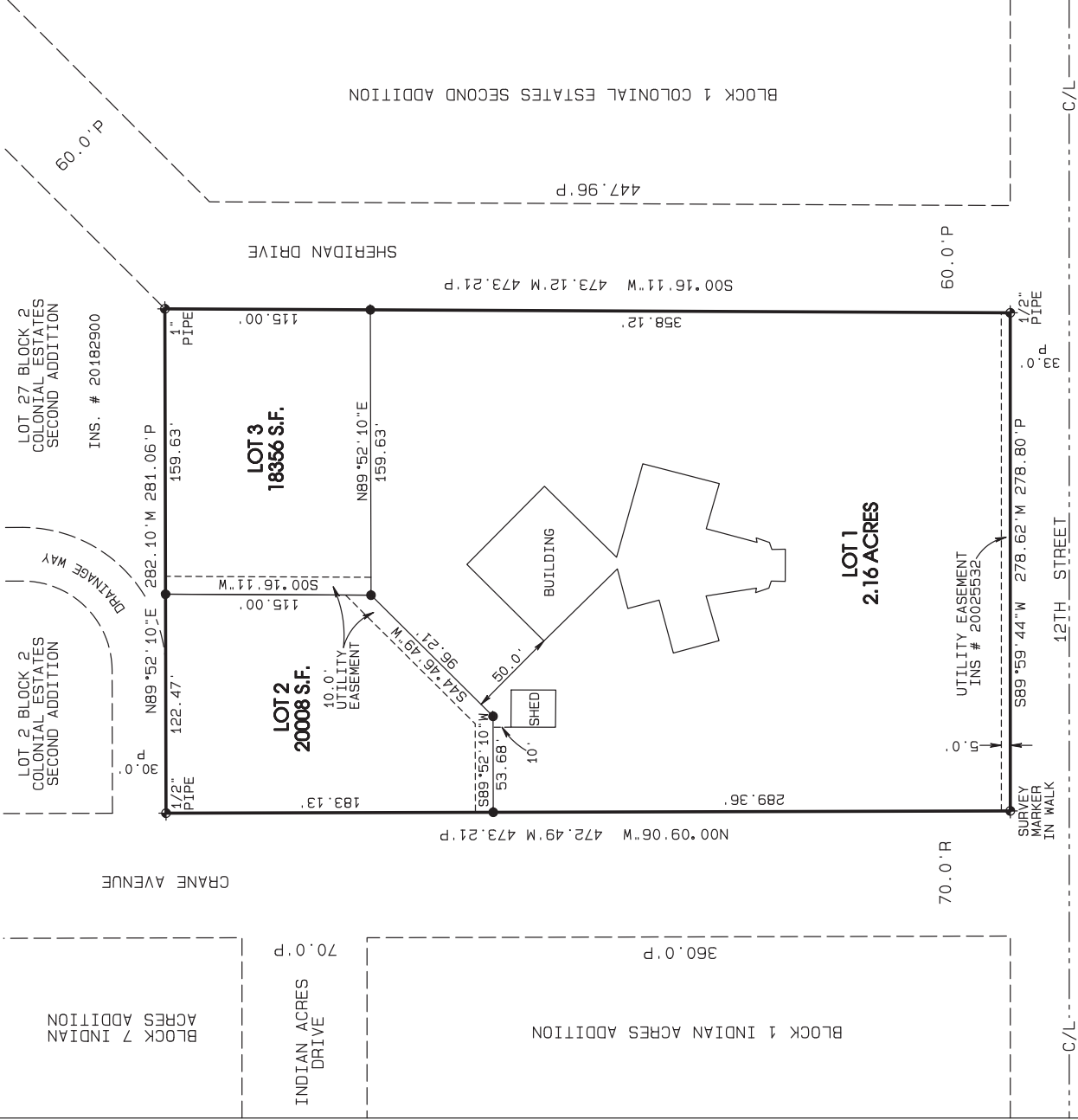
First Christian Church Subdivision, Vicinity Map



First Christian Church Subdivision, Zoning Map

FIRST CHRISTIAN CHURCH SUBDIVISION

A REPLAT OF LOT 1 OF BLOCK 2, COLONIAL ESTATES SECOND ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



CURRENT AND FUTURE ZONING:

R-1 URBAN SINGLE FAMILY RESIDENTIAL DISTRICT

CURRENT OWNER:

FIRST CHRISTIAN CHURCH OF HASTINGS,
A NEBRASKA CORPORATION,
1201 SHERIDAN DRIVE, HASTINGS, NE 68901

LEGAL DESCRIPTION:

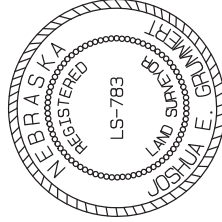
A REPLAT OF LOT 1 OF BLOCK 2, COLONIAL ESTATES SECOND ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HEREAFTER KNOWN AS FIRST CHRISTIAN CHURCH SUBDIVISION.

FLOODPLAIN INFORMATION:

NO PORTION OF THE PROPERTY ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "A" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANNEL NUMBER 31001C0160C, EFFECTIVE 7/5/2018.

SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, COMPLETED ON OCTOBER 10TH, 2019.



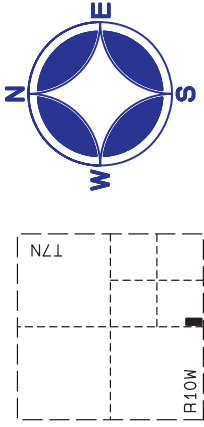
JOSHUA E. GRUMMERT | LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901

PHONE 402-879-5701 EMAIL jmgrummer@yahoo.com

WEBSITE www.grummersurveying.com



SCALE 1" = 60'

SHEET 1 OF 3
GPS PROJECT
NO. 080-2019

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES
ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION
ON THIS PLAT AS OF THIS ____ DAY OF _____.

ADAMS COUNTY TREASURER _____

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE
DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER _____

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF FIRST CHRISTIAN CHURCH SUBDIVISION,
A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER _____

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF FIRST CHRISTIAN CHURCH SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND
IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE

RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED

DATED THIS ____ DAY OF _____, ____.

CHAIRMAN _____ DIRECTOR _____

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } ss

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS _____

LIMITED TITLE REPORT

IT-19-2120

To: Grummert Professional Services
Attn: Josh Grummert, LS-783
2837 W. Hwy 6, Hastings, NE 68901
402-879-5701; jmgrummert@yahoo.com

This Certificate is not an abstract of title in that it is not a complete compilation of all facts of record relative to the property, nor is it a complete chain of title search, and, it is not an opinion on the title nor is it a policy of title insurance.

We hereby certify that we have examined the records in the offices of the County Register of Deeds, County Treasurer and the Clerk of the District Court of Adams County, Nebraska, and from such find as follows:

DESCRIPTION OF REAL ESTATE:

Lot One (1), Block Two (2), Colonial Estates Second Addition to the City of Hastings, Adams County, Nebraska.
Property Address: 1201 Sheridan Dr., Hastings, NE 68901

GRANTEE IN LAST DEED OF RECORD:

FIRST CHRISTIAN CHURCH OF HASTINGS, NEBRASKA, a Nebraska Corporation, pursuant to Corporation Warranty Deed from Johnson Imperial Home Co. of Hastings, a corporation organized and existing under and by virtue of the laws of the State of Nebraska, dated December 20, 1969 and recorded February 5, 1970 in Deed Book 187, Page 305 in the records of Adams County, Nebraska.

UNRELEASED MORTGAGES OF RECORD: none of record.

TAXES:

ID#010016943: Real estate taxes for 2018 and prior year's show EXEMPT.
Assessed Value (2019): \$EXEMPT
No unpaid special assessments shown in the County Treasurer's office.

STATE AND FEDERAL LIENS:

None Against – First Christian Church of Hastings

JUDGEMENTS AND SUITS PENDING:

None Against – First Christian Church of Hastings

WITNESS OUR HAND this 7th day of October 2019, at 7:00 a.m.

IDEAL TITLE LLC

By 
Registered Abstractor #803; Certificate of Authority #642
Address: 354 N Commercial, Superior, NE 68978
Phone: 402-879-4341; Email: idealtitle@yahoo.com

This certificate is made for the benefit of the above addressed and is not to be used by any other entity for any other purpose. No search is done for financing statements and/or security agreements filed with the County Clerk and/or Uniform Commercial Code Office of the Nebraska Secretary of State. If you want to obtain information concerning possible bankruptcy proceedings involving Grantee named above or which bankruptcy proceedings may affect the real estate described above, you should contact the Bankruptcy Court for the District of Nebraska.