

UTICA, NEBRASKA



“10-YEAR COMMUNITY VISION” 2011-2021

BLIGHT & SUBSTANDARD DETERMINATION STUDY “Executive Summary”

Prepared For:

Village of Utica, Nebraska

Prepared By:

**HANNA:KEELAN ASSOCIATES, P.C.
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COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN & REDEVELOPMENT PLANNING *
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APRIL, 2011

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area in Utica, Nebraska**, which includes land within the Corporate Limits of the Village, along either side of Downtown Utica, generally between Second and Nebraska Streets and along the south side of Highway 34. Additionally, lands adjacent, but beyond the current Corporate Limits to the west, east and south of the Village are included to encourage future growth and expansion of the Community. The results of this **Study** will assist the Village in declaring the **Redevelopment Area** as both **blighted and substandard**.

Location

The findings presented in this **Blight and Substandard Determination Study** are based on surveys and analysis conducted for the **Redevelopment Area**. In general, the **Redevelopment Area** consists of the following:

- ◆ **Parcels within the following additions to the Village of Utica are included in the Redevelopment Area:**
 - **Original Town:** South half of Blocks 11-15, including Lots 7-12 in each. All of Blocks 16- 20. The Burlington Northern Santa Fe Railroad corridor lying between the south line of First Street and the north line of Ohio Street, from the center line of “A” Street to the center line of “F” Street.
 - **Wrights Third Addition (north of the railroad):** the south half of Block 23; Block 24, Lots 7-12; and Block 44, Lots 1-6. All of Blocks 25, 26, 43, 49 and 50. The narrow portion of the Burlington Northern Santa Fe Railroad from the center of “A” Street to the east Corporate Limits and from the center of “F” Street west to the west Corporate Limits in the center of “H” Street (Highway Spur L80F).
 - **Wright’s Third Addition (south of the railroad):** The north half of Blocks 31, 40 and 41 including Lots 1-6 and Block 42 Lots 1-5, as well as the north half of Blocks 37 and 38, Lots 1-6. The south half of Block 39 Lots 7-12, and Block 32 Lots 7-12. The south 548 feet of Irregular Tracts 19, 20 and 21.
 - **Wright’s Second Addition:** The entire Addition.
 - **Manweilers Subdivision:** The entire Addition.
 - **Irregular Tracts:** 10, 11, and 15, the vacant portion of 14, and the commercial areas of 5 and 12.

- **Unincorporated Areas:** West of the west Corporate Limit line, the eastern 1,320 feet (quarter section) of Section 30, from Highway 34 south to the extended south line of Manweilers Addition. Also, 1,320 feet (or the west quarter section of the east half-section of Section 29), east of the east Corporate Limit line, from Highway 34 south to the south line of Iowa Street.
- **Additional Unincorporated Areas:** Running parallel to the southern Corporate Limit line, beginning at the intersection of the south line of Iowa Street and the east Corporate Limit line of Utica, thence south 660' (or one-eighth mile), thence west to its intersection with a line running parallel and 660' east of the eastern Corporate Limit line, thence south and continuing south across Alvo Road (a County Road) approximately 660', thence due west and continuing west across Centennial Avenue (or State Spur L80F) and continuing 660', thence north 660' to the Right-of-Way of Alvo Avenue and continuing across to the north line of said road, thence east along said north line to its intersection with the east line of Centennial Road, thence inclosing the southern portion of the **Redevelopment Area** located adjacent and beyond the Corporate Limits of the Village of Utica.

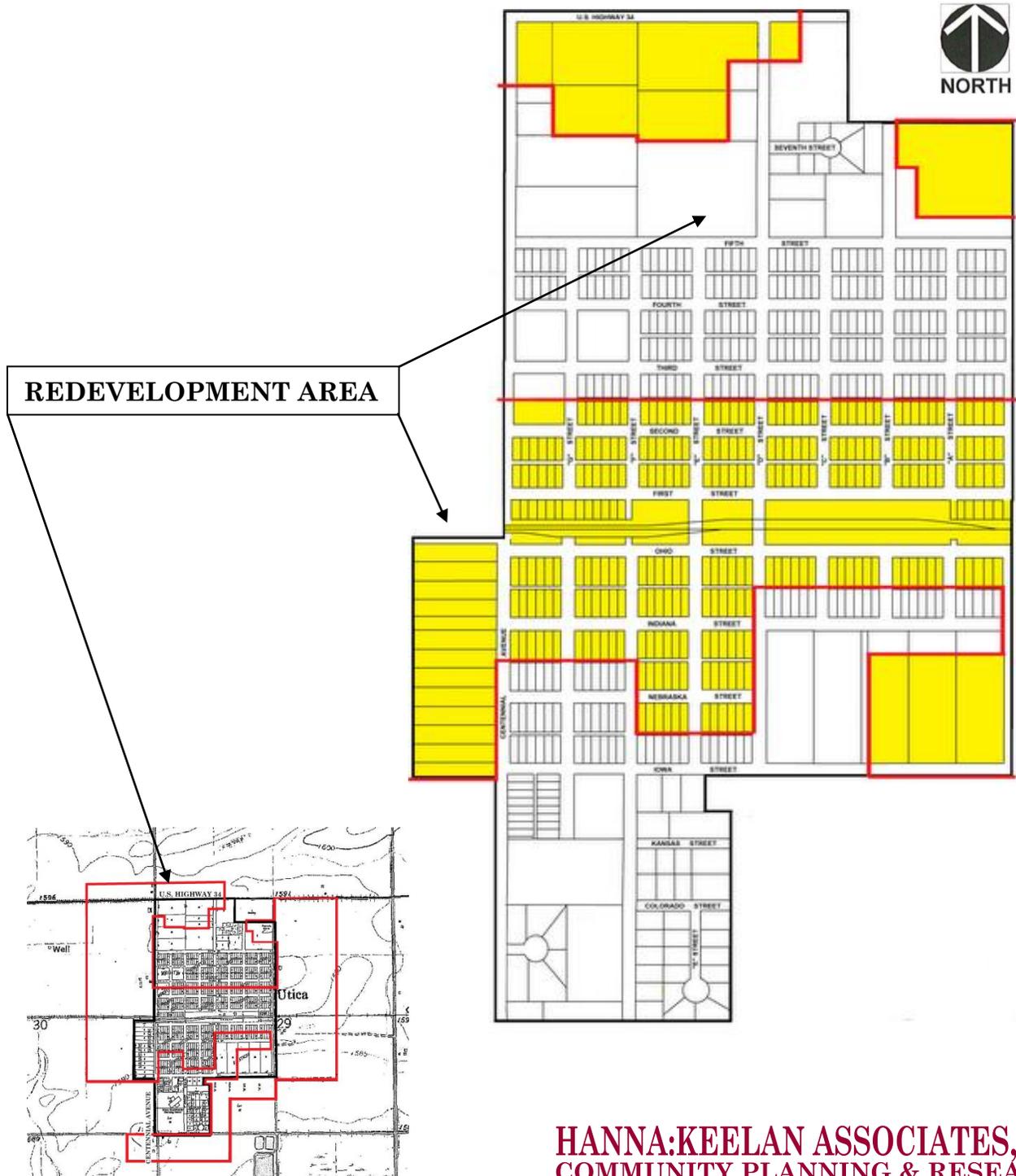
Illustration 1 identifies the **Redevelopment Area** in relation to the Village and land adjacent the Corporate Limits of Utica. An estimated **The Redevelopment Area** includes portions of the right-of-ways of "H" Street (Highway Spur L80F) and Highway 34, and local street right-of-ways within the incorporated area of Utica, generally between Second and Nebraska Streets. Additionally, lands adjacent, but beyond the current Corporate Limits of Utica, Nebraska, include a quarter of a mile width area along the western and eastern Corporate Limits, generally between Highway 34 and the south line of Iowa Street. An estimated 123.8 acres of land within the Corporate Limits of Utica is included in the **Redevelopment Area**, while an additional 314.1 acres of unincorporated lands adjacent, but beyond the Village are also located with the **Area**. **Combined, the total estimated acreage within the Redevelopment Area is 437.9 acres.**

Areas located adjacent, but beyond the Corporate Limits of Utica, will first need to be annexed into the Incorporate Area of the Village prior to utilizing Tax Increment Financing as an incentive to attract development opportunities.



Utica Redevelopment Area
Blight & Substandard Determination Study

**CONTEXT MAP
REDEVELOPMENT AREA
UTICA, NEBRASKA**



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ILLUSTRATION 1

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) 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.

This evaluation included a detailed **exterior structural survey of 182 structures**, a parcel-by-parcel field inventory, conversations with Village of Utica staff and a review of available reports and documents containing information which could substantiate the existence of substandard conditions.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as “fair”;

6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated factors may be sufficient to make a **finding of blighted and substandard**, this evaluation was made on the basis that existing **blighted and substandard factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the **distribution of blighted and substandard factors** throughout the **Redevelopment Area** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

On the basis of this approach, Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the Four Substandard Factors set forth in the Nebraska Community Development Law, three Factors in the Redevelopment Area are present to a strong extent, with the remaining Factor found to be present to a lesser, but reasonable extent. The Substandard Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA
UTICA, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ■ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ■ |

Strong Presence of Factor	■
Reasonable Presence of Factor	■
No Presence of Factor	○

Source: Hanna:Keelan Associates, P.C., 2011

Strong Presence of Factor -

The results of the field survey identified 84 structures, or 46.1 percent of the 182 total structures in the Redevelopment Area as *Deteriorating or Dilapidated*. This Factor is of a reasonable presence throughout the Area.

Based on the results of a parcel-by-parcel field survey analysis, approximately 121, or 66.5 percent of the buildings are *40+ years of age* (built prior to 1969). Additionally, the estimated average age of commercial structures in the Redevelopment Area is 70.7 years, while the average age of residential buildings is approximately 64.0 years. The Factor of *Age or Obsolescence* is a strong presence throughout the Redevelopment Area.

The parcel-by-parcel field analysis determined that the Substandard Factor ***Existence of Conditions Which Endanger Life or Property by fire and other causes*** is a strong presence throughout the **Redevelopment Area**. The primary contributing Factors include wood frame and masonry buildings with wooden structural elements that are deteriorating or dilapidated and prone to catch fire, along with the advanced age and associated condition of water and sanitary sewer mains. Several water mains are undersized by current engineering standards in terms of providing adequate pressure for fire protection.

Reasonable Presence of Factor -

The conditions which result in ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are reasonably present and distributed throughout the **Redevelopment Area**. The advanced age of water and sanitary sewer distribution systems make them prone to breaks and repeated maintenance and several segments of the water mains are under sized by current development standards, which may limit their effectiveness with adequate pressure for fire protection.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the field survey, include:

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. “Fair” to “Poor” site conditions;
4. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
5. Average age of commercial structures being in excess of 40+ years of age; and
6. Portions of the **Redevelopment Area** having water mains that are under sized and excessively old.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, eight are present to a strong extent, in the **Redevelopment Area**, and two are present to a reasonable, but lesser extent. The **Factor** “tax or special assessment excluding the fair value of land,” was of little or no presence and “defective or unusual condition of title,” was not reviewed. All **Blighting Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA
UTICA, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated structures.	☐
2.	Existence of defective or inadequate street layout.	☐
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	☐
4.	Insanitary or unsafe conditions.	☐
5.	Deterioration of site or other improvements.	☐
6.	Diversity of Ownership.	☐
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☐
10.	The existence of conditions which endanger life or property by fire or other causes.	☐
11.	Other environmental and blighting factors.	☐
12.	One of the other five conditions.	☐

Strong Presence of Factor ☐
Reasonable Presence of Factor ☐
Little or No Presence of Factor ○
NR = Not Reviewed NR
 Source: Hanna:Keelan Associates, P.C., 2011

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are a strong presence in the **Redevelopment Area**. There are 84 structures or 46.1 percent of the 182 total structures in deteriorating or dilapidated condition.

Insanitary or Unsafe Conditions are a strong presence throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** included substandard structures and the advanced age of structures in combination with undersized water mains, as well as water and sewer mains that are excessively old in portions of the **Redevelopment Area**.

Deterioration of Site or Other Improvements is a strong presence throughout the Area, where, of the total 211 parcels examined, 57.8 percent, or 122 parcels have “fair” to “poor” overall site conditions.

The ***Diversity of Ownership*** is a strong presence throughout the **Redevelopment Area**. Research of public records from the Seward County Assessor’s office indicates multiple owners, estimated to be 180 individual owners, unduplicated on a block-by-block basis, exists throughout the **Redevelopment Area**.

Improper Subdivision or Obsolete Platting is a strong presence throughout the **Redevelopment Area**. Lot sizes in the original platting of Utica are not supportive of today’s commercial retail or residential needs. There are residential structures placed upon multiple lots, due to individual lots being too narrow in width.

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes is strongly present throughout the **Redevelopment Area**. Conditions that are related to this Factor include the existence of wood frame and masonry buildings with wooden structural elements that are deteriorating or dilapidated and prone to catch fire. Additionally, the age and size of several segments of water mains are substandard by current development standards (less than 6” in residential areas and less than 8” in commercial and industrial areas), and inadequate for proper pressure for fire protection.

In regards to ***Other Environmental and Blighting Factors***, the presence of economically and socially undesirable land uses and functional obsolescence is strong throughout the **Redevelopment Area**. The **Redevelopment Area** contains outmoded commercial buildings that are excessively small or no longer meet the needs of the Community, along with commercial and industrial facilities and uses being located in close proximity to residential structures.

One of the Required Five Additional Blight Factors has a strong presence throughout the **Redevelopment Area**. Based on the field survey analysis, the estimated average age of commercial buildings is 70.7 years, while the average age of residential structures are estimated to be 64.0 years.

Reasonable Presence of Factor -

Faulty Lot Layout exists to a reasonable extent throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, whereby lots are either too small for future developments, thus requiring multiple lots.

Defective or Inadequate Street Layout is reasonably present, due to the **Redevelopment Area** having instances where streets end in dead ends and parcels with inadequate access to public right-of-ways.

Conclusion

It is the conclusion of the Consultant retained by the Village of Utica that the number, degree and distribution of **blighting factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant, that the findings of this **Blight and Substandard Determination Study** warrant designating the **Redevelopment Area** as "substandard" and "blighted."

The conclusions presented in this **Study**, are those of the Consultant, engaged by the Village of Utica to examine whether conditions of blight and substandard exist. The local governing body should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



Utica Redevelopment Area
Blight & Substandard Determination Study

UTICA, NEBRASKA REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 Years	1	0.5%	1	0	0	N/A	0
5-10 Years	4	2.2%	4	0	0	N/A	0
10-20 Years	13	7.1%	9	1	1	N/A	2
20-40 Years	43	23.6%	27	4	9	N/A	3
40-100 Years	104	57.1%	73	14	9	N/A	8
100+ Years	17	9.3%	13	3	0	N/A	1
TOTAL	182	100.0%	127	22	19	N/A	14

FINAL STRUCTURAL RATING

Sound	69	37.9%	51	5	6	N/A	7
Deficient Minor	29	15.9%	20	2	5	N/A	2
Deficient Major	57	31.3%	43	8	3	N/A	3
Substandard	27	14.8%	13	7	5	N/A	2
TOTAL	182	100.0%	127	22	19	N/A	14

STREET CONDITION

None	2	0.9%	1	0	0	1	0
Excellent	188	89.1%	119	24	21	12	12
Good	21	10.0%	8	0	1	6	6
Fair	0	0.0%	0	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	211	100.0%	128	24	22	19	18

SIDEWALK CONDITION

None	111	52.6%	60	5	19	16	11
Excellent	3	1.4%	3	0	0	0	0
Good	62	29.4%	42	12	0	2	6
Fair	29	13.7%	20	5	3	0	1
Poor	6	2.8%	3	2	0	1	0
TOTAL	211	100.0%	128	24	22	19	18

DEBRIS

Major	9	4.3%	2	0	7	0	0
Minor	6	2.8%	0	1	4	0	1
None	196	92.9%	126	23	11	19	17
TOTAL	211	100.0%	128	24	22	19	18

OVERALL SITE CONDITION

Excellent	13	6.2%	11	0	0	1	1
Good	76	36.0%	52	6	1	11	6
Fair	94	44.5%	52	15	9	7	11
Poor	28	13.3%	13	3	12	0	0
TOTAL	211	100.0%	128	24	22	19	18

UTICA, NEBRASKA REDEVELOPMENT AREA

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
Sound	121	66.9%	94	10	10	N/A	7
None	1	0.6%	0	1	0	N/A	0
Minor	48	26.5%	27	7	7	N/A	7
Substandard	10	5.5%	5	3	2	N/A	0
Critical	1	0.6%	1	0	0	N/A	0
TOTAL	181	100.0%	127	21	19	N/A	14

WINDOWS							
Sound	119	65.4%	91	11	11	N/A	6
None	4	2.2%	0	1	1	N/A	2
Minor	47	25.8%	29	6	6	N/A	6
Substandard	12	6.6%	7	4	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	180	85.3%	121	20	12	17	10
Asphalt	25	11.8%	7	4	9	1	4
Gravel	6	2.8%	0	0	1	1	4
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	211	100.0%	128	24	22	19	18

PORCHES...							
Sound	64	35.2%	50	8	2	N/A	4
None	0	0.0%	0	0	0	N/A	0
Minor	80	44.0%	56	11	8	N/A	5
Substandard	38	20.9%	21	3	9	N/A	5
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

PAINT							
Sound	76	41.8%	62	3	6	N/A	5
None	13	7.1%	1	4	5	N/A	3
Minor	57	31.3%	41	8	3	N/A	5
Substandard	33	18.1%	20	7	5	N/A	1
Critical	3	1.6%	3	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

DRIVEWAY							
Sound	63	34.6%	53	6	0	N/A	4
None	4	2.2%	4	0	0	N/A	0
Minor	56	30.8%	42	11	1	N/A	2
Substandard	59	32.4%	28	5	18	N/A	8
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

UTICA, NEBRASKA REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

Sound	11	6.0%	10	1	0	N/A	0
None	142	78.0%	100	11	18	N/A	13
Minor	22	12.1%	12	8	1	N/A	1
Substandard	7	3.8%	5	2	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

GUTTER, DOWNSPOUTS

Sound	110	60.4%	87	6	9	N/A	8
None	34	18.7%	17	5	6	N/A	6
Minor	31	17.0%	19	9	3	N/A	0
Substandard	7	3.8%	4	2	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

WALL SURFACE

Sound	116	64.1%	83	9	12	N/A	12
None	0	0.0%	0	0	0	N/A	0
Minor	40	22.1%	29	7	2	N/A	2
Substandard	24	13.3%	13	6	5	N/A	0
Critical	1	0.6%	1	0	0	N/A	0
TOTAL	181	100.0%	126	22	19	N/A	14

WALL SURFACE TYPE

Frame	20	11.0%	17	0	2	N/A	1
Masonry	26	14.4%	8	10	3	N/A	5
Siding	106	58.6%	82	5	11	N/A	8
Combination	22	12.2%	15	4	3	N/A	0
Stucco	3	1.7%	2	1	0	N/A	0
Other	5	2.8%	3	2	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

PARKING SURFACE

None	47	22%	12	12	4	14	5
Concrete	114	54%	97	8	3	4	2
Asphalt	14	7%	1	0	13	0	0
Gravel	31	15%	17	4	0	0	10
Dirt	4	2%	1	0	2	0	1
Brick	0	0%	0	0	0	0	0
TOTAL	210	100.0%	128	24	22	18	18

PARKING SPACES

None	47	22%	12	12	4	14	5
1 to 2	127	60%	112	6	1	4	4
3 to 5	8	4%	4	0	2	0	2
6 to 10	10	5%	0	2	5	0	3
11 to 20	4	2%	0	1	2	0	1
21 or More	14	7%	0	3	8	0	3
TOTAL	210	100.0%	128	24	22	18	18

UTICA, NEBRASKA REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

Sound	54	29.7%	36	5	7	N/A	6
None	0	0.0%	0	0	0	N/A	0
Minor	96	52.7%	68	11	11	N/A	6
Substandard	31	17.0%	23	5	1	N/A	2
Critical	1	0.5%	0	1	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

WALL FOUNDATION

Sound	78	42.9%	53	5	11	N/A	9
None	0	0.0%	0	0	0	N/A	0
Minor	89	48.9%	66	13	5	N/A	5
Substandard	15	8.2%	8	4	3	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

FOUNDATION

Sound	98	53.8%	63	11	14	N/A	10
None	13	7.1%	13	0	0	N/A	0
Minor	58	31.9%	43	7	4	N/A	4
Substandard	12	6.6%	7	4	1	N/A	0
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

FOUNDATION TYPE

Concrete	164	97.0%	110	22	19	N/A	13
Stone	2	1.2%	1	0	0	N/A	1
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	3	1.8%	3	0	0	N/A	0
Other/None	0	0.0%	0	0	0	N/A	0
TOTAL	169	100.0%	114	22	19	N/A	14

ROOF SURFACE

Sound	92	51.1%	64	6	13	N/A	9
None	0	0.0%	0	0	0	N/A	0
Minor	66	36.7%	45	10	6	N/A	5
Substandard	21	11.7%	17	4	0	N/A	0
Critical	1	0.5%	0	1	0	N/A	0
TOTAL	180	100.0%	126	21	19	N/A	14

ROOF TYPE

Asphalt Shingles	131	72.0%	116	5	4	N/A	6
Rolled Asphalt	23	12.6%	6	12	2	N/A	3
Cedar	0	0.0%	0	0	0	N/A	0
Combination	2	1.1%	2	0	0	N/A	0
Other	26	14.3%	3	5	13	N/A	5
TOTAL	182	100.0%	127	22	19	N/A	14

UTICA, NEBRASKA



“10-YEAR COMMUNITY VISION” 2011-2021

BLIGHT & SUBSTANDARD DETERMINATION STUDY

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BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area in Utica, Nebraska**, which includes land within the Corporate Limits of the Village, along either side of Downtown Utica, generally between Second and Nebraska Streets and along the south side of Highway 34. Additionally, lands adjacent, but beyond the current Corporate Limits to the west, east and south of the Village are included to encourage future growth and expansion of the Community. The results of this **Study** will assist the Village in declaring the **Redevelopment Area** as both **blighted and substandard**.

Location

The findings presented in this **Blight and Substandard Determination Study** are based on surveys and analysis conducted for the **Redevelopment Area**. In general, the **Redevelopment Area** consists of the following:

- ◆ **Parcels within the following additions to the Village of Utica are included in the Redevelopment Area:**
 - **Original Town:** South half of Blocks 11-15, including Lots 7-12 in each. All of Blocks 16- 20. The Burlington Northern Santa Fe Railroad corridor lying between the south line of First Street and the north line of Ohio Street, from the center line of “A” Street to the center line of “F” Street.
 - **Wrights Third Addition (north of the railroad):** the south half of Block 23; Block 24, Lots 7-12; and Block 44, Lots 1-6. All of Blocks 25, 26, 43, 49 and 50. The narrow portion of the Burlington Northern Santa Fe Railroad from the center of “A” Street to the east Corporate Limits and from the center of “F” Street west to the west Corporate Limits in the center of “H” Street (Highway Spur L80F).
 - **Wright’s Third Addition (south of the railroad):** The north half of Blocks 31, 40 and 41 including Lots 1-6 and Block 42 Lots 1-5, as well as the north half of Blocks 37 and 38, Lots 1-6. The south half of Block 39 Lots 7-12, and Block 32 Lots 7-12. The south 548 feet of Irregular Tracts 19, 20 and 21.
 - **Wright’s Second Addition:** The entire Addition.
 - **Manweilers Subdivision:** The entire Addition.
 - **Irregular Tracts:** 10, 11, and 15, the vacant portion of 14, and the commercial areas of 5 and 12.

- **Unincorporated Areas:** West of the west Corporate Limit line, the eastern 1,320 feet (quarter section) of Section 30, from Highway 34 south to the extended south line of Manweilers Addition. Also, 1,320 feet (or the west quarter section of the east half-section of Section 29), east of the east Corporate Limit line, from Highway 34 south to the south line of Iowa Street.
- **Additional Unincorporated Areas:** Running parallel to the southern Corporate Limit line, beginning at the intersection of the south line of Iowa Street and the east Corporate Limit line of Utica, thence south 660' (or one-eighth mile), thence west to its intersection with a line running parallel and 660' east of the eastern Corporate Limit line, thence south and continuing south across Alvo Road (a County Road) approximately 660', thence due west and continuing west across Centennial Avenue (or State Spur L80F) and continuing 660', thence north 660' to the Right-of-Way of Alvo Avenue and continuing across to the north line of said road, thence east along said north line to its intersection with the east line of Centennial Road, thence inclosing the southern portion of the **Redevelopment Area** located adjacent and beyond the Corporate Limits of the Village of Utica.

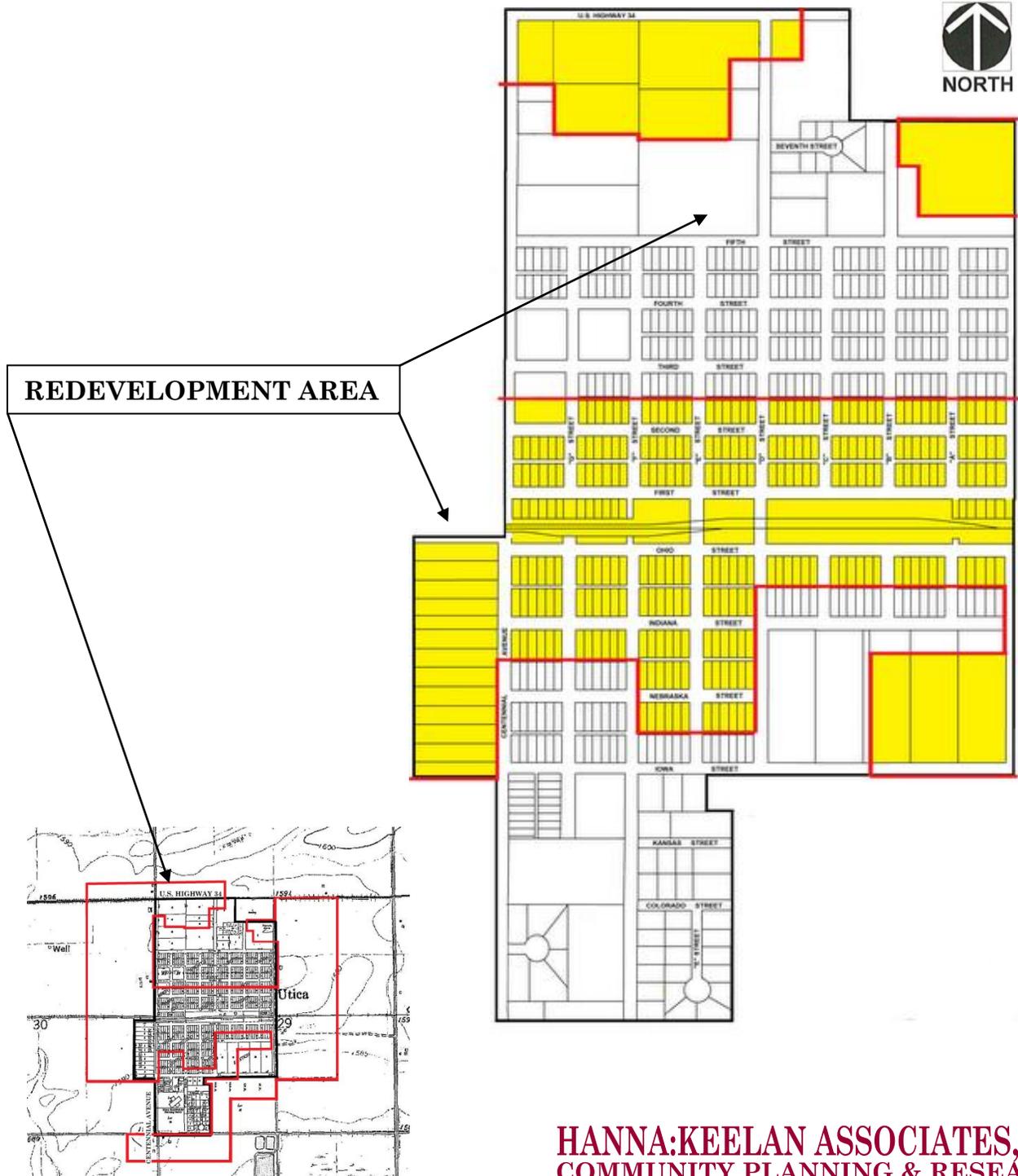
Illustration 1 identifies the **Redevelopment Area** in relation to the Village and land adjacent the Corporate Limits of Utica. An estimated **The Redevelopment Area** includes portions of the right-of-ways of "H" Street (Highway Spur L80F) and Highway 34, and local street right-of-ways within the incorporated area of Utica, generally between Second and Nebraska Streets. Additionally, lands adjacent, but beyond the current Corporate Limits of Utica, Nebraska, include a quarter of a mile width area along the western and eastern Corporate Limits, generally between Highway 34 and the south line of Iowa Street. An estimated 123.8 acres of land within the Corporate Limits of Utica is included in the **Redevelopment Area**, while an additional 314.1 acres of unincorporated lands adjacent, but beyond the Village are also located with the **Area**. **Combined, the total estimated acreage within the Redevelopment Area is 437.9 acres.**

Areas located adjacent, but beyond the Corporate Limits of Utica, will first need to be annexed into the Incorporate Area of the Village prior to utilizing Tax Increment Financing as an incentive to attract development opportunities.



Utica Redevelopment Area
Blight & Substandard Determination Study

CONTEXT MAP REDEVELOPMENT AREA UTICA, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*** Lincoln, Nebraska * 402.464.5383 ***

ILLUSTRATION 1

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) 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.

This evaluation included a detailed **exterior structural survey of 182 structures**, a parcel-by-parcel field inventory, conversations with Village of Utica staff and a review of available reports and documents containing information which could substantiate the existence of substandard conditions.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as “fair”;

6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated factors may be sufficient to make a **finding of blighted and substandard**, this evaluation was made on the basis that existing **blighted and substandard factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the **distribution of blighted and substandard factors** throughout the **Redevelopment Area** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

On the basis of this approach, Redevelopment Area is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Of the Four Substandard Factors set forth in the Nebraska Community Development Law, three Factors in the Redevelopment Area are present to a strong extent, with the remaining Factor found to be present to a lesser, but reasonable extent. The Substandard Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA
UTICA, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ■ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ■ |

Strong Presence of Factor	■
Reasonable Presence of Factor	■
No Presence of Factor	○

Source: Hanna:Keelan Associates, P.C., 2011

Strong Presence of Factor -

The results of the field survey identified 84 structures, or 46.1 percent of the 182 total structures in the Redevelopment Area as *Deteriorating or Dilapidated*. This Factor is of a reasonable presence throughout the Area.

Based on the results of a parcel-by-parcel field survey analysis, approximately 121, or 66.5 percent of the buildings are *40+ years of age* (built prior to 1969). Additionally, the estimated average age of commercial structures in the Redevelopment Area is 70.7 years, while the average age of residential buildings is approximately 64.0 years. The Factor of *Age or Obsolescence* is a strong presence throughout the Redevelopment Area.

The parcel-by-parcel field analysis determined that the Substandard Factor ***Existence of Conditions Which Endanger Life or Property by fire and other causes*** is a strong presence throughout the **Redevelopment Area**. The primary contributing Factors include wood frame and masonry buildings with wooden structural elements that are deteriorating or dilapidated and prone to catch fire, along with the advanced age and associated condition of water and sanitary sewer mains. Several water mains are undersized by current engineering standards in terms of providing adequate pressure for fire protection.

Reasonable Presence of Factor -

The conditions which result in ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are reasonably present and distributed throughout the **Redevelopment Area**. The advanced age of water and sanitary sewer distribution systems make them prone to breaks and repeated maintenance and several segments of the water mains are under sized by current development standards, which may limit their effectiveness with adequate pressure for fire protection.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the field survey, include:

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. “Fair” to “Poor” site conditions;
4. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
5. Average age of commercial structures being in excess of 40+ years of age; and
6. Portions of the **Redevelopment Area** having water mains that are under sized and excessively old.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, eight are present to a strong extent, in the **Redevelopment Area**, and two are present to a reasonable, but lesser extent. The **Factor** “tax or special assessment excluding the fair value of land,” was of little or no presence and “defective or unusual condition of title,” was not reviewed. All **Blighting Factors** are reasonably distributed throughout the **Redevelopment Area**.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA
UTICA, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated structures.	☐
2.	Existence of defective or inadequate street layout.	▣
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	▣
4.	Insanitary or unsafe conditions.	☐
5.	Deterioration of site or other improvements.	☐
6.	Diversity of Ownership.	☐
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☐
10.	The existence of conditions which endanger life or property by fire or other causes.	☐
11.	Other environmental and blighting factors.	☐
12.	One of the other five conditions.	☐

Strong Presence of Factor ☐
Reasonable Presence of Factor ▣
Little or No Presence of Factor ○
NR = Not Reviewed NR
 Source: Hanna:Keelan Associates, P.C., 2011

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are a strong presence in the **Redevelopment Area**. There are 84 structures or 46.1 percent of the 182 total structures in deteriorating or dilapidated condition.

Insanitary or Unsafe Conditions are a strong presence throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** included substandard structures and the advanced age of structures in combination with undersized water mains, as well as water and sewer mains that are excessively old in portions of the **Redevelopment Area**.

Deterioration of Site or Other Improvements is a strong presence throughout the Area, where, of the total 211 parcels examined, 57.8 percent, or 122 parcels have “fair” to “poor” overall site conditions.

The ***Diversity of Ownership*** is a strong presence throughout the **Redevelopment Area**. Research of public records from the Seward County Assessor’s office indicates multiple owners, estimated to be 180 individual owners, unduplicated on a block-by-block basis, exists throughout the **Redevelopment Area**.

Improper Subdivision or Obsolete Platting is a strong presence throughout the **Redevelopment Area**. Lot sizes in the original platting of Utica are not supportive of today’s commercial retail or residential needs. There are residential structures placed upon multiple lots, due to individual lots being too narrow in width.

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes is strongly present throughout the **Redevelopment Area**. Conditions that are related to this Factor include the existence of wood frame and masonry buildings with wooden structural elements that are deteriorating or dilapidated and prone to catch fire. Additionally, the age and size of several segments of water mains are substandard by current development standards (less than 6” in residential areas and less than 8” in commercial and industrial areas), and inadequate for proper pressure for fire protection.

In regards to ***Other Environmental and Blighting Factors***, the presence of economically and socially undesirable land uses and functional obsolescence is strong throughout the **Redevelopment Area**. The **Redevelopment Area** contains outmoded commercial buildings that are excessively small or no longer meet the needs of the Community, along with commercial and industrial facilities and uses being located in close proximity to residential structures.

One of the Required Five Additional Blight Factors has a strong presence throughout the **Redevelopment Area**. Based on the field survey analysis, the estimated average age of commercial buildings is 70.7 years, while the average age of residential structures are estimated to be 64.0 years.

Reasonable Presence of Factor -

Faulty Lot Layout exists to a reasonable extent throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, whereby lots are either too small for future developments, thus requiring multiple lots.

Defective or Inadequate Street Layout is reasonably present, due to the **Redevelopment Area** having instances where streets end in dead ends and parcels with inadequate access to public right-of-ways.

Conclusion

It is the conclusion of the Consultant retained by the Village of Utica that the number, degree and distribution of **blighting factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant, that the findings of this **Blight and Substandard Determination Study** warrant designating the **Redevelopment Area** as "substandard" and "blighted."

The conclusions presented in this **Study**, are those of the Consultant, engaged by the Village of Utica to examine whether conditions of blight and substandard exist. The local governing body should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



Utica Redevelopment Area
Blight & Substandard Determination Study

BASIS FOR REDEVELOPMENT

For a project in Utica to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**Substandard**” and “**Blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **Redevelopment Area** as a “**Blighted and Substandard Area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), **Substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) 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.

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

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the Village for at least 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

The Consultant for the **Utica, Nebraska Blight and Substandard Determination Study** was guided by the premise that the **finding of Blight and Substandard** must be defensible and sufficient evidence of the presence of factors should exist so members of the Village Board of Utica (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each **Factor** was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **Redevelopment Area**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the conclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether all or part of the **Redevelopment Area** in Utica, Nebraska, qualifies as a **Blighted and Substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

The findings presented in this **Blight and Substandard Determination Study** are based on surveys and analysis conducted for the **Redevelopment Area**. In general, the **Redevelopment Area** consists of the following:

- ◆ **Parcels within the following additions to the Village of Utica are included in the Redevelopment Area:**
 - **Original Town:** South half of Blocks 11-15, including Lots 7-12 in each. All of Blocks 16- 20. The CB & Q Railroad corridor lying between the south line of First Street and the north line of Ohio Street, from the center line of “A” Street to the center line of “F” Street.
 - **Wrights Third Addition (north of the railroad):** the south half of Block 23; Block 24, Lots 7-12; and Block 44, Lots 1-6. All of Blocks 25, 26, 43, 49 and 50. The narrow portion of the CB & Q Railroad from the center of “A” Street to the east Corporate Limits and from the center of “F” Street west to the west Corporate Limits in the center of “H” Street (Highway Spur L80F).
 - **Wright’s Third Addition (south of the railroad):** The north half of Blocks 31, 40 and 41 including Lots 1-6 and Block 42 Lots 1-5, as well as the north half of Blocks 37 and 38, Lots 1-6. The south half of Block 39 Lots 7-12, and Block 32 Lots 7-12. The south 548 feet of Irregular Tracts 19, 20 and 21.
 - **Wright’s Second Addition:** The entire Addition.
 - **Manweilers Subdivision:** The entire Addition.
 - **Irregular Tracts:** 10, 11, and 15, the vacant portion of 14, and the commercial areas of 5 and 12.
 - **Unincorporated Areas:** West of the west Corporate Limit line, the eastern 1,320 feet (quarter section) of Section 30, from Highway 34 south to the extended south line of Manweilers Addition. Also, 1,320 feet (or the west quarter section of the east half-section of Section 29), east of the east Corporate Limit line, from Highway 34 south to the south line of Iowa Street.

- **Additional Unincorporated Areas:** Running parallel to the southern Corporate Limit line, beginning at the intersection of the south line of Iowa Street and the east Corporate Limit line of Utica, thence south 660' (or one-eighth mile), thence west to its intersection with a line running parallel and 660' east of the eastern Corporate Limit line, thence south and continuing south across Alvo Road (a County Road) approximately 660', thence due west and continuing west across Centennial Avenue (or State Spur L80F) and continuing 660', thence north 660' to the Right-of-Way of Alvo Road and continuing across to the north line of said road, thence east along said north line to its intersection with the east line of Centennial Avenue, thence inclosing the southern portion of the Redevelopment Area located adjacent and beyond the Corporate Limits of the Village of Utica.

Illustration 1 identifies the **Redevelopment Area** in relation to the Village and land adjacent the Corporate Limits of Utica. The **Redevelopment Area** includes portions of the right-of-ways of "H" Street (Highway Spur L80F) and Highway 34, and local street right-of-ways within the incorporated area of Utica, generally between Second and Nebraska Streets. Additionally, lands adjacent, but beyond the current Corporate Limits of Utica, Nebraska, include a quarter of a mile width area along the western and eastern Corporate Limits, generally between Highway 34 and the south line of Iowa Street.

Areas located adjacent, but beyond the Corporate Limits of Utica, will first need to be annexed into the Incorporate Area of the Village prior to utilizing Tax Increment Financing as an incentive to attract development opportunities.



Major land uses in the **Redevelopment Area** include single family residential, commercial, industrial, and public/quasi-public. The **Redevelopment Area** contains an estimated 437.9 acres, of which approximately 123.8 acres are included within the Corporate Limits of Utica and 314.1 acres of unincorporated lands adjacent but beyond the Village of Utica.

Highway 34 and State Spur L80F (Centennial Avenue) are within the **Redevelopment Area** of the Village of Utica. Alvo Road is an additional County Road Right-of-Way that is located within the boundary of the **Redevelopment Area**.

Table 3 identifies the estimated existing land uses within the **Redevelopment Area**, in terms of number of acres and percentage of total for all existing land uses.

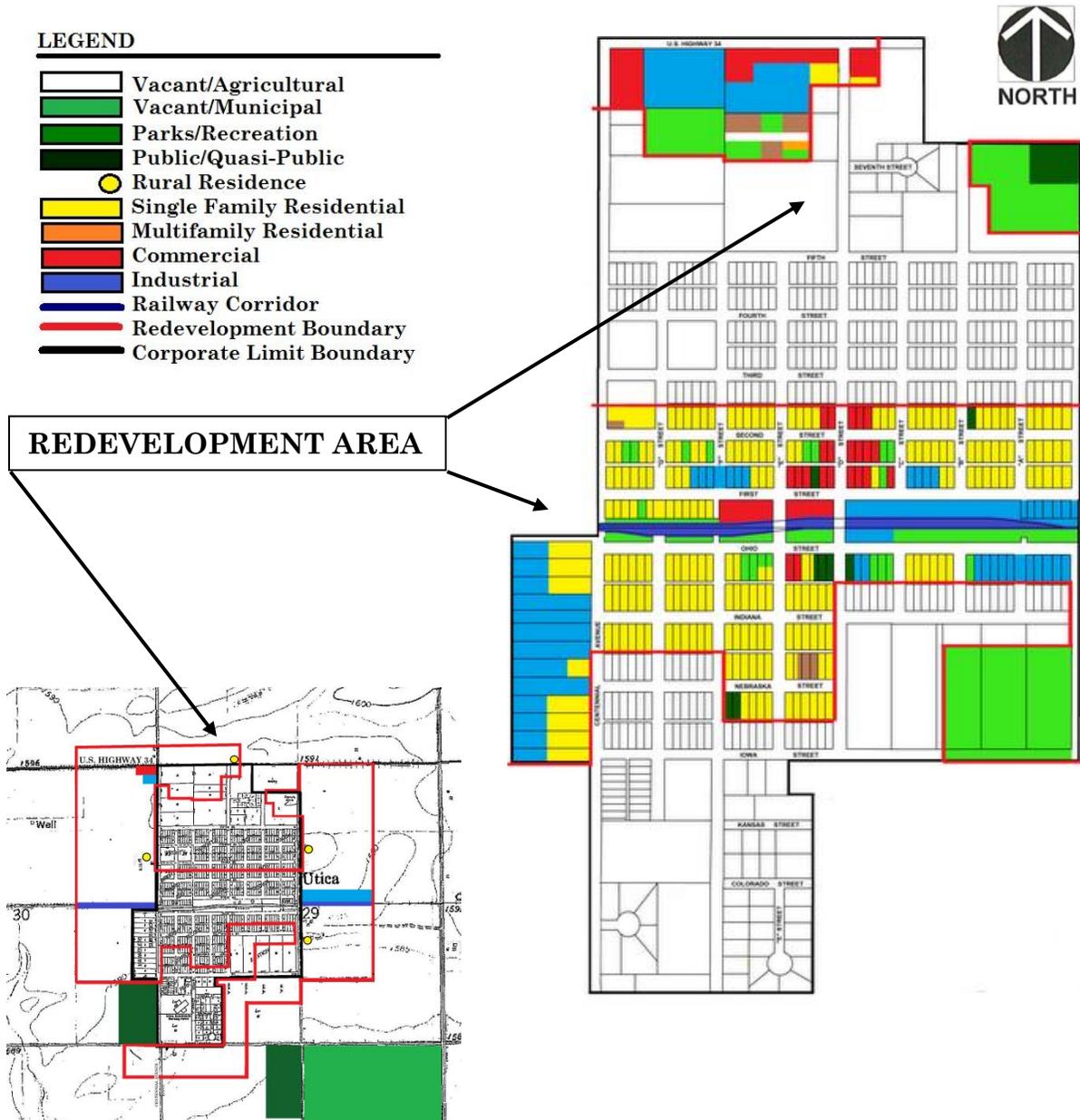
**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA
UTICA, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Parks/Recreation	1.6	1.3%
Public/Quasi-Public	3.2	2.6%
Single Family	33.8	27.3%
Mobile Home	2.0	1.6%
Commercial	13.3	10.7%
Industrial	24.2	19.5%
Streets / Alleys	32.2	26.1%
<u>Railroad Corridor</u>	<u>4.3</u>	<u>3.5%</u>
Total C.L. Developed	114.6	92.6%
<u>Vacant</u>	<u>9.2</u>	<u>7.4%</u>
Total Corporate Limits	123.8	100.0%
Rural Single Family	11.9	3.9%
Rural Commercial	0.4	0.1%
Rural Industrial	7.3	2.3%
Rural Railroad Corridor	6.1	1.9%
Rural Road/Highway	8.8	2.8%
<u>Rural Vacant/Agricultural</u>	<u>279.6</u>	<u>89.0%</u>
Total Acreage	314.1	100.0%
<u>Total Redevelopment Area</u>	<u>437.9</u>	

Source: Hanna:Keelan Associates, P.C., 2011

Illustration 3 identifies the current Zoning classifications within the Village of Utica and areas adjacent, but beyond the current Corporate Limits and within the One-Mile Planning Jurisdiction of Utica. Zoning activities throughout the entire **Redevelopment Area**, are controlled by the Village of Utica.

EXISTING LAND USE MAP REDEVELOPMENT AREA UTICA, NEBRASKA



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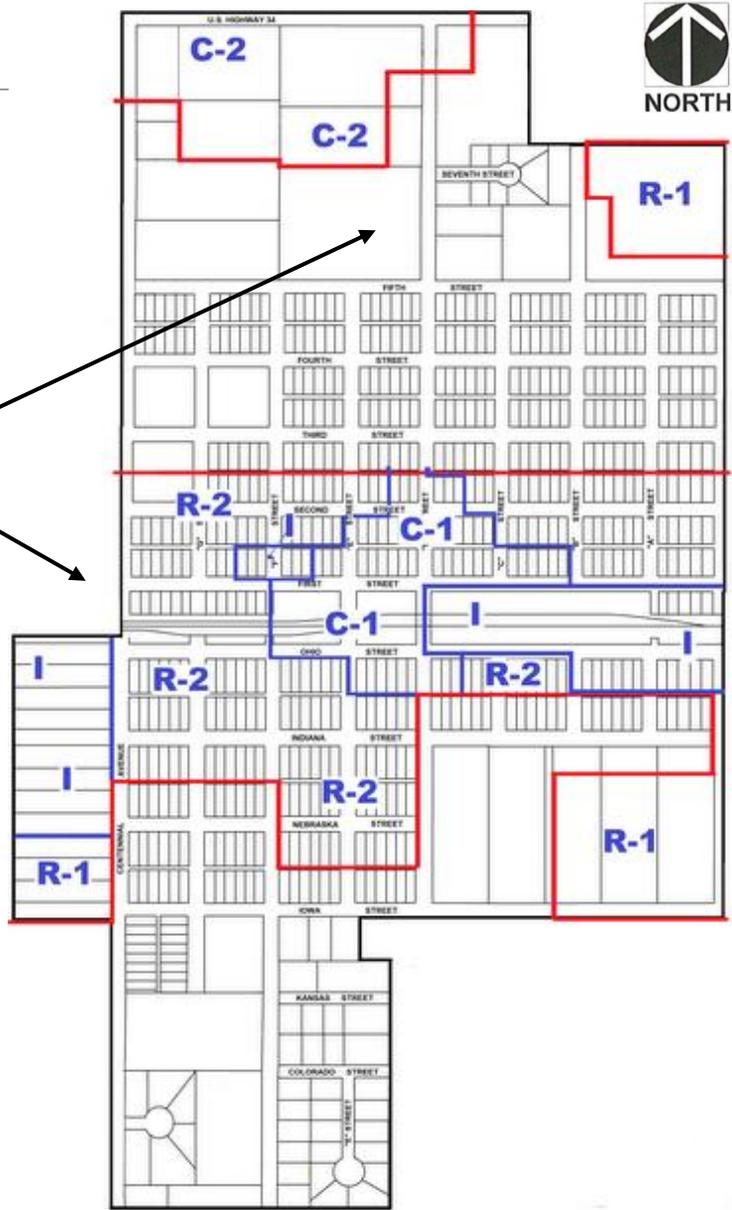
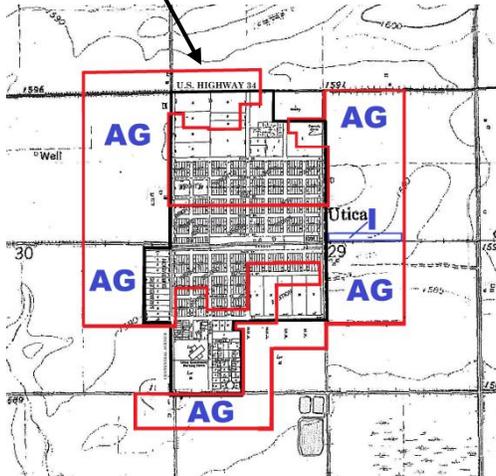
ILLUSTRATION 2

EXISTING ZONING MAP REDEVELOPMENT AREA UTICA, NEBRASKA

LEGEND

- R-1 LOW-DENSITY RESIDENTIAL
- R-2 MEDIUM-DENSITY RESIDENTIAL
- C-1 GENERAL COMMERCIAL
- C-2 HIGHWAY COMMERCIAL
- I INDUSTRIAL
- ZONING DISTRICT BOUNDARY
- REDEVELOPMENT AREA BOUNDARY

REDEVELOPMENT AREA



HANNA:KEELAN ASSOCIATES, P.C.
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ILLUSTRATION 3

THE RESEARCH APPROACH

The blight and substandard determination research approach implemented for the **Redevelopment Area** included an area-wide assessment (100 percent sample) of all of the **Blight and Substandard Factors** identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All Factors were investigated on an area-wide basis.

Structural Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A structural condition survey was conducted in the month of September, 2010. A total of **182 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Redevelopment Area**. The “Structural Condition Survey Form” utilized in this process is provided in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in the month of September, 2010. A total of **211 separate parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The Condition Survey Form is included in the **Appendix**, as well as the results of the Survey.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in the **Redevelopment Area** were analyzed to determine the number of property owners in each block.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **blighted and substandard factors** listed in the Nebraska legislation to determine whether each or any were present in the **Redevelopment Area** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **blight and substandard factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **182 existing structures**, within the **Redevelopment Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the area.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/downspouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. Criteria for Rating Components for Structural, Building and Architectural Systems.

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Components that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deficient-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating. Defined as structures/buildings classified as deficient--requiring major repairs--**having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

Primary Components	Secondary Components
One Critical = 11 pts	One Critical = 6pts
Major Deteriorating = 6 pts	Major Deteriorating = 3pts
Minor = 2 pts	Minor = 1 pt

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Field Survey Conclusions

The condition of the total **182 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Sixty-Nine (69) structures were classified as structurally sound;
- Twenty-Nine (29) structures were classified as deteriorating with minor defects.
- Fifty-Seven (57) structures were classified as deteriorating with major defects; and
- Twenty-Seven (27) structures were classified as substandard.

The results of the exterior structural survey identified the condition of structures throughout the **Redevelopment Area**. Of the 182 total structures, 84 structures (46.1 percent) were either deteriorating or dilapidated to a substandard condition.

Conclusion

The results of the structural condition survey indicate deteriorating structures are present to a strong extent throughout the Redevelopment Area. Table 4 identifies the results of the structural rating process per building type.

**TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA
UTICA, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	51	20	43	13	127	56
Commercial	5	2	8	7	22	15
Industrial	6	5	3	5	19	8
<u>Other</u>	<u>7</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>14</u>	<u>5</u>
Totals	69	29	57	27	182	84
Percent	37.9%	15.9%	31.3%	14.8%	100.0%	46.1%

Source: Hanna:Keelan Associates, P.C., 2011

(2) Age of Obsolescence.

As per the results of the field survey, an estimated 121 (66.5 percent) of the total 182 structures in the **Area** are 40+ years of age, or are built prior to 1971. Additionally, the estimated average age of commercial structures in the **Redevelopment Area** is 70.7 years of age, while the average age of residential structures throughout the **Redevelopment Area** is 64 years of age.

Conclusion

The age and obsolescence of the structures is a strong presence throughout the Redevelopment Area.

(3) **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in the **Redevelopment Area**. Factors contributing to insanitary and unsafe conditions are discussed below.

The field survey determined that 84 structures, or 46.1 percent, of the total 182 structures in the **Redevelopment Area** were deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose special safety and sanitary problems. There is a significant number of wood-framed residential buildings in need of structural repair and/or fire protection.

Dilapidated structures, coupled with unoccupied deteriorating structures and debris, create an environment inviting pests and vermin. These unwanted nuisances can create unsafe and insanitary conditions. **Approximately 122 parcels, or 57.8 percent of the total 211 parcels are considered being in “fair” or “poor” condition.**

The Village of Utica staff estimated that the majority of water and sewer mains throughout the **Redevelopment Area** are approximately 85+ years of age. Several street segments have 4” water mains, such as Second, “G” and Nebraska Streets. Current engineering standards recommend not less than 6” water mains in residential areas and 8” mains within commercial and industrial areas for adequate pressure for fire prevention. Sewer lines in Utica are adequately sized, but their age and associated condition are of concern. Age-related maintenance and repair of the water and sewer mains will become more frequent as they continue to age and should be replaced with larger, more serviceable lines as the Community grows and develops. These utility systems are imperative to the continued economic viability of the Downtown and residential areas throughout the **Redevelopment Area**.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Redevelopment Area is reasonably sufficient to constitute a Substandard Factor.

4) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Frame Buildings.**

There are wood-framed and masonry buildings with wooden structural elements, located throughout the **Utica Redevelopment Area**, with some in need of structural repair and/or fire protection. An estimated 46.1 percent of these buildings have been determined to be deteriorating or dilapidated. Additionally, the field survey identified that approximately 38 (20.9 percent) of the 182 total structures have substandard porches, steps and fire escapes.

2. **Lack of Adequate Utilities.**

The Village of Utica staff estimated that the majority of water and sewer mains throughout the **Redevelopment Area** are approximately 85+ years of age. Approximately half of the water mains are undersized by current engineering standards related to fire suppression. Sewer lines are adequately sized, but age associated conditions are of concern. As these mains continue to age maintenance and repair issues are anticipated to worsen. These utility systems are imperative to the continued economic viability of the Downtown and residential areas throughout the **Redevelopment Area**.

Specific data relating to the **Redevelopment Area** is discussed in the following paragraph.

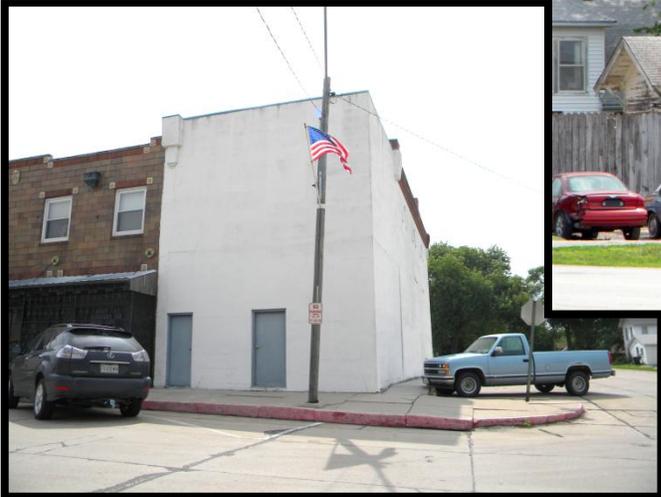
Minor and major debris is located on 15 (7.1 percent) of the total 211 parcels within the Village of Utica Corporate Limits. This situation poses a potential fire hazard, as well as a place to harbor pests and vermin, which can be detrimental to the public's overall health and safety.

Approximately 121 percent of the structures in the **Redevelopment Area** were built prior to 1971, thus 40+ years of age. The average age of the 22 commercial buildings is 70.7 years, while the average age of the residential structures is 64 years. Masonry buildings with wooden structural elements are located throughout the **Area** in need of structural repair or fire protection.

Overall site conditions at properties throughout the **Redevelopment Area** were generally found to be in “fair” condition. The field survey determined that 94 parcels, or 44.5 percent of the total 211 parcels were found to be in “fair” condition and 28 parcels, or 13.3 percent were determined to be in “poor” condition. **This overall condition rating identifies a total of 57.8 percent of the parcels being in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion

The conditions which endanger life or property by fire and other causes are strongly present throughout the Redevelopment Area.



BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **182 existing structures**, within the **Redevelopment Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Area.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems to be examined will include the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

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The evaluation of each individual parcel of land includes the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. Criteria for Rating Components for Structural, Building and Architectural Systems.

The components for the previously identified Systems, are individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

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3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

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An individual **Exterior Rating form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format**.

Primary Components	Secondary Components
One Critical = 11 pts	One Critical = 6pts
Major Deteriorating = 6 pts	Major Deteriorating = 3pts
Minor = 2 pts	Minor = 1 pt

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. **Field Survey Conclusions.**

The condition of the **total 182 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Sixty-Nine (69) structures were classified as structurally sound;
- Twenty-Nine (29) structures were classified as deteriorating with minor defects.
- Fifty-Seven (57) structures were classified as deteriorating with major defects; and
- Twenty-Seven (27) structures were classified as substandard.

The results of the exterior structural survey identified the condition of structures throughout the **Redevelopment Area**. A total of 84 (46.1 percent) of the total 182 structures were either deteriorating or dilapidated to a substandard condition.

Conclusion

The results of the structural condition survey indicate deteriorating structures are present to a strong extent throughout the Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.

**TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA
UTICA, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deficient (Minor)</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
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<u>Other</u>	<u>7</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>14</u>	<u>5</u>
Totals	69	29	57	27	182	84
Percent	37.9%	15.9%	31.3%	14.8%	100.0%	46.1%

Source: Hanna:Keelan Associates, P.C., 2011



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(2) Existence of Defective or Inadequate Street Layout.

The street pattern within **Redevelopment Area** consists of a standard rectilinear grid system. The Burlington Northern Santa Fe Railroad corridor runs east/west through the center of the Community and the **Redevelopment Area**. Primary roads within the **Redevelopment Area** are Highway 34 and State Spur L80F (Centennial Avenue) followed by First and “D” Streets. Major problem conditions that contribute to the Factor of existence of defective or inadequate street layout are discussed below.

1. Pedestrian and Vehicular Traffic Conflicts.

Approximately 52.6 percent, or 111 of the total 211 parcels in the **Redevelopment Area**, have no sidewalks, while an estimated 35 parcels or 16.5 percent of the parcels that have sidewalks are in “fair” or “poor” condition. These parcels without sidewalks or parcels having sidewalks in “fair” to “poor” condition forces pedestrian traffic into Village streets, creating a potentially dangerous situation.

2. Substandard Street Conditions.

Streets and alleys terminate at dead ends east of “A” Street and north of First Street in the Central portion of the **Redevelopment Area**. The north/south Right-of-Way one block east of “A” Street, although platted, remains undeveloped. Parcels in the northern portion of the Redevelopment Area, between Centennial Avenue and “D” Street, lack adequate access to public streets.

Conclusion

The existence of defective or inadequate street layout in the Utica Redevelopment Area is present to a reasonable degree and constitutes a blighting factor.

3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within the **Redevelopment Area**. The problem conditions include:

1. **Inadequate Lot Size and Adequacy Issues.**

Individual parcels throughout the **Redevelopment Area** have a range of sizes that are different on either side of the Burlington Northern Santa Fe Railroad corridor. Parcels on the northern half of the northern portion of the railway corridor are typically 44' x 124" (5,456 sq.ft.) for both residential and Downtown commercial parcels. Individual parcels located south of the railway corridor are generally 44' x 150' (6,600 sq.ft.) including residential, industrial, commercial and public/quasi-public uses. Individual lots that are 103' in depth exist along the south side of First Street, along the railroad corridor. Typical lot sizes in residential subdivisions platted in Communities during the late 1800s to early 1900s were generally 50' x 140', small by today's residential development standards. This has led to multiple lots being purchased in order to sufficiently support a structure or home.

Irregular Tracts located in northern Utica, south of Highway 34 range in size from 132' x 627' (1.9 acres) to 363' x 627' (5.2 acres). The Irregular Tracts of land in the northern portion of the **Redevelopment Area** have been further subdivided by metes and bounds descriptions to support multiple uses.

2. **Limited Accessibility and Usefulness.**

The Burlington Northern Santa Fe Railroad divides the **Redevelopment Area** and the Village of Utica in half. Only three at grade crossings exist at Centennial Avenue, "D" and "E" Streets. Limited accessibility is further compounded due to the fact that the Village averages 75 to 80 trains per day. Traffic stopped at these intersections may be a minor inconvenience to residents and travelers, but emergency fire or medical access is a health and safety issue that also impacts the Fire Insurance Rating of the Community.

Conclusion

Faulty lot layout in relation to size, adequacy and usefulness is present to a reasonable extent throughout the Redevelopment Area.

(4) **Insanitary and Unsafe Conditions.**

The results of the area-wide field survey, along with information retained from Village Officials provided the basis for the identification of insanitary and unsafe conditions within the **Redevelopment Area**.

1. **Age of Structures.**

The analysis of all 182 structures in the **Redevelopment Area** identified approximately 66.4 percent of the structures as being 40+ years of age, or built prior to 1971. Additionally, the estimated average age of commercial buildings is 70.7 years and residential buildings, 64 years. These high age levels result in the potential for deteriorating buildings and other structures with deferred maintenance.

2. **Deteriorating Buildings.**

The deteriorating or dilapidated conditions cited in this **Study** were prevalent in 46.1 percent of the existing structures. The structures in this condition can result in hazards which endanger adjacent properties.

3. **Age of Water and Sanitary Sewer Systems.**

The Village of Utica staff estimated that the majority of water and sewer mains throughout the **Redevelopment Area** are approximately 85+ years of age. Several street segments have 4" water mains, such as Second, "G" and Nebraska Streets. Current engineering standards recommend not less than 6" water mains in residential areas and 8" mains within commercial and industrial areas for adequate pressure for fire prevention. Sewer lines in Utica are adequately sized, but their age and associated condition are of concern. Age-related maintenance and repair of the water and sewer mains will become more frequent as they continue to age and should be replaced with larger, more serviceable lines as the Community grows and develops. These utility systems are imperative to the continued economic viability of the Downtown and residential areas throughout the **Redevelopment Area**.

Conclusion

Unsanitary and unsafe conditions are present to a strong extent throughout the Redevelopment Area.

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within the **Redevelopment Area**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in the **Redevelopment Area** are age and condition of public utilities, debris and inadequate public improvements.

A total of 94 (44.5 percent) of the total 211 parcels within the **Redevelopment Area** received an overall site condition rating of “fair”, while an additional 28 parcels (13.3 percent) received a “poor” rating. Conditions that lead to these findings included:

- A total of 111 (52.6 percent) of the parcels lacked sidewalks.
- A total of 15 (7.1 percent) of the total 211 parcels had minor to major debris ranging from outside storage of equipment and junk vehicles to on the property.
- Lastly, 57 (31.3 percent) of the total 182 structures were identified as deteriorating and 27 (14.8 percent) of the structures were found to be dilapidated. Together, these structures equal approximately 46.1 percent of the buildings throughout the **Redevelopment Area**, as being in need of rehabilitation, or potentially, if too dilapidated and cost prohibitive to restore, considered for demolition and replacement.

Conclusion

Deterioration of site improvements is present to a strong extent in the Redevelopment Area.



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(6) Diversity of Ownership.

The total number of unduplicated owners within the **Redevelopment Area** is estimated to be 180 individuals, partnerships or corporations. This diversity is established on a block-by-block basis. The number of owners within the **Redevelopment Area** range from one owner of a block area to 11 unduplicated owners on the block located between “D” and “E” Streets, from Indiana to Nebraska Streets, in southern Utica.

There are several publicly owned lands within the **Redevelopment Area** and when considered in combination with Highways 34 and State Spur L80F, Utica local streets, Seward County roads and associated local public right-of-ways, utilize significant portions of land.

The necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions is necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion

The Factor “diversity of ownership” is a strong presence in the Redevelopment Area.

(7) **Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

A thorough examination of public records was conducted to determine the status of taxation of properties located in the **Redevelopment Area**. It should be noted, real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed/valued too high, a public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **16** of the parcels were classified as delinquent by the Seward County Treasurer's Office.

2. **Real Estate Taxes.**

The tax values within the **Redevelopment Area** generally appeared to be equal to or greater than the market value of the properties. The total appraised valuation within the **Redevelopment Area** is \$113,175,570.

3. **Tax Exempt.**

Several tax exempt properties exist throughout the **Redevelopment Area**. Approximately *six* single or multiple lot areas are identified by the Seward County Assessor's and Treasurer's Offices were identified as having full exemption from property taxes. An additional *11* properties (dwellings) had full Homestead Exemptions.

Conclusion

Taxes or special assessments delinquency were of no presence throughout the Redevelopment Area.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blighted Factor in the Redevelopment Area.



(9) Improper Subdivision or Obsolete Platting.

An in-depth analysis of the subdivision conditions in **Redevelopment Area** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area**. Individual lots north of the Burlington Northern Santa Fe Railroad, specifically along First and Second Streets are 44' x 124' (5,456 sq. ft.) or 44' x 101' (4,444 sq. ft.) adjacent the railway corridor. Individual parcels to the south of the railway corridor typically are 44' x 150' (6,600 sq. ft.), which are more typical of the standard lot sizes platted at the end of the 1800s, but are also small by current residential lot size standards. Structures located on these lots within and adjacent Downtown Utica have acquired multiple lots in order to effectively allow placement of a commercial buildings or single family dwellings.

Irregular tracts of land are prevalent in the northern portion of the **Redevelopment Area**. Irregular Tracts located south of Highway 34 range in size from 132' x 627' (1.9 acres) to 363' x 627' (5.2 acres). All of these Irregular Tracts of land in the northern portion of the **Redevelopment Area** have been incrementally subdivided, to support multiple uses, by metes and bounds descriptions rather than by standard municipal subdivision and platting processes.

The Village of Utica also has a limited amount of cost-effective residential growth areas for expansion and annexation. Residential development to the west of Precinct Road is limited to future expansion due to the fact that the topography of the land sharply declines to the west of the Community. The Highway 34 and L80F (Centennial Avenue) corridors are barriers to residential development to the north and west of the incorporated areas of Utica.

Conclusion

A strong presence of improper subdivision or obsolete platting exists throughout the Redevelopment Area.

(10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Frame Buildings.**

There are wood-framed and masonry buildings with wooden structural elements, located throughout the **Redevelopment Area**, with some in need of structural repair and/or fire protection. An estimated 46.1 percent of these buildings have been determined to be deteriorating or dilapidated. Additionally, the field survey identified that approximately 38 (20.9 percent) of the 182 total structures have substandard porches, steps and fire escapes.

2. **Lack of Adequate Utilities.**

The Village of Utica staff estimated that the majority of water and sewer mains throughout the **Redevelopment Area** are approximately 85+ years of age. Approximately half of the water mains are undersized by current engineering standards related to fire suppression. Sewer lines are adequately sized, but age associated conditions are of concern. As these mains continue to age maintenance and repair issues are anticipated to worsen. These utility systems are imperative to the continued economic viability of the Downtown and residential areas throughout the **Redevelopment Area**.

Specific data relating to the **Redevelopment Area** is discussed in the following paragraph.

Minor and major debris is located on 15 (7.1 percent) of the total 211 parcels within the Village of Utica Corporate Limits. This situation poses a potential fire hazard, as well as a place to harbor pests and vermin, which can be detrimental to the public's overall health and safety.

Approximately 121 (66.5 percent) of the structures in the **Redevelopment Area** were built prior to 1971, thus 40+ years of age. The average age of the 22 commercial buildings is 70.7 years, while the average age of the residential structures is 64 years. Masonry buildings with wooden structural elements are located throughout the **Area** in need of structural repair or fire protection.

Overall site conditions at properties throughout the **Redevelopment Area** were generally found to be in “fair” condition. The field survey determined that 94 parcels, or 44.5 percent of the total 211 parcels were found to be in “fair” condition and 28 parcels, or 13.3 percent were determined to be in “poor” condition. **This overall condition rating identifies a total of 57.8 percent of the parcels being in “fair” or “poor” condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion

The conditions which endanger life or property by fire and other causes are strongly present throughout the Redevelopment Area.

(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes in its statement of purpose an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Public improvements in the **Redevelopment Area** have generally been concentrated on the street paving/resurfacing. Unsafe, incompatible and mixed land uses exist between commercial and industrial uses adjacent to single family residential uses along the Burlington Northern Santa Fe Railroad. Lastly, functional and economic obsolescence is apparent in the oldest buildings in and adjacent the Downtown. Structures originally built in the late 1800s to early 1900s, or 100+ years of age, and designed uses that are now obsolete and difficult to rehabilitate. Many small residential buildings constructed during the same time-period have exceptionally small rooms by current residential standards. The majority of these buildings are also deteriorated or dilapidated.

Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector in the project area; problems that only public assistance programs can help remedy. These include removal of substantially dilapidated structures and the proper development of compatible land use types. Several structures in the **Redevelopment Area** are functionally and economically obsolescent. Several residential buildings in the **Redevelopment Area** were found in deteriorating to dilapidated condition, to the point of being cost prohibitive to be rehabilitated.

Although some limited public improvements have occurred throughout the **Redevelopment Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the public sector throughout the **Area**; problems that only public assistance programs can remedy. These include removal of substantially dilapidated structures and socially undesirable land uses, the improvement to outdated and undersized water and sewer mains and the hard surfacing of off-street parking areas.

Conclusion

Other Environmental, Blighted Factors are present to a strong extent throughout the Redevelopment Area, containing a fair amount of functionally obsolete structures and a variety of undevelopable narrow width lots.

(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2103, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the Village for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the City or Village in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

The average age of the residential or commercial units in the area is at least forty (40) years.

According to the field survey, the estimated average age of the commercial structures is 70.7 years. Additionally, the estimated average age of residential dwellings is 64 years. Approximately 66.4 percent, or 121 of the total 182 structures throughout the **Redevelopment Area**, are at least 40+ years of age.

Conclusion

The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is strongly present throughout Redevelopment Area.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **Utica, Nebraska Redevelopment Area** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**blighted and substandard area.**" There is at least a reasonable distribution of all **four** factors that constitute the Area as substandard. Of the 12 possible factors that can constitute an Area blighted, **10** are at least reasonably present in the **Redevelopment Area**. Factors present in each of the criteria are identified below.

Substandard Factors

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation, or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

Blighted Factors

1. A substantial number of deteriorated or deteriorating structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Unsanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership
7. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed Factors are at least reasonably present throughout the **Redevelopment Area**, the conclusion is that the average age of the

structures, insanitary and unsafe conditions, lack of modern infrastructure systems, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of the **Redevelopment Area** as blighted and substandard.

The extent of **Blight and Substandard Factors** in the **Redevelopment Area**, addressed in this document, is presented in **Tables 1 and 2**, located on **Pages 6 and 8 respectively**. The eligibility findings indicate the **Redevelopment Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the Village of Utica and support any value added developments. Indications are that the **Area**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.

**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

1. Type of Units: ___ SF ___ MF ___ Mixed Use ___ Duplex ___ No. of Units
2. Units: _____ Under construction/rehab _____ For Sale _____ Both
3. Vacant Units: _____ Inhabitable _____ Uninhabitable
4. Vacant Parcel: _____ Developable _____ Undevelopable
5. Non-residential Use: _____ Commercial _____ Industrial ___ Public
Other/Specify: _____

Section II: Structural Components

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Frame ___ Masonry ___ Siding ___ Combination ___ Stucco ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deteriorating _____ Dilapidated

Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
_____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: Revitalization Area

1. Adjacent Land Usage: _____
2. Street Surface Type: _____
3. Street Condition: _____ E _____ G _____ F _____ P
4. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
5. Parking (Off-Street): _____ N _____ # of Spaces _____
Surface
6. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
7. Existence of Debris: _____ MA _____ MI _____ N
8. Existence of Vagrants: _____ MA _____ MI _____ N
9. Overall Site Condition: _____ E _____ G _____ F _____ P

UTICA, NEBRASKA REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 Years	1	0.5%	1	0	0	N/A	0
5-10 Years	4	2.2%	4	0	0	N/A	0
10-20 Years	13	7.1%	9	1	1	N/A	2
20-40 Years	43	23.6%	27	4	9	N/A	3
40-100 Years	104	57.1%	73	14	9	N/A	8
100+ Years	17	9.3%	13	3	0	N/A	1
TOTAL	182	100.0%	127	22	19	N/A	14

FINAL STRUCTURAL RATING

Sound	69	37.9%	51	5	6	N/A	7
Deficient Minor	29	15.9%	20	2	5	N/A	2
Deficient Major	57	31.3%	43	8	3	N/A	3
Substandard	27	14.8%	13	7	5	N/A	2
TOTAL	182	100.0%	127	22	19	N/A	14

STREET CONDITION

None	2	0.9%	1	0	0	1	0
Excellent	188	89.1%	119	24	21	12	12
Good	21	10.0%	8	0	1	6	6
Fair	0	0.0%	0	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	211	100.0%	128	24	22	19	18

SIDEWALK CONDITION

None	111	52.6%	60	5	19	16	11
Excellent	3	1.4%	3	0	0	0	0
Good	62	29.4%	42	12	0	2	6
Fair	29	13.7%	20	5	3	0	1
Poor	6	2.8%	3	2	0	1	0
TOTAL	211	100.0%	128	24	22	19	18

DEBRIS

Major	9	4.3%	2	0	7	0	0
Minor	6	2.8%	0	1	4	0	1
None	196	92.9%	126	23	11	19	17
TOTAL	211	100.0%	128	24	22	19	18

OVERALL SITE CONDITION

Excellent	13	6.2%	11	0	0	1	1
Good	76	36.0%	52	6	1	11	6
Fair	94	44.5%	52	15	9	7	11
Poor	28	13.3%	13	3	12	0	0
TOTAL	211	100.0%	128	24	22	19	18

UTICA, NEBRASKA REDEVELOPMENT AREA

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
Sound	121	66.9%	94	10	10	N/A	7
None	1	0.6%	0	1	0	N/A	0
Minor	48	26.5%	27	7	7	N/A	7
Substandard	10	5.5%	5	3	2	N/A	0
Critical	1	0.6%	1	0	0	N/A	0
TOTAL	181	100.0%	127	21	19	N/A	14

WINDOWS							
Sound	119	65.4%	91	11	11	N/A	6
None	4	2.2%	0	1	1	N/A	2
Minor	47	25.8%	29	6	6	N/A	6
Substandard	12	6.6%	7	4	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	180	85.3%	121	20	12	17	10
Asphalt	25	11.8%	7	4	9	1	4
Gravel	6	2.8%	0	0	1	1	4
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	211	100.0%	128	24	22	19	18

PORCHES...							
Sound	64	35.2%	50	8	2	N/A	4
None	0	0.0%	0	0	0	N/A	0
Minor	80	44.0%	56	11	8	N/A	5
Substandard	38	20.9%	21	3	9	N/A	5
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

PAINT							
Sound	76	41.8%	62	3	6	N/A	5
None	13	7.1%	1	4	5	N/A	3
Minor	57	31.3%	41	8	3	N/A	5
Substandard	33	18.1%	20	7	5	N/A	1
Critical	3	1.6%	3	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

DRIVEWAY							
Sound	63	34.6%	53	6	0	N/A	4
None	4	2.2%	4	0	0	N/A	0
Minor	56	30.8%	42	11	1	N/A	2
Substandard	59	32.4%	28	5	18	N/A	8
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

UTICA, NEBRASKA REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

Sound	11	6.0%	10	1	0	N/A	0
None	142	78.0%	100	11	18	N/A	13
Minor	22	12.1%	12	8	1	N/A	1
Substandard	7	3.8%	5	2	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

GUTTER, DOWNSPOUTS

Sound	110	60.4%	87	6	9	N/A	8
None	34	18.7%	17	5	6	N/A	6
Minor	31	17.0%	19	9	3	N/A	0
Substandard	7	3.8%	4	2	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

WALL SURFACE

Sound	116	64.1%	83	9	12	N/A	12
None	0	0.0%	0	0	0	N/A	0
Minor	40	22.1%	29	7	2	N/A	2
Substandard	24	13.3%	13	6	5	N/A	0
Critical	1	0.6%	1	0	0	N/A	0
TOTAL	181	100.0%	126	22	19	N/A	14

WALL SURFACE TYPE

Frame	20	11.0%	17	0	2	N/A	1
Masonry	26	14.4%	8	10	3	N/A	5
Siding	106	58.6%	82	5	11	N/A	8
Combination	22	12.2%	15	4	3	N/A	0
Stucco	3	1.7%	2	1	0	N/A	0
Other	5	2.8%	3	2	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

PARKING SURFACE

None	47	22%	12	12	4	14	5
Concrete	114	54%	97	8	3	4	2
Asphalt	14	7%	1	0	13	0	0
Gravel	31	15%	17	4	0	0	10
Dirt	4	2%	1	0	2	0	1
Brick	0	0%	0	0	0	0	0
TOTAL	210	100.0%	128	24	22	18	18

PARKING SPACES

None	47	22%	12	12	4	14	5
1 to 2	127	60%	112	6	1	4	4
3 to 5	8	4%	4	0	2	0	2
6 to 10	10	5%	0	2	5	0	3
11 to 20	4	2%	0	1	2	0	1
21 or More	14	7%	0	3	8	0	3
TOTAL	210	100.0%	128	24	22	18	18

UTICA, NEBRASKA REDEVELOPMENT AREA

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

Sound	54	29.7%	36	5	7	N/A	6
None	0	0.0%	0	0	0	N/A	0
Minor	96	52.7%	68	11	11	N/A	6
Substandard	31	17.0%	23	5	1	N/A	2
Critical	1	0.5%	0	1	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

WALL FOUNDATION

Sound	78	42.9%	53	5	11	N/A	9
None	0	0.0%	0	0	0	N/A	0
Minor	89	48.9%	66	13	5	N/A	5
Substandard	15	8.2%	8	4	3	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

FOUNDATION

Sound	98	53.8%	63	11	14	N/A	10
None	13	7.1%	13	0	0	N/A	0
Minor	58	31.9%	43	7	4	N/A	4
Substandard	12	6.6%	7	4	1	N/A	0
Critical	1	0.5%	1	0	0	N/A	0
TOTAL	182	100.0%	127	22	19	N/A	14

FOUNDATION TYPE

Concrete	164	97.0%	110	22	19	N/A	13
Stone	2	1.2%	1	0	0	N/A	1
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	3	1.8%	3	0	0	N/A	0
Other/None	0	0.0%	0	0	0	N/A	0
TOTAL	169	100.0%	114	22	19	N/A	14

ROOF SURFACE

Sound	92	51.1%	64	6	13	N/A	9
None	0	0.0%	0	0	0	N/A	0
Minor	66	36.7%	45	10	6	N/A	5
Substandard	21	11.7%	17	4	0	N/A	0
Critical	1	0.5%	0	1	0	N/A	0
TOTAL	180	100.0%	126	21	19	N/A	14

ROOF TYPE

Asphalt Shingles	131	72.0%	116	5	4	N/A	6
Rolled Asphalt	23	12.6%	6	12	2	N/A	3
Cedar	0	0.0%	0	0	0	N/A	0
Combination	2	1.1%	2	0	0	N/A	0
Other	26	14.3%	3	5	13	N/A	5
TOTAL	182	100.0%	127	22	19	N/A	14