

HANNA:KEELAN ASSOCIATES, P.C.

COMMUNITY PLANNING & RESEARCH

PRINCIPALS:

Becky J. Hanna
Timothy M. Keelan

MEMORANDUM

Date: December 29, 2021

To: Joe Peplitsch,
City Manager
Lexington, Nebraska

From: Tim Keelan,
Hanna:Keelan Associates.P.C.

RE: Redevelopment Area #1, Evaluation of Blight and Substandard
Determination Status.

Joe:

As per your request, I have evaluated the blight and substandard determination status of Redevelopment Area #1, as documented in the December, 2002 Blight and Substandard Determination Study, based upon administrative activities planned to both delete and add land parcels within the original Redevelopment Area. The 2002 Study was completed by Hanna:Keelan Associates, P.C.

Findings:

- ✓ The **CONTEXT MAP** (Page 4) identifies the boundary of both the original Redevelopment Area #1 and the proposed boundary with planned deletions and an addition. The page following the **MAP** contains a listing of parcels to be removed from the original Area and the addition of an estimated 70 acre tract.
- ✓ The original Redevelopment Area was approximately 410 acres. With planned deletions (an estimated 47 acres) and the addition of the new parcel, the proposed Redevelopment Area #1 will be approximately 433 acres.
- ✓ **Primary Blight and Substandard Factors which will continue to exist in the proposed, revised Redevelopment Area, include:**
 - **Dilapidated/Deterioration.**
An estimated 62 structures exist in the proposed, revised Redevelopment Area #1. A total of 46 of these structures, or 74 percent have a structural condition rating of “fair” to “average”, as per County Assessor information, maintaining the status of a “reasonable” presence, as a Blight and Substandard Factor, as documented in the original Study.

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1.

Also located within Redevelopment Area #1 are 22 mobile homes, located in a single mobile home court. Several of the homes are in a deteriorated condition. Site conditions at the court are also in declining condition. This includes streets and general landscape conditions. The mobile home court could be considered a nonconforming use within the Redevelopment Area.

- **Area has had either Stable or Decreasing Population Based on the Last Two Decennial Censuses.**

This Factor remains a “strong” presence in the proposed, revised Redevelopment Area #1, as documented as in the original Blight and Substandard Determination Study. The estimated population in the Area in 2000 was 73, in 2010, 52 and in 2020, an estimated 44 persons.

- **Age or Obsolescence.**

The age or obsolescence of the existing structures in the proposed, revised Redevelopment Area #1 remains a “reasonable” presence, as a Blight and Substandard Factor, as documented in the original Study.

(Average Age of All Structures = 30 Years.

Average Age of Residential Structures = 37.4 Years.

Structures 40+ years of age = 8

Structures 20-40 Years of Age = 40.)

- **Existence of Defective or Inadequate Street Layout and Faulty Lot Layout.**

These two Blight and Substandard Factors remain a “strong” presence in the proposed, revised Redevelopment Area, as documented in the original Study.

- **Economic Obsolescence** for both under- and undeveloped land exists throughout both the original and proposed, revised Redevelopment Area #1 and represents a “strong” presence as a Blight and Substandard Factor. An estimated 340 acres, or 78 percent of the entire proposed Redevelopment Area is currently vacant and undeveloped. (See **EXISTING LAND USE MAP, Proposed, Revised Redevelopment Area #1**, Page 6).

2.

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Conclusion:

Based upon my findings from this evaluation, it is my professional opinion, with the planned deletions and addition of land parcels, the proposed, revised Redevelopment Area #1 would maintain the necessary degree of “strong” and “reasonable” presence of both Blight and Substandard Factors, as identified in the December, 2002 Study, to be declared, or re-declared blighted and substandard as per the definition set forth in the Nebraska Community Development Law, Section 18-2103.

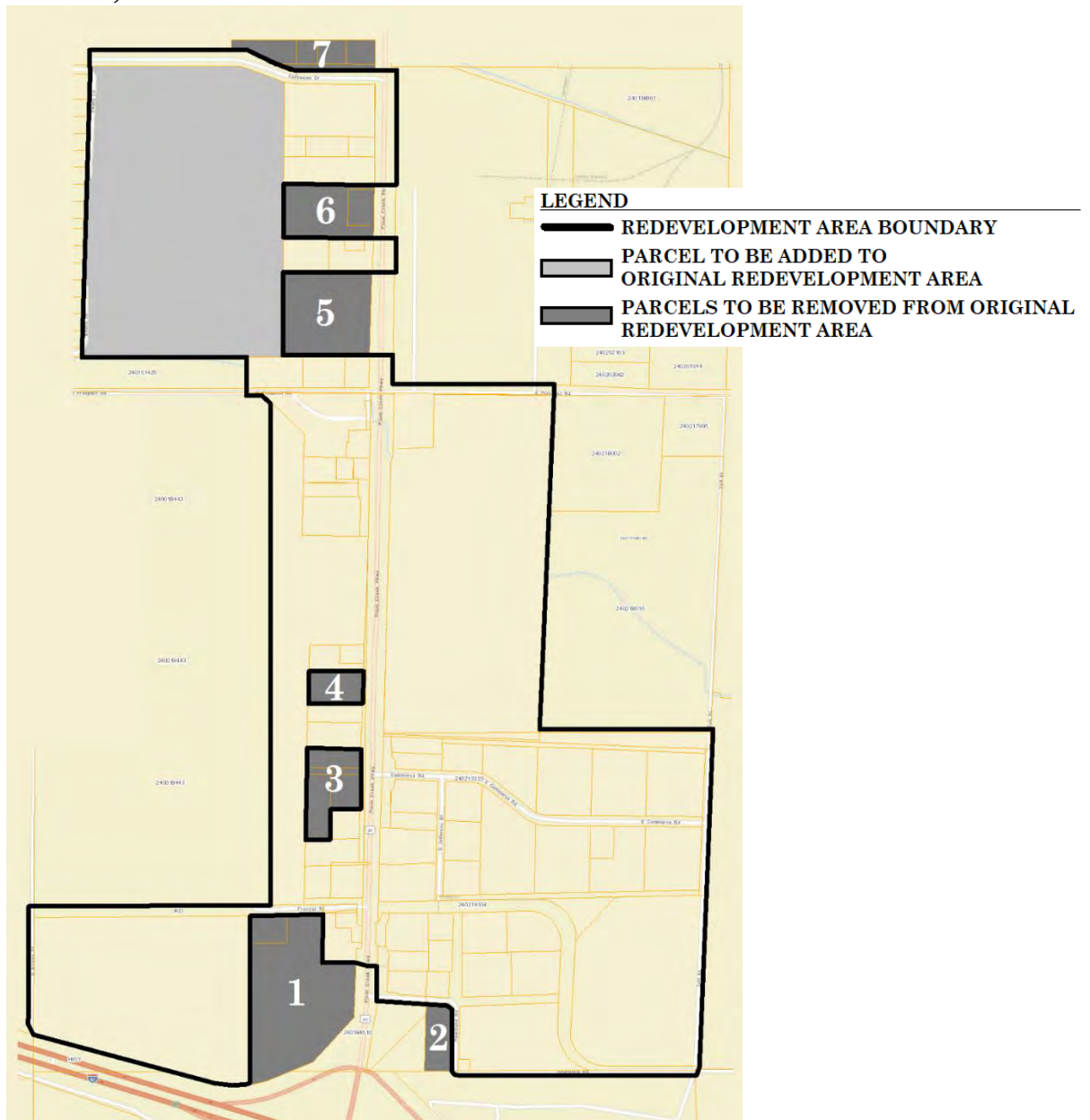
Redevelopment Area #1-Proposed, Revised Listing of Parcels.

240018362	240178599	240181255	240214774	240217947
240018443	240178602	240184610	240216119	240217961
240018486	240178661	240185552	240216223	240218016
240147936	240178688	240189132	240217714	240218451
240151348	240178769	240195183	240217784	240218610
240165039	240178815	240195655	240217791	240218617
240165373	240178890	240203445	240217798	240218624
240166019	240178904	240203453	240217805	240219104
240166108	240178912	240206932	240217812	240219783
240166248	240178971	240207149	240217847	240220067
240178351	240178998	240208773	240217854	240221026
240178440	240179005	240213114	240217877	240221033
240178513	240179099	240213327	240217884	240221180
240178521	240180593	240213335	240217891	240222223
240178580	240181174			



CONTEXT MAP

**REDEVELOPMENT AREA #1, PROPOSED, REVISED
LEXINGTON, NEBRASKA**

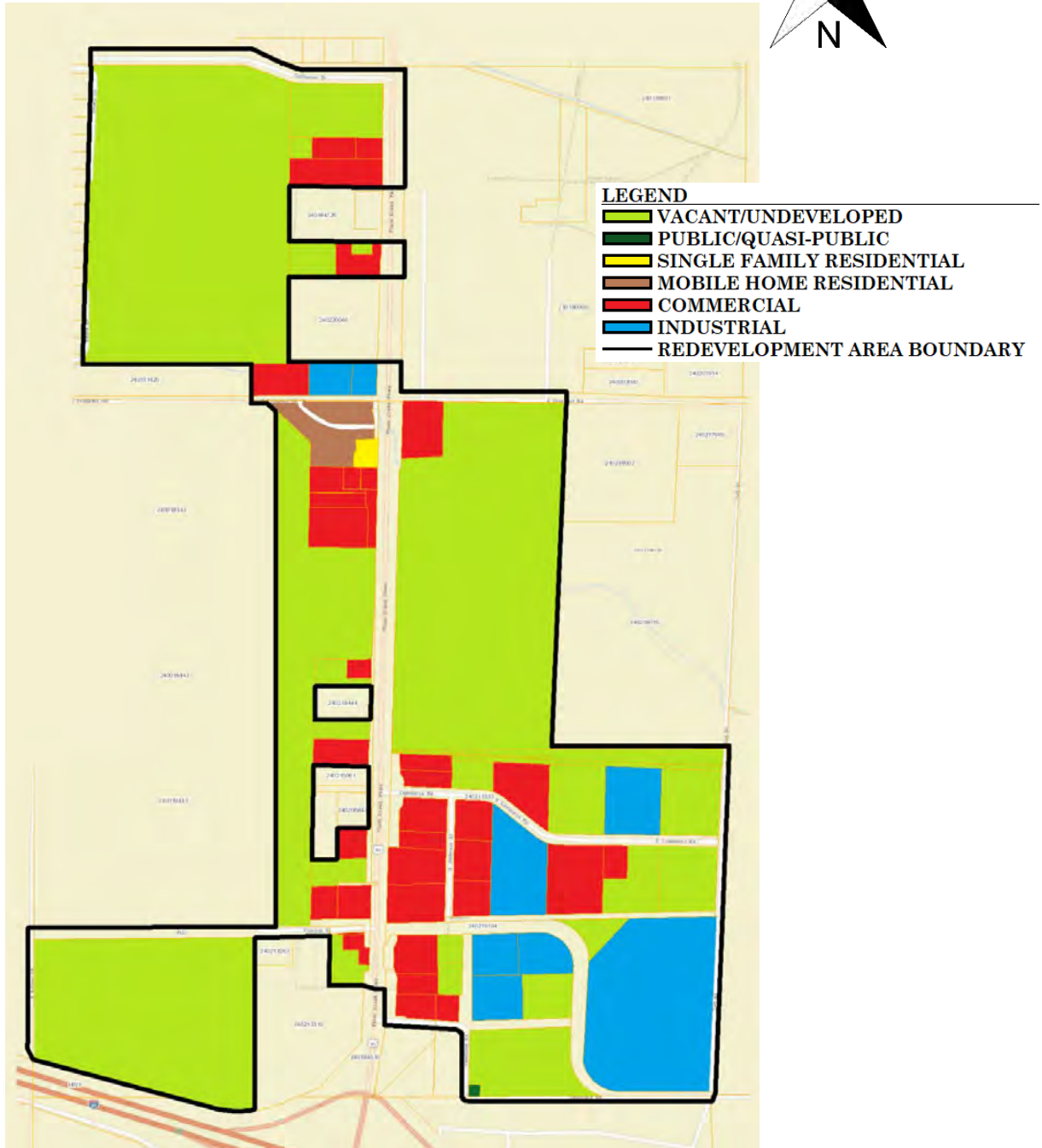
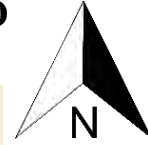


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1. Parcels #240213319 and #240213262 consist of the Walmart Supercenter and a strip mall in the southern portion of Redevelopment Area #1. Combined, the parcels also consist of an estimated 20 acres. The facilities on these two parcels were built in 2004, are generally good shape and have gone through the initial TIF funding process.
2. Parcel #240216223, comprised of an estimated 2.3 acres, contains property owned by the State of Nebraska, as well as highway and state patrol buildings in the southeastern portion of Redevelopment Area #1. These properties are not planned for future development or revitalization.
3. The following parcels, #240206851, #240206843 and #240215061 comprise the Holiday Inn Express Hotel and adjacent parking lot. Combined, these parcels contain an estimated 3.26 acres. The hotel was constructed in 2000 and has gone through the TIF funding process. Structurally, the hotel building is in good condition.
4. Parcel #240218444 consists of the Goodwill facility and comprises an estimated 2.5 acres. The facility was built in the 2010s and did not participated in the TIF funding process. The property was observed to be in excellent condition.
5. Parcel #204220046 is the location of the Orscheln Farm and Home store and comprises nine acres of land. This building was constructed in 2020.
6. Parcels #240184726 and #240215432 are the location of the Dawson County Opportunity Center and comprise 5.3 acres of land. The City of Lexington owns the former Walmart building and associated parcels with no future plans for redevelopment. The parcels are also tax exempt properties.
7. Parcels #240213351, #240213378, #240213386, #240218884 and #240213394 are the location of a Strip Mall at the intersection of Plum Creek Parkway (Highway 283) and Cattlemen Drive. Combined, the parcels account for 4.6 acres of land. The strip mall was constructed in the early 2000s and has completed the TIF funding process.
8. **Addition:** A 70 acre tract of land, Parcel #240220067, is proposed to be added To the proposed, revised Redevelopment Area #1.

EXISTING LAND USE MAP

**REDEVELOPMENT AREA #1, PROPOSED, REVISED
LEXINGTON, NEBRASKA**



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SITE PHOTOS



Vacant Building.



Older Restaurant Building.



Old Farmhouse.



Central Valley Irrigation.



Dry Creek Mobile Home Court.