

RESOLUTION NUMBER 7862

WHEREAS, the City of Beatrice, Nebraska and Hanna:Keelan Associates, P.C., desire to enter into an agreement for professional services to conduct a blight/substandard determination study and general redevelopment plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. That the Mayor and City Clerk are hereby authorized to execute the agreement with Hanna:Keelan Associates, P.C., for professional services to conduct a blight/substandard determination study and general redevelopment plan. A copy of said Agreement, marked as Exhibit "A", is attached hereto and incorporated by reference.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 5th day of October, 2026.

Attest:


Erin Saathoff, MMC, City Clerk
Mike McLain, Mayor

AGREEMENT

City of Beatrice, Nebraska
Redevelopment Area #14
(See Map, Page 2)

Between
CITY OF BEATRICE, NEBRASKA
&
HANNA:KEELAN ASSOCIATES
Lincoln, Nebraska
402.464.5383 (o) 402.464.5856 (f)

Tim Keelan tkeelan@hannakeelan.com Keith Carl kcarl@hannakeelan.com

Step 1: Conduct Blight/Substandard Determination Study, as per
Nebraska State Law, Six Substandard and 13 Blighted
Criteria. (See Scope of Work, Page 3)

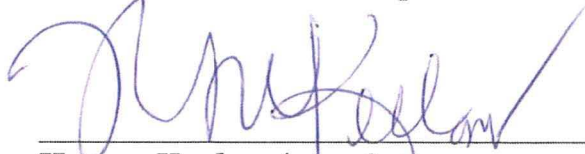
Step 2: Conduct General Redevelopment Plan, as per Nebraska
State Law Criteria. (See Scope of Work, Page 4)

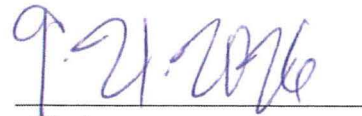
Total Cost* and Time Line:

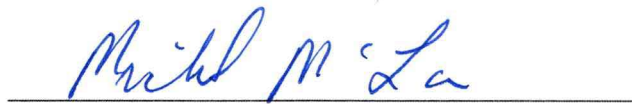
Cost: \$8,500. (Payment within 15 days of delivery).
Time Line: 60 Days.

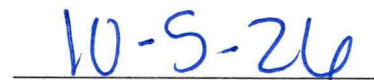
*All Costs Are Fixed Fees,
Includes the Cost of Services and all Related Expenses.

The City of Beatrice, Nebraska will be provided an Electronic Copy,
CD-PDF of the completed Blight/Substandard Determination Study &
General Redevelopment Plan.


Hanna:Keelan Associates


Date


City of Beatrice, Nebraska


Date

BEATRICE, NEBRASKA REDEVELOPMENT AREA #14



Scope of Work

NEBRASKA COMMUNITY DEVELOPMENT LAW

BLIGHT & SUBSTANDARD DETERMINATION STUDY

SUBSTANDARD FACTORS

1. Less than 20% of the housing in the area as affordable housing;
2. A substantial number of deteriorated or deteriorating structures;*
3. Age or obsolescence of structures and subject land area;
4. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
5. Existence of conditions which endanger life or property by fire and other causes;
6. Undeveloped land within the extraterritorial jurisdiction that has remained for 25+ years.

BLIGHT 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. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment exceeding the fair value of land;
8. Defective or unusual condition of title**;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Combination of other factors that substantially impairs or arrests the sound growth of the community, etc;
12. Undeveloped land within the extraterritorial jurisdiction that has Remained for 25+ years.
13. At least one or more of the other six conditions, as described in the Nebraska Community Development Law.

* Conduct exterior and not interior inspections of all buildings.

** Not Reviewed.

B. GENERAL REDEVELOPMENT PLAN

1. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein;
2. A land-use plan showing proposed uses of the area;
3. Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment;
4. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
5. A site plan of the area;
6. A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, this Redevelopment Plan will address other considerations, including:

“...whether the proposed land uses and building requirements in the redevelopment project area designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the provision of adequate transportation; water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight.”