

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JUNE 1, 2021 AGENDA

Subject:	Type:	Submitted By:
ROTELLA'S ITALIAN BAKERY – BLIGHT & SUBSTANDARD DETERMINATION STUDY	◆ RESOLUTION ORDINANCE RECEIVE/FILE	BRUCE FOUNTAIN COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared to submit the Rotella's Italian Bakery Blight & Substandard Determination Study to the Planning Commission for review and recommendation.

FISCAL IMPACT

None.

RECOMMENDATION

Approval.

BACKGROUND

On April 20, 2021, the Council authorized the selection of Hanna:Keelan Associates as the consultant to prepare a determination of blighted and substandard study for the Rotella's Italian Bakery Redevelopment Area. The consultant has completed the study, a copy of which is attached.

As required by state statute, a resolution has been prepared requesting the Planning Commission to review and make a recommendation to the City Council as to whether the Rotella's Italian Bakery Redevelopment Area is a substandard and blighted area. Once the recommendation is received, the City Council, after notice and public hearing, will consider whether or not to declare the area as substandard and blighted and in need of redevelopment. Council action is preliminarily scheduled for the Council meeting on August 3, 2021.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA REQUESTING THE PLANNING COMMISSION MAKE A RECOMMENDATION AS TO WHETHER THE ROTELLA'S ITALIAN BAKERY REDEVELOPMENT STUDY AREA IS A SUBSTANDARD AND BLIGHTED AREA AND SUBMIT THEIR RECOMMENDATION TO THE CITY COUNCIL.

WHEREAS, the Mayor and City Council hereby find and determine: that there has been placed on file with the City Clerk a study entitled Blight and Substandard Determination Study for area referred to as the "Rotella's Italian Bakery Redevelopment Area" prepared by Hanna-Keelan (the "Study"), and;

WHEREAS, under Section 18-2109, Nebraska Revised Statutes, it is necessary and appropriate to refer the Study to the Planning Commission of the City of La Vista, at its July 1st meeting, for its review and recommendations, and;

WHEREAS, the Study is hereby ordered submitted to the Planning Commission of the City for its review and recommendations, and;

WHEREAS, the City Clerk is hereby directed to set a public hearing upon the Study for the next practicable meeting of the Mayor and City Council for which notice can be given in accordance with such Section 18-2109 and 18-2115, Nebraska Revised Statutes, and which is to occur after the Planning Commission's recommendations are to be received. The City Clerk shall give notice of such hearing as required by law;

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska to hereby requesting the Planning Commission make a recommendation as to whether the Rotella's Italian Bakery Redevelopment Area is a substandard and blighted area and submit their recommendation to the City Council.

PASSED AND APPROVED THIS 1ST DAY OF JUNE, 2021.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

City of La Vista, Nebraska.

Rotella's Italian Bakery Redevelopment Area.

Blight & Substandard Determination Study.

May, 2021.



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

*** Lincoln, Nebraska * 402.464.5383 ***

La Vista, Nebraska
Blight & Substandard Determination Study
Rotella's Italian Bakery Redevelopment Area

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

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 **Rotella's Italian Bakery Redevelopment Area** in the City of La Vista, Nebraska. The results of this **Study** will assist the City in declaring the **Redevelopment Area** as both **blighted and substandard**.

Location

The **Rotella's Italian Bakery Redevelopment Area** is located entirely within the current Corporate Limits of the City of La Vista, as depicted in **Illustration 1, Context Map, Page 2**, and equals approximately **58 acres**. The **Area** is comprised primarily of industrial and commercial land uses, but also includes the historic Portal Cemetery (1879). The **Rotella's Italian Bakery Redevelopment Area** includes the following **Property IDs** of record on file with the Sarpy County Assessor's Office, presented below.

11595685	11604937	10944745	10522336
10522603	10522417	10415017	10526153

The **Redevelopment Area** includes the Rotella's Italian Bakery retail shop, production facilities and associated warehouses. Additionally, Portal Cemetery, R+L Carriers, United State Cold Storage and the Millard Metal Services office are within the **Redevelopment Area**. The majority of these industrial buildings have experienced some level of deterioration and are 40+ years of age.

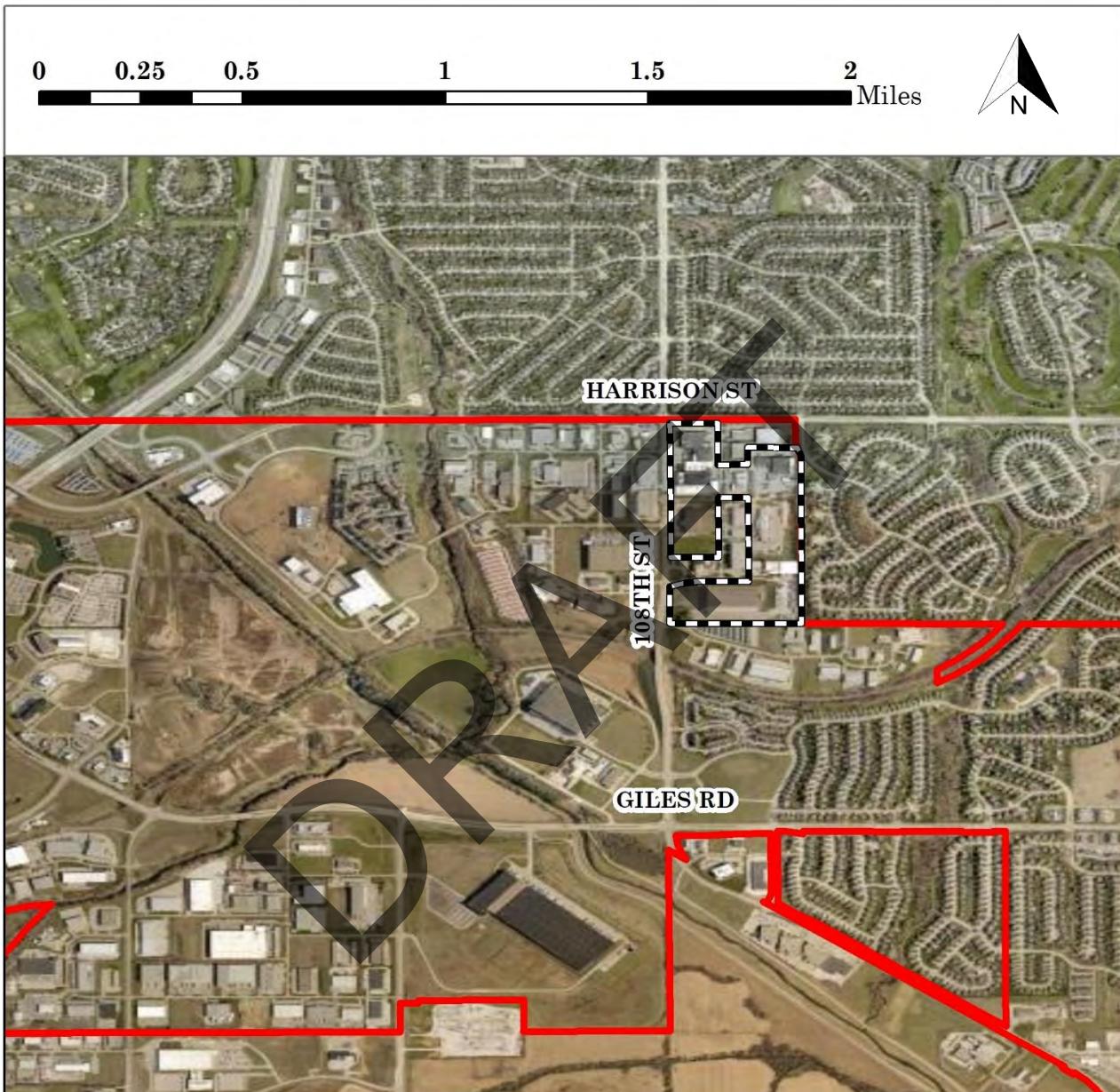


La Vista, Nebraska

Blight & Substandard Determination Study
Rotella's Italian Bakery Redevelopment Area

CONTEXT MAP – ILLUSTRATION 1

ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA LA VISTA, NEBRASKA



LEGEND

LA VISTA CORPORATE LIMITS

REDEVELOPMENT AREA BOUNDARY

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Blight & Substandard Determination Study
Rotella's Italian Bakery Redevelopment Area

This **blight and substandard evaluation** included a detailed **exterior structural survey of eight structures**, a **field inventory** of their associated **parcels**, conversations with both City of La Vista and Metropolitan Utilities District staff, and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

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 the following factors:

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.

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 the following factors:

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, condition or small diameter of water mains;
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; 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 **blight and substandard**, this evaluation was made on the basis that existing **Blight 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 **Blight and Substandard Factors** throughout the **Rotella's Italian Bakery 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 and substandard**.

On the basis of this approach, the Rotella's Italian Bakery Redevelopment Area is found to be eligible as "blighted" and "substandard" within the definition set forth in the legislation.

SUBSTANDARD FACTORS

One Substandard Factor set forth in the **Nebraska Community Development Law** have a “strong presence” and **Three Factors** have a “reasonable presence” within the **Rotella’s Italian Bakery Redevelopment Area**. The **Substandard Factors** are described in detail, below.

TABLE 1
SUBSTANDARD FACTORS
ROTELLA’S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA

1.	Dilapidated/deterioration.	■
2.	Age or obsolescence.	□
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	■
4.	Any combination of factors that are detrimental to the public health, safety, morals, or welfare.	■

Strong Presence of Factor

Reasonable Presence of Factor

No Presence of Factor

Source: Hanna:Keelan Associates, P.C., 2021.

Strong Presence of Factor –

As per information obtained from the Sarpy County Assessor’s Office and the results of the **Survey** analysis, a total of **six structures**, or **75 percent** of the eight total structures, are **40+ years of age** (built in or prior to 1981). The **average age** of structures in the **Redevelopment Area** is an estimated **44 years**. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

Reasonable Presence of Factor –

The results of the **Structural/Site Conditions Survey** identified **seven structures** in the **Rotella’s Italian Bakery Redevelopment Area** as being in a **deteriorating** condition with minor defects and **one structure** as being in a **deteriorating** condition with major defects. Thus, **all of the eight total structures** are in a **deteriorating** condition with minor defects or worse. This **Factor** is a **reasonable presence** throughout the **Area**.

The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **reasonable presence** throughout Rotella's **Italian Bakery Redevelopment Area**. The municipal water and sewer mains that primarily serve the **Area** were described by Metropolitan Utilities District (MUD) and La Vista City Staff as, generally, being in "good" or "fair" condition, based upon performance and break history. The sanitary sewer mains throughout the **Area** consist of clay tile pipes and were constructed in 1972.

A majority of water mains in the **Redevelopment Area** are 50 years of age, though three segments were constructed after 2000. The water distribution system is constructed of ductile-iron pipes. To support redevelopment activities in the **Redevelopment Area**, including rehabilitation efforts of industrial buildings, the installation of new water and sanitary sewer mains meeting current standards will be required.

The field analysis determined that the ***Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare*** is a **reasonable presence** throughout the **Redevelopment Area**. The primary contributing elements includes deteriorating buildings that will require a moderate level of rehabilitation in the near future. The presence of deteriorating site conditions, including parcels with debris, scrap materials and decaying sheds, pose risks to the public health and safety.

Additionally, water and sanitary sewer mains within the **Area** are aging, and sewer mains are constructed of outmoded material. Water and sewer mains were described as being in an adequate condition but will need to be replaced and/or expanded to support future development efforts within the **Redevelopment Area**.

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

1. Deteriorating and dilapidated structures;
2. Advanced age of structures, including an average age of 44 years for all structures;
3. Approximately 50 percent of parcels in the **Area** were recorded as maintaining "Fair" to "Poor" overall site conditions;
4. The **Area** is serviced by water and sewer mains that are aging and constructed of outmoded materials.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout the **Rotella's Italian Bakery Redevelopment Area**, two represent a **strong presence** and seven were present to a **reasonable extent**. Two **Factors** had **no presence** of blight. The Factor, "defective or unusual condition of title," was not reviewed. All **Blight Factors** are reasonably distributed throughout **Redevelopment Area**.

TABLE 2
BLIGHT FACTORS
ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	<input type="checkbox"/>
2.	Existence of defective or inadequate street layout.	<input type="checkbox"/>
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	<input type="checkbox"/>
4.	Insanitary or unsafe conditions.	<input type="checkbox"/>
5.	Deterioration of site or other improvements.	<input type="checkbox"/>
6.	Diversity of Ownership.	<input type="checkbox"/>
7.	Tax or special assessment delinquency exceeding the fair value of land.	<input type="checkbox"/>
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	<input type="checkbox"/>
10.	The existence of conditions which endanger life or property by fire or other causes.	<input type="checkbox"/>
11.	Other environmental and blighting factors.	<input type="checkbox"/>
12.	One of the other five conditions.	<input type="checkbox"/>
Strong Presence of Factor		<input type="checkbox"/>
Reasonable Presence of Factor		<input type="checkbox"/>
Little or No Presence of Factor		<input type="checkbox"/>
NR = Not Reviewed		NR

Source: Hanna:Keelan Associates, P.C., 2021.

Strong Presence of Factor –

Existence of Defective or Inadequate Street Layout is a **strong presence** throughout the **Redevelopment Area**, due to approximately 50 percent of the existing streets being in “fair” in condition. Additionally, 62.5 percent of parcels within the **Area** lack public sidewalks entirely.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the **Survey** analysis and records of the Sarpy County Assessor’s Office, the estimated average of all structures in the **Redevelopment Area** is 44 years.

Reasonable Presence of Factor –

Deteriorated or Dilapidated Structures are a **reasonable presence** throughout the **Redevelopment Area**. All eight of the structures in the **Redevelopment Area** were documented as deteriorating with minor or major defects.

Faulty Lot Layout is a **reasonable presence** throughout the **Redevelopment Area**. Several parcels within the **Area** are irregularly shaped (lack uniform width and/or depth) due to large lots being subdivided on an as-needed basis to support one or multiple development projects.

Insanitary or Unsafe Conditions are a **reasonable presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of all buildings being in varied states of deteriorating conditions and six structures being 40+ years of age. Sanitary sewer mains in the **Area** are approximately 50 years of age and constructed of outmoded materials.

Deterioration of Site or Other Improvements is a **reasonable presence** throughout the **Rotella’s Italian Bakery Redevelopment Area**. An estimated four parcels, or 50 percent of the eight total parcels, were observed to have “fair” overall site conditions. Additionally, all eight structures were identified as deteriorating with minor or major defects.

Improper Subdivision or Obsolete Platting is a **reasonable presence** throughout the **Redevelopment Area**. Large, irregular tracts of land exist throughout the **Area** and may need to be re-platted for future development, as per the **City of La Vista Subdivision Regulations**.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **reasonable presence** throughout the **Redevelopment Area**. A majority of buildings were identified as being in some state of deterioration with minor or major defects. Further, sanitary sewer mains in the **Area** are approximately 50 years of age and are constructed of outmoded materials. Water and sewer mains will need to be replaced and/or expanded to support future development efforts in the **Redevelopment Area**.

Other Environmental and Blighting Factors, functionally and economically obsolescent land uses are a **reasonable presence** throughout the **Redevelopment Area**. The **Area** contains buildings that are deteriorating with minor and major defects, outmoded infrastructure and underdeveloped/underutilized land parcels. Portal Cemetery, although in existence for good cause, could be considered a non-conforming use within both the built-up neighborhood area and **Redevelopment Area** environs.

Little to No Presence of Factor –

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land is a **reasonable presence** throughout the **Redevelopment Area**. Research of public records from the Sarpy County Assessor's Office concluded that of the eight parcels within the **Area**, none were recorded as property tax delinquent. One parcel throughout the **Area** is property tax exempt.

Diversity of Ownership is of little to no presence throughout the **Rotella's Italian Bakery Redevelopment Area**. Research of public records from the Sarpy County Assessor's Office indicates that approximately 5 individuals or distinct ownership groups own property within **Redevelopment Area**.

The Factor **Defective or Unusual Condition of Title** was not reviewed.

Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard 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 that the Consultant findings of this **Blight and Substandard Determination Study** warrant designating the **Rotella's Italian Bakery Redevelopment Area** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant to examine whether conditions of **blight and substandard** exist. The City of La Vista Planning Commission and City Council 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.

BASIS FOR REDEVELOPMENT

For a project in the City of La Vista 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 **Rotella's Italian Bakery 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), a **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 City for 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 this **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 La Vista City Council, 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 substandard conditions** and expanding the areas arbitrarily into non-blighted/substandard 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 inclusion 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 designated **Rotella's Italian Bakery Redevelopment Area** in the City of La Vista, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**.

Location

The **Rotella's Italian Bakery Redevelopment Area** is located entirely within the current Corporate Limits of the City of La Vista, as depicted in **Illustration 1, Context Map, Page 2**, and equals approximately **58 acres**. The **Area** is comprised primarily of industrial and commercial land uses, but also includes the historic Portal Cemetery (1879). The **Rotella's Italian Bakery Redevelopment Area** includes the following **Property IDs** of record on file with the Sarpy County Assessor's Office, presented below.

11595685	11604937	10944745	10522336
10522603	10522417	10415017	10526153

The **Redevelopment Area** includes the Rotella's Italian Bakery retail shop, production facilities and associated warehouses. Additionally, Portal Cemetery, R+L Carriers, United State Cold Storage, and the Millard Metal Services office are within the **Redevelopment Area**. The majority of these industrial buildings have experienced some level of deterioration and are 40+ years of age.



Table 3 identifies the estimated **Existing Land Use** within **Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses. A map of **Existing Land Use** is also presented in **Illustration 2, Page 14**.

Industrial land uses comprise approximately 42 acres or 72 percent of the total land use in the **Redevelopment Area**. Two buildings, Millard Manufacturing and the Rotella's Italian Bakery main facility, include a combination of industrial and commercial land uses. The Rotella's Italian Bakery Facility includes a combined office, industrial bakery and retail store within one connected structure. Combined commercial/industrial uses comprise approximately 13.9 acres, or approximately 24 percent of the total land use in the **Area**.

TABLE 3
EXISTING LAND USE
ROTELLA'S BAKERY REDEVELOPMENT
AREA
LA VISTA, NEBRASKA

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Mixed		
Commercial/Industrial	13.9	23.8%
Industrial	42.2	72.4%
Streets/Public Right-of-Way	1.4	2.4%
Public/Quasi-Public (Portal Cemetery)	0.8	1.4%
Totals	58.3	100.0%

Source: Hanna:Keelan Associates, P.C., 2021.

Illustration 3, Page 15 identifies the existing **Zoning Districts** in the **Rotella's Italian Bakery Redevelopment Area**. The entire **Redevelopment Area** is zoned "Heavy Industrial (I-2)." Zoning activities are administered by the City of La Vista.

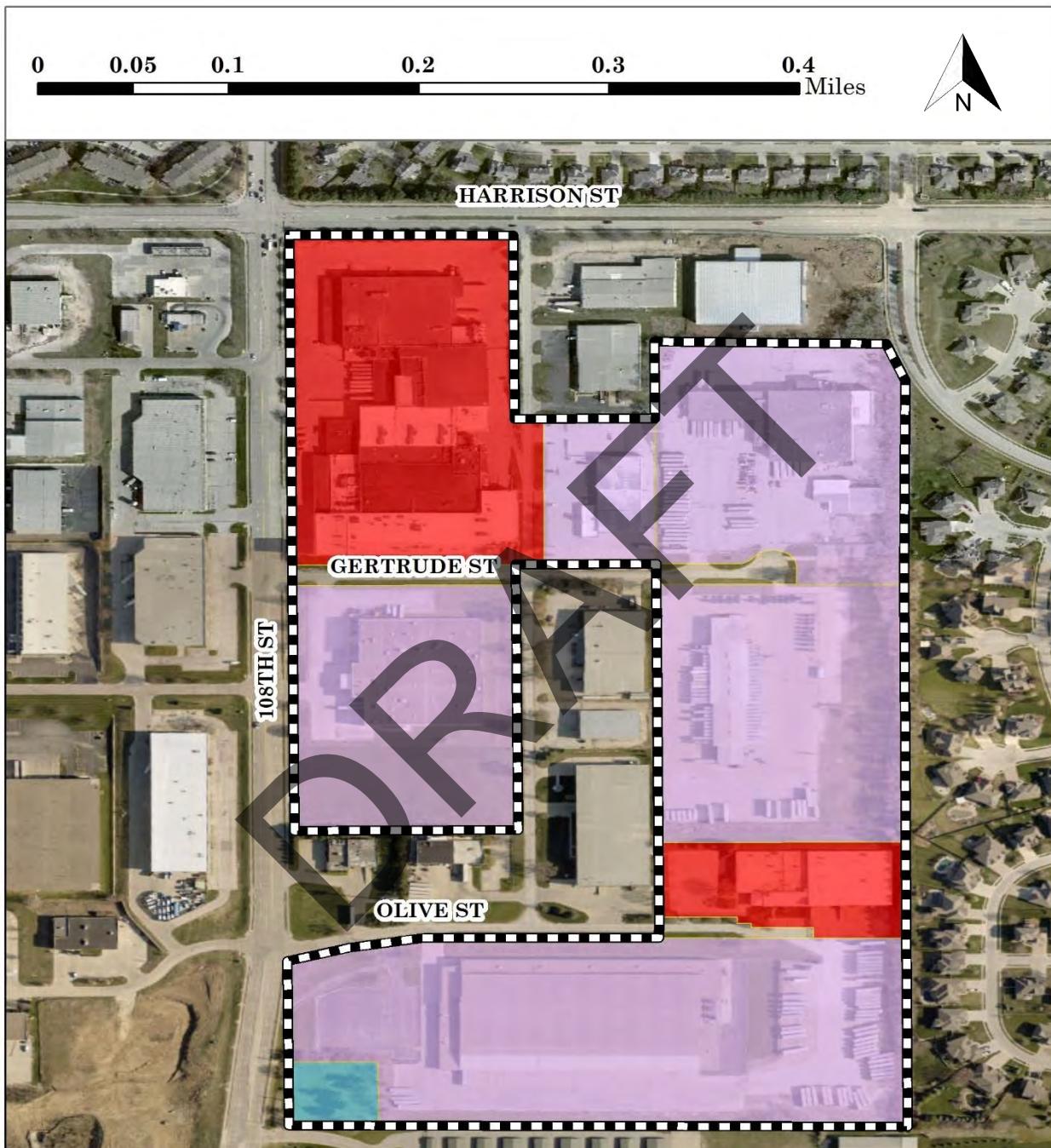


La Vista, Nebraska
 Blight & Substandard Determination Study
 Rotella's Italian Bakery Redevelopment Area

EXISTING LAND USE MAP – ILLUSTRATION 2

ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA

LA VISTA, NEBRASKA



LEGEND

	REDEVELOPMENT AREA BOUNDARY		PUBLIC/QUASI-PUBLIC
	INDUSTRIAL	HANNA:KEELAN ASSOCIATES, P.C.	
	COMMERCIAL/INDUSTRIAL	COMMUNITY PLANNING & RESEARCH	

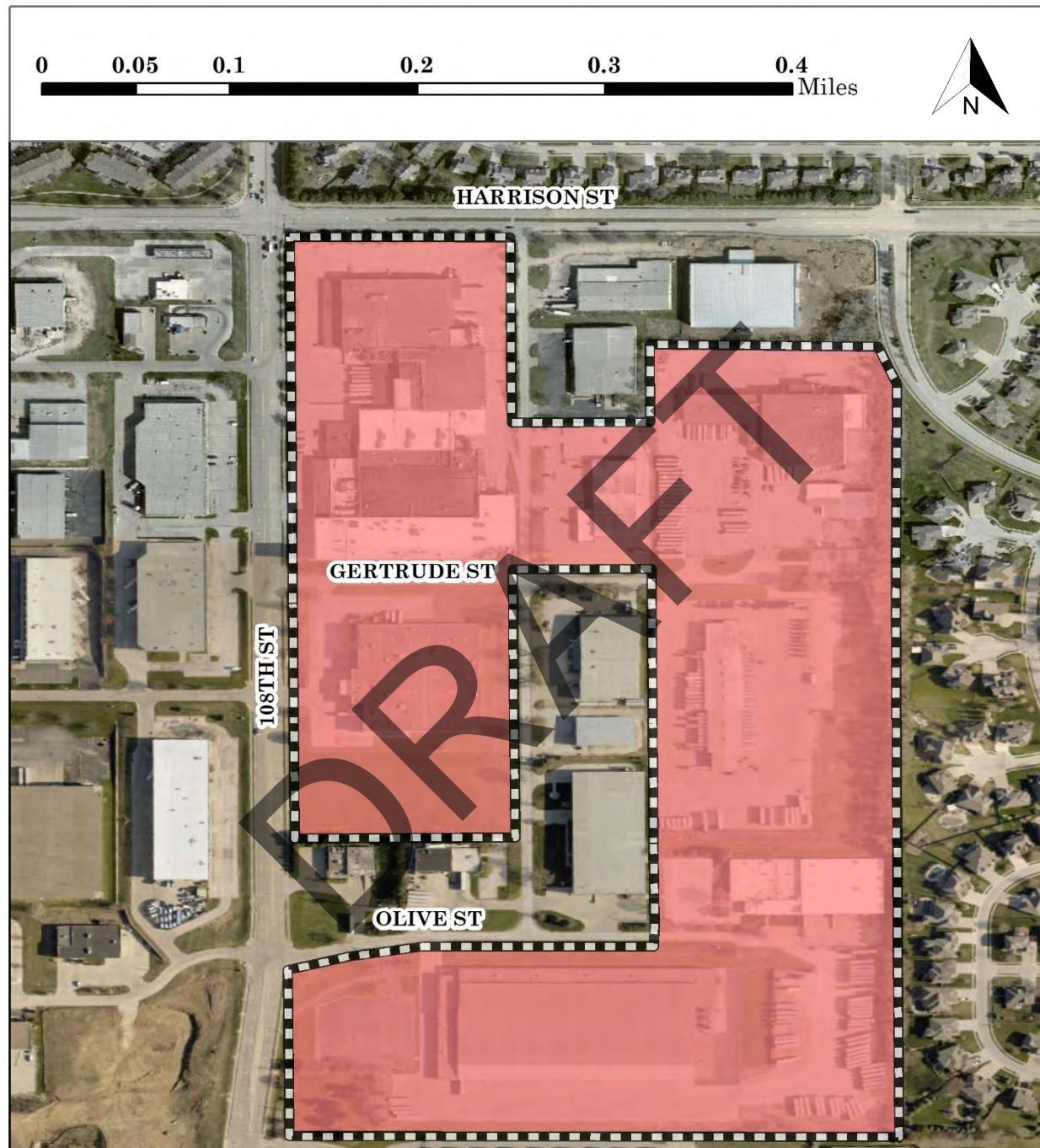
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Blight & Substandard Determination Study
Rotella's Italian Bakery Redevelopment Area

ZONING DISTRICTS MAP – ILLUSTRATION 3

ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA

LA VISTA, NEBRASKA



LEGEND

 REDEVELOPMENT AREA BOUNDARY

 HEAVY INDUSTRIAL
DISTRICT (I-2)

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La Vista, Nebraska
Blight & Substandard Determination Study
Rotella's Italian Bakery Redevelopment Area

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for the **Rotella's Italian Bakery 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/Site Conditions 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 results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in April of 2021. A total of **eight structures** received a comprehensive exterior inspection. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **eight legal parcels** of record identified by the Sarpy County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area** comprises approximately 58 acres. The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

Research on Property Ownership, Age and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**. Using Sarpy County Assessor's Office records, the average age of structures in the **Redevelopment Area** was determined by considering the dates of construction for both original structures and subsequent additions. As most structures within the **Area** have expanded after initial construction, considering both the original structure and subsequent additions was important in developing an accurate figure for the average age of buildings. The square footage of all structures/additions was calculated, and a proportion was determined for each structure relative to the total area of all structures. Through multiplying this proportion with each structure/addition's year of construction, and then summing the results, the overall average age of construction for all structures was calculated.

Additionally, 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 **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in the **Rotella's Italian Bakery 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 structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

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

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **eight existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structure/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 had 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/down spouts 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. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These 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.**

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

Deteriorating-Major. 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 below.

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
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. Survey Conclusions.

The condition of the total **eight buildings** within the **Rotella's Italian Bakery Redevelopment Area** were determined based on the findings of the **Survey**. These **Survey** results indicated the following:

- Zero (0) structures were classified as structurally **sound**;
- Seven (7) structures were classified as **deteriorating** with **minor** defects.
- One (1) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) structures were classified as **dilapidated**.

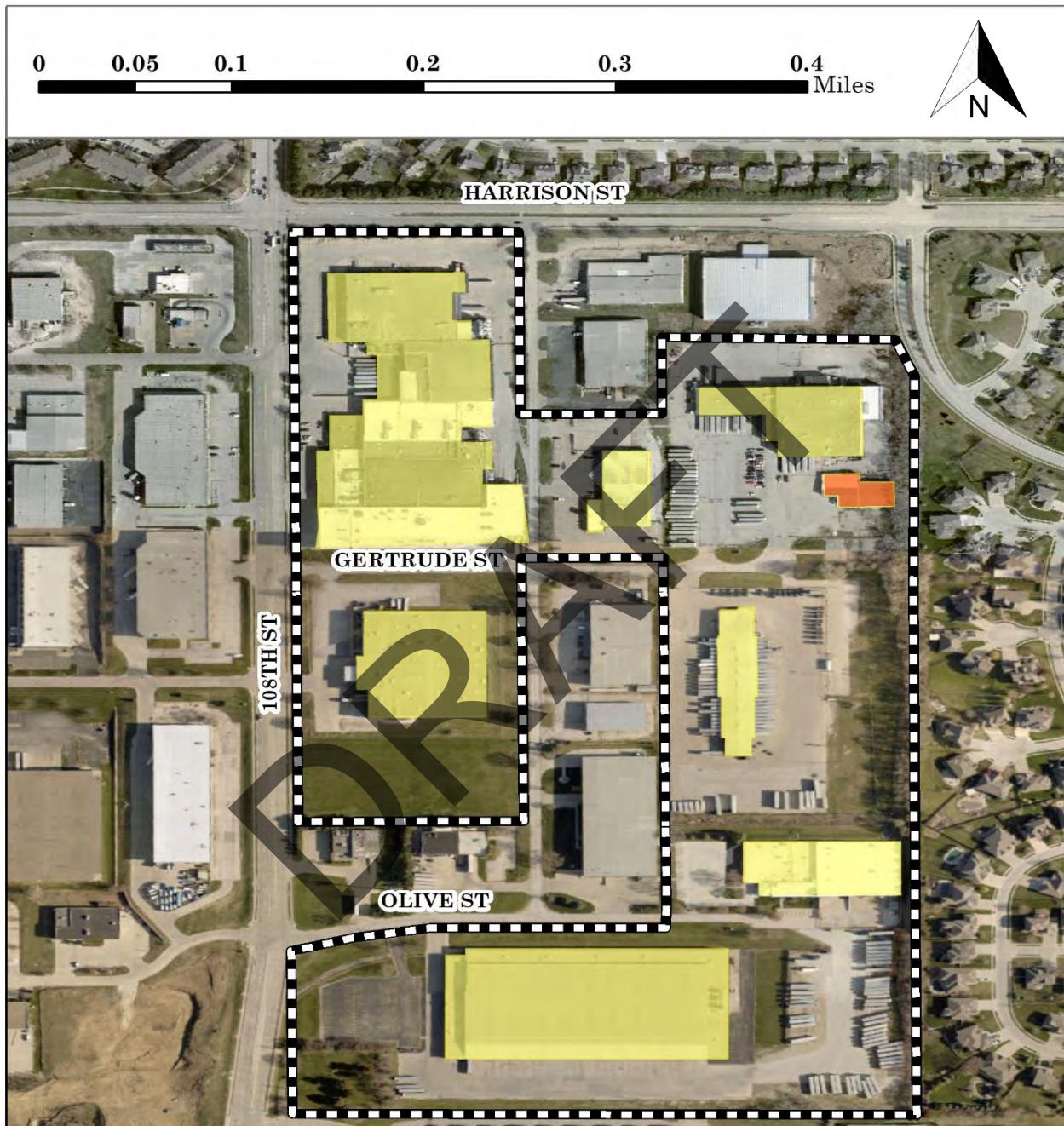
The results of the **Survey** identified the condition of structures throughout **Redevelopment Area**. All eight existing structures were identified as deteriorating with either minor or major defects. Additional details on structural deterioration are presented within the **Appendix**. **Illustration 4, Page 21**, identifies the **Overall Structure Conditions** in the **Redevelopment Area**. **Table 4, Page 22**, identifies the results of the structural rating process per building type.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a reasonable presence throughout Rotella's Italian Bakery Redevelopment Area.



OVERALL STRUCTURE CONDITIONS MAP – ILLUSTRATION 4
ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

- ■ ■ REDEVELOPMENT AREA BOUNDARY
- ■ ■ DETERIORATING-MAJOR CONDITION
- ■ ■ DETERIORATING-MINOR CONDITION

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TABLE 4
EXTERIOR SURVEY FINDINGS
ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA

<u>Activity</u>	<u>Exterior Structural Rating</u>				<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>		
Commercial & Industrial	0	2	0	0	2	2
Industrial	0	5	1	0	6	6
Totals	0	7	1	0	8	8
Percent	0.0%	87.5%	12.5%	0.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2021.

(2) Age or Obsolescence.

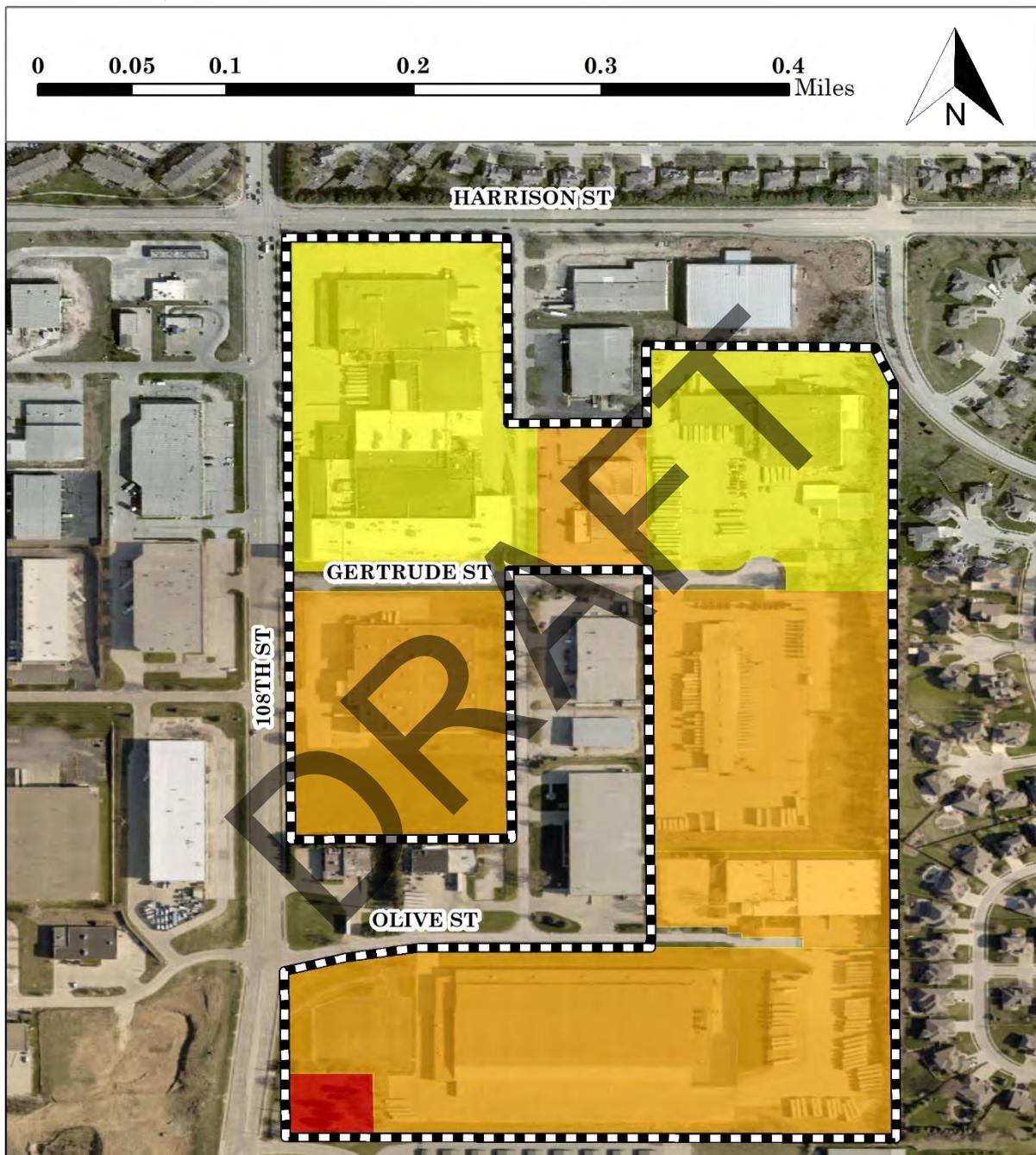
As per the results of the **Survey** and by confirmation from the Sarpy County Assessor's Office, an estimated six, or 75 percent of the total eight structures in **Redevelopment Area**, are 40+ years of age (built in or prior to 1981). The estimated average age of structures in the **Area** is 44 years.

Conclusion.

The age and obsolescence of structures is a strong presence throughout the Rotella's Italian Bakery Redevelopment Area.



AGE OF STRUCTURES MAP – ILLUSTRATION 5
ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

	20-40 YEARS OLD
	40-100 YEARS OLD
	100+ YEARS OLD

REDEVELOPMENT AREA BOUNDARY

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Blight & Substandard Determination Study
Rotella's Italian Bakery Redevelopment Area

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

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in the **Rotella's Italian Bakery Redevelopment Area**.

As per the results of the **Survey**, all structures in the **Area** were rated as deteriorating with minor or major defects. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions can pose health, safety and sanitary problems.

The overall site conditions in **Redevelopment Area** revealed that three parcels, or 37.5 percent of the eight parcels, were found to be in a "fair" condition. Factors related to these conditions included structures deteriorating with minor and major defects and site features such as parking lots, driveways, yard and landscaping conditions that are noticeably deteriorating. Additionally, seven parcels, or 87.5 percent of the eight total parcels had parking surface conditions deteriorated to a minor extent or worse.

City of La Vista and Metropolitan Utilities District staff estimate that the municipal water mains within **Redevelopment Area** are, in general, appropriately sized by current standards and in "good" or "fair" condition. Water mains in the **Redevelopment Area** are approximately 50 years of age or newer. The water distribution system in the **Area** is constructed of ductile-iron pipes. A majority of the system was built in 1972, but three segments were constructed in 2002, 2015, and 2018. No water main replacements are currently planned in the **Area**. As the system continues to age, replacements may be needed in the next 5 to 10 years.

A majority of sanitary sewer mains are approximately 50 years of age and composed of clay tile. None of the sanitary sewer mains in the **Area** are constructed from Polyvinyl Chloride (PVC) pipes, which is a standard for modern sewer infrastructure. Water and sewer mains constructed of outmoded material can pose health, safety and sanitary problems for both utility employees and the general public.

To support redevelopment activities in the **Redevelopment Area**, including rehabilitation of deteriorating industrial buildings and the addition of new structures, the installation of new water and sanitary sewer mains meeting current standards will be required.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Rotella's Italian Bakery Redevelopment Area is a reasonable presence and constitutes a Substandard Factor.

4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.**

1. **Deteriorating or Dilapidated Buildings and Structures**

There is a reasonable presence of deterioration among structures within the **Redevelopment Area**. One of the eight total structures was recorded as deteriorating with major defects. An additional seven structures were found to be deteriorating with minor defects. **Combined, these structures total eight buildings, or 100 percent of all structures within the Area, as being deteriorated or dilapidated.** These structures may require some level of rehabilitation for future use and occupation.

2. **Advanced Age of Structures.**

A total of six, or 75 percent of the eight total structures were built in or prior to 1981, thus are 40+ years of age. The average age of buildings in the **Area** is estimated to be **44 years**.

3. **Aging Utilities.**

City of La Vista and Metropolitan Utilities District Staff estimate that the municipal water and sanitary sewer mains within **Redevelopment Area** are generally in “good” or “fair” condition, based upon performance and break history. Water and sewer mains in the **Redevelopment Area** are approximately 50 years of age or newer. As the system continues to age, replacements may be needed in the next 5 to 10 years. None of the sanitary sewer mains in the **Area** are constructed from Polyvinyl Chloride (PVC) pipes, which is a standard for modern sewer infrastructure. Water and sewer mains constructed of outmoded material can pose health, safety and sanitary problems for both utility employees and the general public.

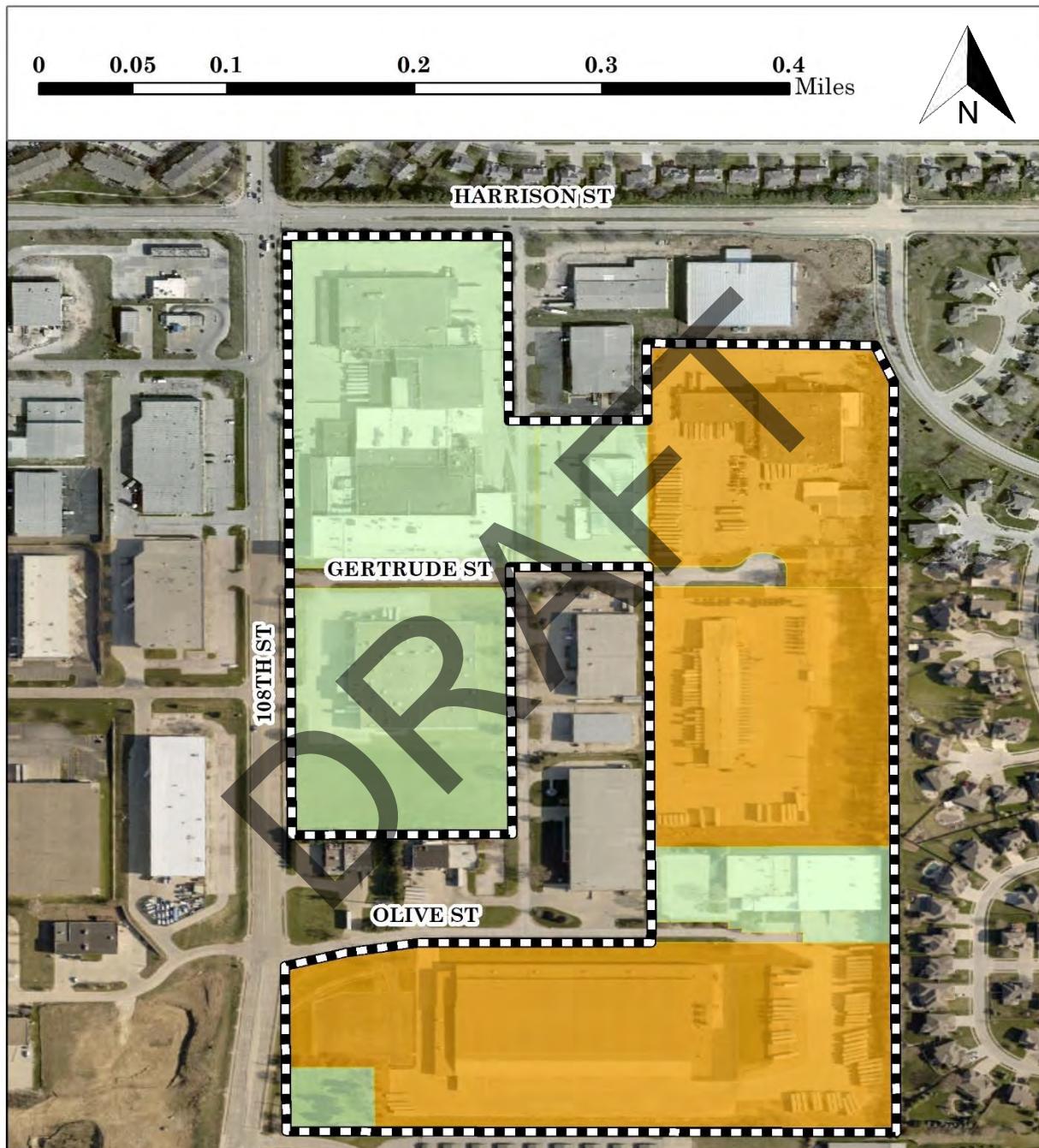
4. **Overall Site Condition**

The **Structural/Site Conditions Survey** identified a total of **three parcels, or 37.5 percent** of the parcels to be in a “fair” or condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The combination of factors that are detrimental to the public health, safety, morals or welfare are a reasonable presence throughout Redevelopment Area.

OVERALL SITE CONDITIONS MAP – ILLUSTRATION 6
ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

- REDEVELOPMENT AREA BOUNDARY
- GOOD CONDITION
- FAIR CONDITION

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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 **Rotella's Italian Bakery Redevelopment Area**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **eight existing structures** within the **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 had minor, major or critical defects. Structures/building systems 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/down spouts 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. Component 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.**

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

Deteriorating-Major. 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 = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
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. Survey Conclusions.

The condition of the total **eight buildings** within **Redevelopment Area** were determined based on the findings of the exterior Survey. The Survey results indicated the following:

- Zero (0) structures were classified as structurally **sound**;
- Seven (7) structures were classified as **deteriorating** with **minor** defects.
- One (1) structures were classified as **deteriorating** with **major** defects; and
- Zero (0) of the structures were classified as **dilapidated**.

The results of the Survey identified the condition of structures throughout **Redevelopment Area**. All eight existing structures were identified as deteriorating with either minor or major defects. Additional details on structural deterioration are presented within the Appendix. **Illustration 4, Page 21**, identifies the **Overall Structure Conditions** in the **Redevelopment Area**.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a reasonable presence throughout the Rotella's Italian Redevelopment Area.

Table 5, below, identifies the results of the structural rating process per building type.

TABLE 5
EXTERIOR SURVEY FINDINGS
LA VISTA REDVELOPMENT AREA
LA VISTA, NEBRASKA

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Commercial & Industrial	0	2	0	0	2	2
Industrial	0	5	1	0	6	6
Totals	0	7	1	0	8	8
Percent	0.0%	87.5%	12.5%	0.0%	100.0%	100.0%

Source: Hanna:Keelan Associates, P.C., 2021.



La Vista, Nebraska
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Rotella's Italian Bakery Redevelopment Area

(2) Existence of Defective or Inadequate Street Layout.

Streets and roads within the **Rotella's Italian Bakery Redevelopment Area** are primarily situated in north/south and east/west grid, adjusted to serve large industrial structures. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets and Parking Surfaces.

Street conditions within the **Redevelopment Area** were, generally, found to be in "good" or "fair" condition. Of the eight total parcels, four (50 percent) were found to have "fair" street conditions. Seven structures had parking surfaces rated deteriorated to a minor extent, or worse. The installation of modern infrastructure and utility systems may be required to attract new development and support redevelopment opportunities throughout the **Redevelopment Area**. **Illustration 7, Page 32**, identifies **Street Conditions** in the **Redevelopment Area**.

2. Lack of Public Sidewalks

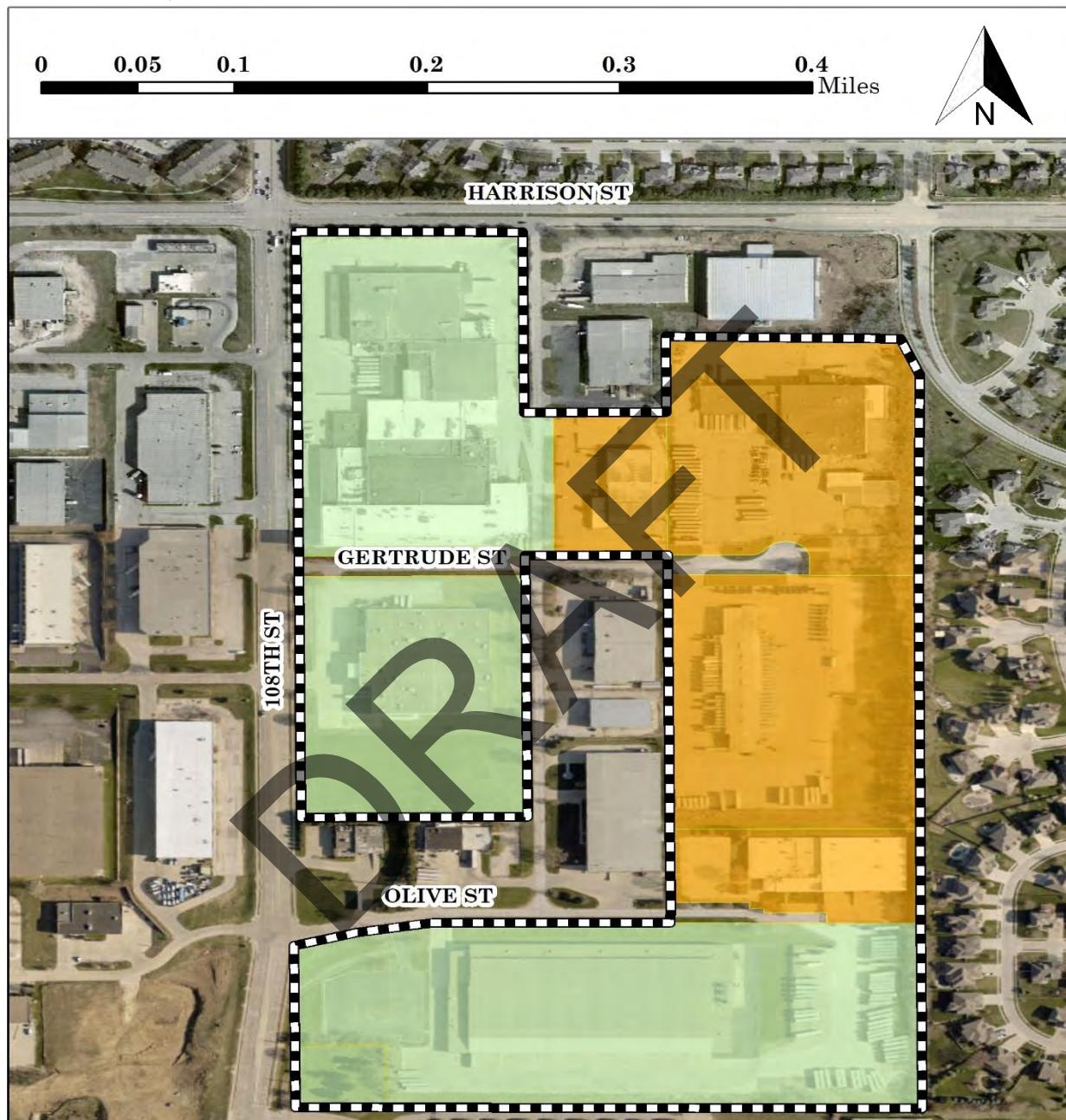
Of the eight total parcels in the **Rotella's Italian Bakery Redevelopment Area**, five parcels (62.5 percent) lack public sidewalks. Properties with such sidewalk conditions pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**. **Illustration 8, Page 33**, identifies **Sidewalk Conditions** in the **Redevelopment Area**.



Conclusion.

The existence of defective or inadequate street layout is a strong presence in the Rotella's Italian Bakery Redevelopment Area.

STREET CONDITIONS MAP – ILLUSTRATION 7
ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

REDEVELOPMENT AREA BOUNDARY

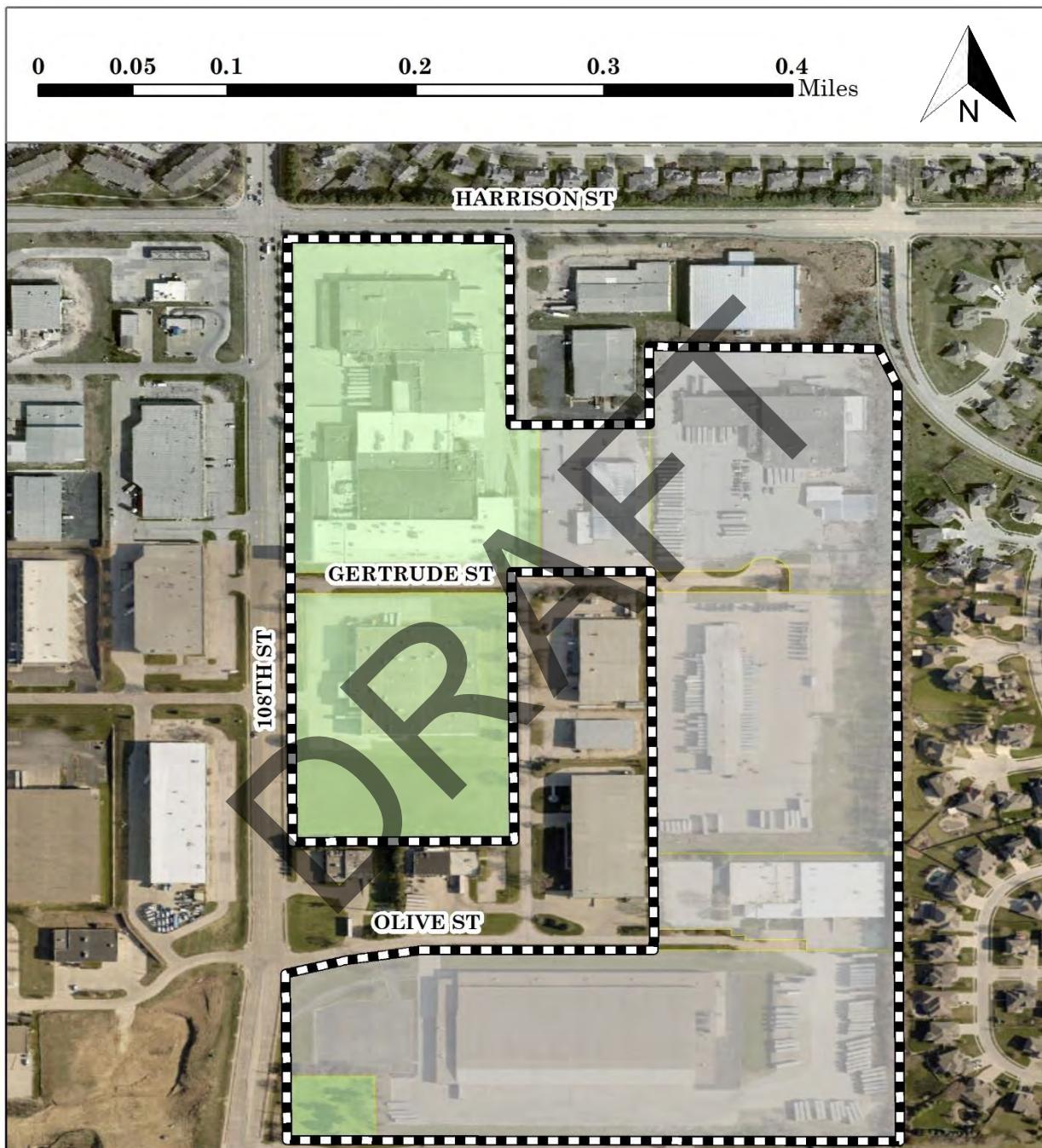
GOOD CONDITION

FAIR CONDITION

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SIDEWALK CONDITIONS MAP – ILLUSTRATION 8
ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

REDEVELOPMENT AREA BOUNDARY

GOOD CONDITION

NO PUBLIC SIDEWALKS

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Blight & Substandard Determination Study
Rotella's Italian Bakery Redevelopment Area

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

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout the **Rotella's Italian Bakery Redevelopment Area**.

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

Irregular tracts of land exist within the **Redevelopment Area**, which may need to be subdivided and re-platted to support modern redevelopment activities. As the **Area** is already developed and consists of the Rotella's Italian Bakery facilities, additional expansions or redevelopment projects may require subdividing or re-patting existing lots.

2. **Accessibility or Usefulness.**

Irregular tracts of land are considered to be **both functionally and economically obsolete** and may need to be subdivided, as per direction of the **City of La Vista Subdivision Regulations**, and provided with modern infrastructure prior to supporting future growth consistent with the **Land Use Plan** associated with the **La Vista Comprehensive Plan**.

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a reasonable presence throughout the Rotella's Italian Bakery Redevelopment Area.

(4) Insanitary and Unsafe Conditions.

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of La Vista Staff, provided the basis for the identification of insanitary and unsafe conditions within the **Rotella's Italian Bakery Redevelopment Area**.

1. Age of Structures.

The analysis of all eight structures in **Redevelopment Area** identified 75 percent, or six of the eight total structures as being 40+ years of age or built in or prior to 1981. Additionally, the estimated average age of all buildings is 44 years. The advanced age of structures results in deteriorating buildings and structures with deferred maintenance and thus, creates insanitary and unsafe conditions.

2. Deteriorating/Dilapidated Buildings and Sites.

All of the existing structures in the **Redevelopment Area** were determined to be deteriorating with either minor or major defects. Structures in these conditions, in combination with "fair" or "poor" overall site conditions, as well as the storage of materials and debris on some parcels, can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions.

3. Lack of Adequate Utilities & Infrastructure.

City of La Vista and Metropolitan Utilities District staff estimate that the municipal water and sanitary sewer mains within **Redevelopment Area** are generally in "good" or "fair" condition, based upon performance and break history. Water and sewer mains in the **Redevelopment Area** are approximately 50 years of age or newer. As the system continues to age, replacements may be needed in the next 5 to 10 years. None of the sanitary sewer mains in the **Area** are constructed from Polyvinyl Chloride (PVC) pipes, which is a standard for modern sewer infrastructure. Water and sewer mains constructed of outmoded material can pose health, safety and sanitary problems for both utility employees and the general public.

A total of 62.5 percent of the eight parcels surveyed lacked access to a public sidewalk. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

Conclusion.

Insanitary and unsafe conditions are a reasonable presence throughout the Rotella's Italian Bakery Redevelopment Area.

(5) Deterioration of Site or Other Improvements.

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within the **Rotella's Italian Bakery Redevelopment Area**, including public streets and private driveways, traffic control devices, sidewalks and off-street parking lots. The **Appendix** documents the present condition of these site features. The primary issue in the **Rotella's Italian Bakery Redevelopment Area** is the existing condition of buildings and associated properties, private drives and parking areas. **Area** conditions that lead to these findings included:

1. The evaluation of the overall site conditions concluded that approximately 37.5 percent, or three of the total eight parcels in the **Area** were in "fair" condition.
2. A total of 62.5 percent, or five of the eight total parcels, have no public sidewalks.
3. All structures were identified as deteriorating with either minor or major defects. These structures are candidates for moderate to substantial rehabilitation. Many of these associated parcels lack upkeep and maintenance and exhibit minimal landscaping, improvements and/or include minor debris.

Conclusion.

Deterioration of site improvements is a reasonable presence in the Rotella's Italian Bakery Redevelopment Area.



(6) Diversity of Ownership.

A total of **five individuals or ownership groups** own property within the **Rotella's Italian Bakery Redevelopment Area**. Approximately half of the **Redevelopment Area** is owned by Rotella's Italian Bakery. The Portal Cemetery, a public/quasi-public use, and associated public streets and right-of-ways, are also located throughout the **Area**. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention. **Illustration 9, Page 38**, identifies the **Diversity of Ownership** in the **Redevelopment Area**.

Conclusion.

The Factor diversity of ownership is of little to no presence in the Rotella's Italian Bakery Redevelopment Area.

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

An examination of public records was conducted to determine the status of taxation for properties located within the **Rotella's Italian Bakery Redevelopment Area**. 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. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

1. Real Estate Values.

The tax values within **Redevelopment Area** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation of the **Area** is **\$33,193,388**.

2. 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 **zero** parcels within **Area** were classified as delinquent by the Sarpy County Treasurer's Office.

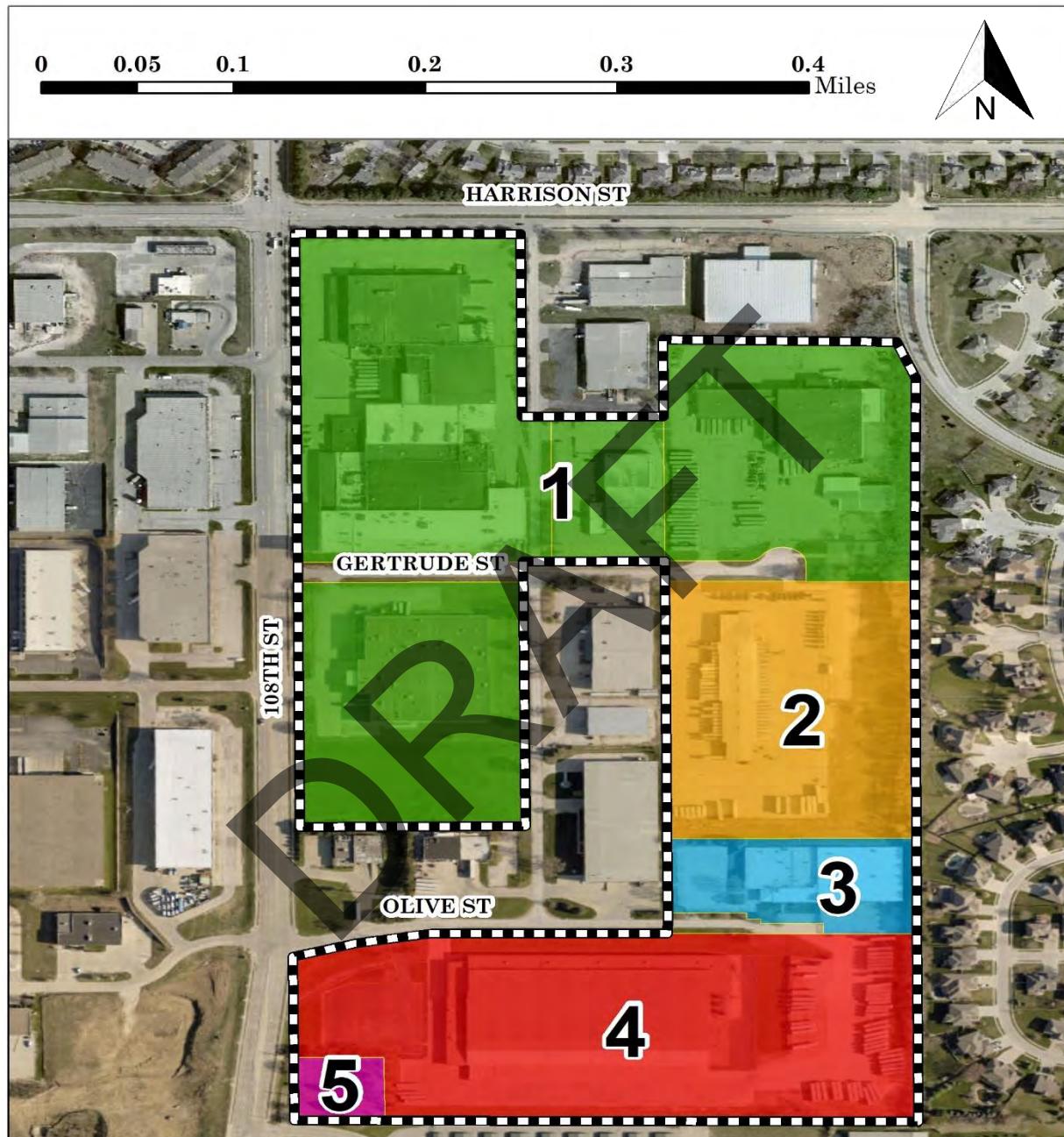
3. Tax Exempt.

Information gathered from the Sarpy County Assessor's and Treasurer's Offices identified **one** property within the **Redevelopment Area** as having full exemption from property taxes. This exempt property is the portal cemetery.

Conclusion.

Taxes or special assessments delinquency have little or no presence in the Rotella's Italian Bakery Redevelopment Area.

DIVERSITY OF OWNERSHIP MAP – ILLUSTRATION 9
ROTELLA'S ITALIAN BAKERY REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

■■■ REDEVELOPMENT AREA BOUNDARY

5 DISTINCT OWNERS/OWNERSHIP GROUPS

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(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 Blight Factor in the Rotella's Italian Bakery Redevelopment Area.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in the **Rotella's Italian Bakery Redevelopment Area** revealed that improper subdivision and obsolete platting is present in the **Area**. Several individual lots and parcels within the **Area** have a range of sizes. Several parcels included in **Redevelopment Area** were incrementally split off from a larger tract of land in a variety of sizes and shapes necessary to support the existing development. Tracts of land exist throughout the **Area** may need to be re-platted for future development.

Large lots could be targeted for additional industrial developments, using unoccupied or under-utilized sections of the **Area**. The installation of new water and sanitary sewer mains and public streets improvements may be required to support future industrial development.

Overall, the redevelopment/development of any properties considered **functionally** and **economically obsolete** may require re-platting and the provision of modern infrastructure to the properties.

Conclusion.

A reasonable presence of the Factor Improper Subdivision or Obsolete Platting exists in the Rotella's Italian Bakery Redevelopment Area.

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

1. Age of Utilities.

City of La Vista and Metropolitan Utilities District staff estimate that the municipal water and sanitary sewer mains within **Redevelopment Area** are generally in “good” or “fair” condition, based upon performance and break history. Water and sewer mains in the **Redevelopment Area** are approximately 50 years of age or newer. As the system continues to age, replacements may be needed in the next 5 to 10 years. None of the sanitary sewer mains in the **Area** are constructed from Polyvinyl Chloride (PVC) pipes, which is a standard for modern sewer infrastructure. Water and sewer mains constructed of outmoded material can pose health, safety and sanitary problems for both utility employees and the general public.

2. Advanced Age of Structures.

A total of six, or 75 percent of the total structures (with age of construction records available) were built in or prior to 1981, thus are 40+ years of age. The average age of all structures is estimated to be 44 years. Many of these buildings are in need of moderate to substantial rehabilitation, plus adequate fire protection innovation.

3. Overall Site Condition

The **Structural/Site Conditions Survey** identified a total of three (37.5 percent) parcels as being in a “fair” condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions. Additionally, 87.5 percent, or seven of the eight total structures had parking area conditions deteriorated to at least a minor extent.

Conclusion.

The conditions which endanger life or property by fire and other causes are a reasonable presence of Factor throughout the Rotella’s Italian Bakery Redevelopment Area.

(11) Other Environmental and Blighting Factors.

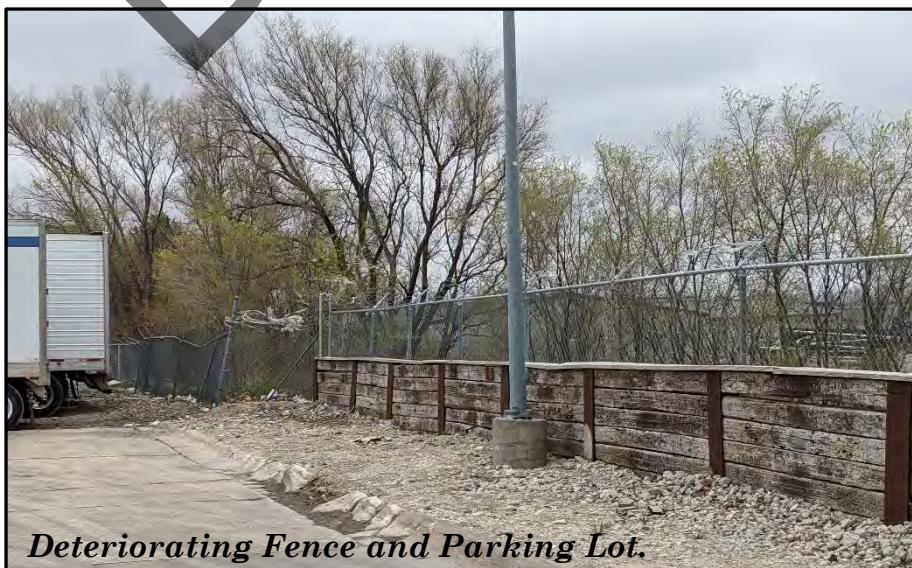
The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, *viz.*, "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or 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 marketplace. These two definitions are interrelated and complement each other.

Functional and economic obsolescence is apparent in several properties within the **Redevelopment Area**. The average age of all buildings in the **Area** is **44 years**. Due to the age and lack of adequate maintenance and upkeep, several of these structures are deteriorating and in need of rehabilitation. These parcels are considered **underdeveloped** and **underutilized** with the potential to support more valuable development than current uses.

Although infrastructure improvements have occurred throughout portions of the **Redevelopment Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public financial assistance programs can remedy. These include the improvement of some of the oldest segments of the sanitary sewer and water distribution systems, the resurfacing of road and parking areas, and the rehabilitation of deteriorating buildings/structures.

Conclusion.

Other Environmental Blighting Factors are a reasonable presence throughout the Rotella's Italian Bakery Redevelopment Area, containing functionally and economically obsolete parcels.



(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must 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 City 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 Village or City 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 both residential or commercial units in the area is at least forty (40) years.

Based upon the results of the Field Survey and confirmed by the analysis of Sarpy County Assessor's Office records, the estimated average age of **all structures in Redevelopment Area** is **44 years**. No residential structures are present in the **Area**. Additionally, 75 percent, or six of the eight structures are 40+ years of age.

Conclusion.

The criteria of average age of residential and commercial units in the area is at least 40 years of age. One of the five additional blighting conditions is a strong presence throughout Rotella's Italian Bakery Redevelopment Area.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **Rotella's Italian Bakery Redevelopment Area** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area**." All **four Factors** that constitute the **Area** as substandard are present to a strong or reasonable extent. Of the 12 possible **Factors** that can constitute the **Area blighted, nine** have either a reasonable or strong presence 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. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Defective or inadequate street layout.
3. Faulty lot layout.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Improper subdivision or obsolete planning.
7. The existence of conditions which endanger life or property by fire or other causes.
8. Other environmental and blighting factors.
9. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout the **Rotella's Italian Bakery Redevelopment Area**, the conclusion is that the average age and condition of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and presence of functionally and economically obsolete buildings and land uses are a sufficient basis for designation of the **Area** as **blighted** and **substandard**. The extent of **Blight** and **Substandard Factors** in **Redevelopment Area**, addressed in this **Study**, is presented in **Tables 1 and 2, Pages 5 and 7**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of La Vista and support a variety of new developments.

City of La Vista, Nebraska.

Rotella's Italian Bakery Redevelopment Area.

Appendix

May, 2021.



**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I: EXISTING LAND USE.

1. Type of Units: SF MF Mobile Home
2. Vacant Parcel: Developable Undevelopable
3. Non-residential Use: Commercial Industrial Public
4. Mixed Use _____
5. Occupied _____ Vacant _____

Section II: STRUCTURAL COMPONENTS.

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

Final Rating:

____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: PARCEL/SITE COMPONENTS

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

Rotella's Bakery Redevelopment Area - Site and Structural Conditions.

Overall Site Conditions		Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
Excellent	0	0	0.0%	0	0	0
Good	5	62.5%		2	1	2
Fair	3	37.5%		3	0	0
Poor	0	0	0.0%	0	0	0
Total	8	100.0%		5	1	2

Occupancy		Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
No Structure	1	12.5%		1	0	0
Occupied	7	87.5%		4	1	2
Vacant	0	0	0.0%	0	0	0
Total	8	100.0%		5	1	2

Street Type		Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0	0.0%	0	0	0
Concrete	5	62.5%		2	1	1
Asphalt	3	37.5%		3	0	1
Gravel	0	0	0.0%	0	0	0
Brick	0	0	0.0%	0	0	0
Total	8	100.0%		5	1	2

Street Condition		Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0	0.0%	0	0	0
Excellent	0	0	0.0%	0	0	0
Good	5	62.5%		3	1	1
Fair	3	37.5%		2	0	1
Poor	0	0	0.0%	0	0	0
Total	8	100.0%		5	1	2

Sidewalk Condition		Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	5	62.5%		4	0	1
Excellent	0	0	0.0%	0	0	0
Good	3	37.5%		1	1	1
Fair	0	0	0.0%	0	0	0
Poor	0	0	0.0%	0	0	0
Total	8	100.0%		5	1	2

Debris		Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	5	62.5%		3	0	2
Minor	3	37.5%		2	1	0
Major	0	0	0.0%	0	0	0
Total	8	100.0%		5	1	2

Age of Construction		Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
No Age Available	0	0	0.0%	0	0	0
1-5 Years	0	0	0.0%	0	0	0
5-10 Years	0	0	0.0%	0	0	0
10-20 Years	0	0	0.0%	0	0	0
20-40 Years	2	25.0%		1	0	1
40-100 Years	5	62.5%		4	0	1
100+ Years	1	12.5%		0	1	0
Total	8	100.0%		5	1	2

Final Structure Rating	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
Sound	0	0.0%	0	0	0
Deteriorating - Minor	7	87.5%	5	0	2
Deteriorating - Major	1	12.5%	1	0	0
Dilapidated	0	0.0%	0	0	0
Total	8	100.0%	6	0	2
Doors	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	7	87.5%	5	0	2
Minor	1	12.5%	1	0	0
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2
Windows	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	2	25.0%	2	0	0
Sound	5	62.5%	3	0	2
Minor	1	12.5%	1	0	0
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2
Porches and Steps	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	0	0.0%	0	0	0
Minor	8	100.0%	6	0	2
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2
Paint	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	1	12.5%	1	0	0
Minor	7	87.5%	5	0	2
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2
Driveway and Site	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	1	12.5%	0	0	1
Minor	7	87.5%	6	0	1
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2
Roof Structure	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	1	12.5%	1	0	0
Minor	7	87.5%	5	0	2
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

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 Rotella's Italian Bakery Redevelopment Area

Wall Foundation	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	3	37.5%	1	0	2
Minor	5	62.5%	5	0	0
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

Foundation	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	8	100.0%	6	0	2
Minor	0	0.0%	0	0	0
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

Foundation Type	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Concrete	8	100.0%	6	0	2
Stone	0	0.0%	0	0	0
Rolled Asphalt	0	0.0%	0	0	0
Brick	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

Roof Surface	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	2	25.0%	2	0	0
Minor	6	75.0%	4	0	2
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

Roof Type	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Asphalt Shingles	0	0.0%	0	0	0
Rolled Asphalt	4	50.0%	3	0	1
Cedar	0	0.0%	0	0	0
Combination	0	0.0%	0	0	0
Metal	4	50.0%	3	0	1
Total	8	100.0%	6	0	2

Chimney	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	8	100.0%	6	0	2
Sound	0	0.0%	0	0	0
Minor	0	0.0%	0	0	0
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

Gutters, Downspouts	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	6	75.0%	4	0	2
Minor	2	25.0%	2	0	0
Substandard	0	0.0%	0	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

Wall Surface	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Sound	0	0.0%	0	0	0
Minor	7	87.5%	5	0	2
Substandard	1	12.5%	1	0	0
Critical	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

Wall Surface Type	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Wood	0	0.0%	0	0	0
Masonry	5	62.5%	4	0	1
Siding	0	0.0%	0	0	0
Combination	1	12.5%	0	0	1
Stucco	0	0.0%	0	0	0
Metal	2	25.0%	2	0	0
Total	8	100.0%	6	0	2

Parking Surface	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
Concrete	5	62.5%	3	0	2
Asphalt	3	37.5%	3	0	0
Gravel	0	0.0%	0	0	0
Dirt/Grass	0	0.0%	0	0	0
Brick	0	0.0%	0	0	0
Total	8	100.0%	6	0	2

Parking Spaces	Total	Percent	Industrial	Public/Quasi Public	Mixed Commercial & Industrial
None	0	0.0%	0	0	0
1 to 2	0	0.0%	0	0	0
3 to 5	0	0.0%	0	0	0
6 to 10	0	0.0%	0	0	0
11 to 20	1	12.5%	0	0	1
21 or more	7	87.5%	6	0	1
Total	8	100.0%	6	0	2