

AGREEMENT

City of Waverly, Nebraska

Redevelopment Area

Between

**CITY OF WAVERLY, NEBRASKA
COMMUNITY REDEVELOPMENT AUTHORITY**

&

HANNA:KEELAN ASSOCIATES

Lincoln, Nebraska

Tim Keelan/Keith Carl

402.464.5383 (o) 402.580.2576 (c)

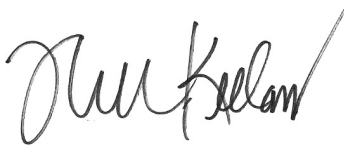
tkeelan@hannakeelan.com kcarl@hannakeelan.com

Prepare a Blight/Substandard Determination Study, as per the Nebraska Community Development Law, to include a review of Six Substandard and 13 Blight Criteria (See Scope of Work, Page 2) for a parcel of undeveloped land in the City of Waverly, Nebraska (See Map, Page 3).

**Cost: \$6,500. Completion Date: 30 Days.
Payment due 10 days after delivery of Study.**

***The Cost is a Fixed Fee, including the Cost of Services and all Related Expenses.**

***The City of Waverly, Nebraska Community Redevelopment Authority will be provided an Electronic Copy, CD-PDF of the completed Blight/Substandard Determination Study.**



HANNA:KEELAN ASSOCIATES

Date

**City of Waverly, Nebraska
Community Redevelopment Authority**

Date

Scope of Work

NEBRASKA COMMUNITY DEVELOPMENT LAW

BLIGHT & SUBSTANDARD DETERMINATION STUDY

SUBSTANDARD FACTORS

1. Less than 20% of the housing in the area is affordable housing;
2. Dilapidated/deterioration;*
3. Age or obsolescence;
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 impair or arrest 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.

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

