



APPENDIX

**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

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

Section II: Structural Components

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

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deteriorating _____ Dilapidated

Built Within:

_____ 1 year _____ 1-5 years _____ 5-10 years
_____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: Revitalization Area

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

**MALCOLM, NEBRASKA, REDEVELOPMENT AREA
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 years	8	4.8%	8			NA	
5-10 years	8	4.8%	7		1	NA	
10-20 years	16	9.6%	13	1	1	NA	1
20-40 years	71	42.8%	67	3	1	NA	
40-100 years	57	34.3%	44	10	2	NA	1
100+ years	6	3.6%	4		2	NA	
TOTAL	166	100.0%	143	14	7	NA	2

FINAL STRUCTURAL RATING

sound	88	53.0%	87			NA	1
deficient minor	33	19.9%	26	4	2	NA	1
deficient major	27	16.3%	18	6	3	NA	
substandard	18	10.8%	12	4	2	NA	
TOTAL	166	100.0%	143	14	7	NA	2

STREET CONDITION

none	0	0.0%					
excellent	1	0.5%			1		
good	113	61.1%	99	3	3	5	3
fair	51	27.6%	32	6	3	8	2
poor	20	10.8%	12	5		2	1
TOTAL	185	100.0%	143	14	7	15	6

SIDEWALK CONDITION

none	141	76.2%	114	3	7	14	3
excellent	4	2.2%	2	1			1
good	10	5.4%	7	2			1
fair	17	9.2%	12	3		1	1
poor	13	7.0%	8	5			
TOTAL	185	100.0%	143	14	7	15	6

DEBRIS

major	2	1.1%	1			1	
minor	7	3.8%	4	1	1	1	
none	176	95.1%	138	13	6	13	6
TOTAL	185	100.0%	143	14	7	15	6

OVERALL SITE CONDITION

excellent	11	5.9%	9			1	1
good	125	67.6%	108	5	2	6	4
fair	43	23.2%	23	9	3	7	1
poor	6	3.2%	3		2	1	
TOTAL	185	100.0%	143	14	7	15	6

**MALCOLM, NEBRASKA, REDEVELOPMENT AREA
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

DOORS

sound	95	57.2%	91	2		N/A	2
none	3	1.8%	1	1	1	N/A	
minor	53	31.9%	39	9	5	N/A	
substandard	14	8.4%	11	2	1	N/A	
critical	1	0.6%	1			N/A	
TOTAL	166	100.0%	143	14	7		2

WINDOWS

sound	80	48.2%	75	2	1	N/A	2
none	5	3.0%		3	2	N/A	
minor	68	41.0%	58	7	3	N/A	
substandard	13	7.8%	10	2	1	N/A	
critical	0	0.0%				N/A	
TOTAL	166	100.0%	143	14	7		2

STREET TYPE

none	0	0.0%					
concrete	0	0.0%					
asphalt	118	63.8%	101	4	5	4	4
gravel	67	36.2%	42	10	2	11	2
dirt	0	0.0%					
brick	0	0.0%					
TOTAL	185	100.0%	143	14	7	15	6

PORCHES...

sound	64	38.6%	59	2	1	N/A	2
none	6	3.6%	1	2	3	N/A	
minor	72	43.4%	64	6	2	N/A	
substandard	21	12.7%	17	3	1	N/A	
critical	3	1.8%	2	1		N/A	
TOTAL	166	100.0%	143	14	7		2

PAINT

sound	42	25.3%	39	1	1	N/A	1
none	67	40.4%	59	5	2	N/A	1
minor	44	26.5%	36	6	2	N/A	
substandard	9	5.4%	7	1	1	N/A	
critical	4	2.4%	2	1	1	N/A	
TOTAL	166	100.0%	143	14	7		2

DRIVEWAY

sound	26	15.7%	24	1		N/A	1
none	16	9.6%	15			N/A	1
minor	100	60.2%	89	7	4	N/A	
substandard	17	10.2%	11	5	1	N/A	
critical	7	4.2%	4	1	2	N/A	
TOTAL	166	100.0%	143	14	7		2

MALCOLM, NEBRASKA, REDEVELOPMENT AREA
BLIGHT/SUBSTANDARD DETERMINATION STUDY

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

ROOF STRUCTURE

sound	105	63.3%	102	1	1	N/A	1
none	0	0.0%				N/A	
minor	44	26.5%	31	8	4	N/A	1
substandard	14	8.4%	9	5		N/A	
critical	3	1.8%	1		2	N/A	
TOTAL	166	100.0%	143	14	7		2

WALL FOUNDATION

sound	107	64.5%	103	2	1	N/A	1
none	0	0.0%				N/A	
minor	45	27.1%	34	6	4	N/A	1
substandard	10	6.0%	4	6		N/A	
critical	4	2.4%	2		2	N/A	
TOTAL	166	100.0%	143	14	7		2

FOUNDATION

sound	116	69.9%	109	3	3	N/A	1
none	0	0.0%				N/A	
minor	33	19.9%	21	9	2	N/A	1
substandard	13	7.8%	12		1	N/A	
critical	4	2.4%	1	2	1	N/A	
TOTAL	166	100.0%	143	14	7		2

FOUNDATION TYPE

Concrete	101	60.8%	82	11	7	N/A	1
Stone	5	3.0%	4	1		N/A	
Rolled Asphalt	1	0.6%		1		N/A	
Brick	55	33.1%	53	1		N/A	1
Other	4	2.4%	4				
TOTAL	166	100.0%	143	14	7		2

ROOF SURFACE

sound	83	50.0%	81	1		N/A	1
none	0	0.0%				N/A	
minor	70	42.2%	56	10	3	N/A	1
substandard	11	6.6%	5	3	3	N/A	
critical	2	1.2%	1		1	N/A	
TOTAL	166	100.0%	143	14	7		2

ROOF TYPE

Asphalt Shingles	146	88.0%	137	6	2	N/A	1
Rolled Asphalt	6	3.6%	5			N/A	1
Cedar	1	0.6%	1			N/A	
Combination	4	2.4%		4		N/A	
Other	9	5.4%		4	5		
TOTAL	166	100.0%	143	14	7		2

**MALCOLM, NEBRASKA, REDEVELOPMENT AREA
BLIGHT/SUBSTANDARD DETERMINATION STUDY**

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

CHIMNEY

sound	10	6.0%	10			N/A	
none	131	78.9%	109	13	7	N/A	2
minor	10	6.0%	9	1		N/A	
substandard	15	9.0%	15			N/A	
critical	0	0.0%				N/A	
TOTAL	166	100.0%	143	14	7		2

GUTTER, DOWNSPOUTS

sound	102	61.4%	100	1		N/A	1
none	12	7.2%	4	4	4	N/A	
minor	43	25.9%	34	6	2	N/A	1
substandard	9	5.4%	5	3	1	N/A	
critical	0	0.0%				N/A	
TOTAL	166	100.0%	143	14	7		2

WALL SURFACE

sound	92	55.4%	90		1	N/A	1
none	1	0.6%	1			N/A	
minor	58	34.9%	43	11	3	N/A	1
substandard	12	7.2%	8	2	2	N/A	
critical	3	1.8%	1	1	1	N/A	
TOTAL	166	100.0%	143	14	7		2

WALL SURFACE TYPE

Frame	54	32.5%	47	5	2	N/A	
Masonry	29	17.5%	25	2	1	N/A	1
Siding	36	21.7%	33	2		N/A	1
Combination	35	21.1%	34	1		N/A	
Stucco	6	3.6%	4	1	1	N/A	
Other	6	3.6%		3	3		
TOTAL	166	100.0%	143	14	7		2

PARKING SURFACE

none	44	24%	27	1	2	12	2
concrete	102	55%	98	3	1		
asphalt	4	2%	1		1		2
gravel	35	19%	17	10	3	3	2
dirt	0	0%					
brick	0	0%					
TOTAL	185	100%	143	14	7	15	6

PARKING SPACES

none	47	25%	26	1	3	15	2
1 to 2	109	59%	104	4	1		
3 to 5	13	7%	10	3			
6 to 10	7	4%		5	2		
11 to 20	3	2%	2				1
21 or more	6	3%	1	1	1		3
TOTAL	185	100%	143	14	7	15	6

GENERAL REDEVELOPMENT PLAN



GENERAL REDEVELOPMENT PLAN

Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of redevelopment activities within **Redevelopment Area**, in the Village of Malcolm, Nebraska. Redevelopment activities associated with the Community Development Law, State Statutes, 18-2101 through 18-2154 should be utilized to promote the general welfare and enhance the tax base and economic and social well being of the Community. The development of any public activities and promotion of public events in the Area, along with any and all other purposes, as outlined in the Community Development Law.

A General Redevelopment Plan prepared for the Malcolm Village Board, as the acting Community Development Agency (CDA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 1991 items (1) through (6). A description of these items are as follows:

- (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; and (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, the CDA General Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CDA must consider prior to recommending a redevelopment plan to the Planning Commission and Village Board of Trustees for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the Village 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 the 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."

Conclusion

The General Redevelopment Plan applies to the Redevelopment Area in Malcolm, Nebraska, which consists of the blight and substandard determination area. **Illustration 1** delineates the geography of Redevelopment Area. In essence, the area included in the Redevelopment Plan equals an estimated 268.4 total acres. The entire Corporate Limits of the Village, as well as agricultural lands adjacent to the Village Corporate Limits, on the north and east are included.

The Redevelopment Area is described as an area that is located both within and adjacent, but beyond, the Corporate Limits of the Village of Malcolm, Lancaster County, Nebraska. **Illustration 1** identifies the Redevelopment Area, in relation to the Village of Malcolm. The Redevelopment Area includes the right-of-ways of State Highway 55M in the southern half of the Community and the northern right-of-ways to State Highway 55M both within and beyond the Corporate Limits of the Village of Malcolm and adjacent Cass County roads.

The boundaries of the Redevelopment Area contain additional land areas outside of the Corporate Limits of Malcolm. These areas will need to be annexed prior to the use of Tax Increment Financing.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analysis conducted for the **Malcolm Redevelopment Area**. In general, the Redevelopment Area consists of lands that include the entire Corporate Limits of the Village of Malcolm, as well as areas located adjacent and beyond the northern and eastern Corporate Limits of the Village. Areas beyond the Corporate Limits of Malcolm will be available for redevelopment. A northern growth area consists of approximately 164 acres of land, bordered to the south by the northern Village of Malcolm Corporate Limits, to the east by East Street/NW 105th Street, to the north by the northern line of a parcel of land located at S16, T11, R5 Lots 10 & 11 SW in Lancaster County and to the west by State Highway 55M/NW 112th Street. An eastern growth area consists of approximately 115 acres of land, bordered to the north by West Bluff Road, to the west by East Street and the Eastern Corporate Limits of the Village and to the east and south of the eastern and southern borders of Lots 80 and 50.

The redevelopment planning process for the Malcolm Redevelopment Area has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, there are several existing land uses and properties in substandard condition that are nonconforming in nature, detrimental to the health, safety and general welfare of the Community and generally obsolete in respect to the development and living environment norms of today's Nebraska communities, including the Village of Malcolm. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the Village of Malcolm will need to consider the following general planning and redevelopment actions:

- * Street, curb/gutters and storm water drainage improvements are needed, mostly throughout the southern half of the Town. All gravel surfaced roads have open storm water drainage ditches and no curbs;
- * Replace service lines that run from buildings to the water mains that have age and related condition problems;
- * Establish a long range plan to hard surface local streets throughout the Village of Malcolm to enhance the environs of the Community;
- * Schedule the replacement of underground utilities in conjunction with street resurfacing or paving to prevent tearing up new streets to replace utility lines;
- * Plan for the replacement of undersized water mains in Malcolm, that are less than 6" in diameter in residential areas and less than 8" within commercial and industrial areas;
- * Encourage removal and replacement of *substantially* dilapidated and substandard structures within the Redevelopment Area;
- * Rehabilitation of public, residential, commercial and industrial properties that are cost effective to revitalize;
- * Create a redevelopment plan for Downtown that includes all public infrastructure, facade improvements and business retention/attraction plans;
- * Identify suitable locations along the highway corridor for expanded commercial and industrial uses;

- * Provide incentives for existing businesses, within the Redevelopment Area, to expand in place and/or make needed improvements to their properties;
- * Plan for improvements to the State Highway 55M corridor to be able to better accommodate traffic. Highway beautification could also be a potential project;
- * Develop “gateway entrances” into Malcolm along the highway corridor. This would include “Welcoming” signage incorporated with trees and landscaping, as well as improvements along the entire highway corridor;
- * Designate growth areas beyond the Community primarily to the north, northeast and east to avoid flood prone areas;
- * Develop a plan for screening and/or buffering industrial storage areas from residential and commercial land uses;
- * Focus on the development of single family dwellings throughout the Village. Multifamily housing types of three or more units should not be a priority;
- * Promote the rehabilitation of housing, as well as the development of appropriate single family and duplex residential dwellings. Areas exist throughout Malcolm that would be suitable for duplexes; and
- * Consider improvements to existing park facilities including new Village parks and a comprehensive trails system for the Community.

Implementation

Both a time-line and budget should be developed for the implementation of the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the Village. A reasonable time-line to complete the redevelopment activities identified in the Plan would be seven to 10 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area Use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

The Village agrees, when approving the Plan, to the utilization of TIF for appropriate redevelopment projects and agrees to pledge the taxes generated from a redevelopment project for such purposes in accordance with the Act.

Any redevelopment program receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the Village of Malcolm and Lancaster County. Proposed redevelopment projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

Areas located adjacent but beyond the current Corporate Limits of Malcolm, slated for annexation in the near future, must be annexed prior to using Tax Increment Financing as a redevelopment tool.

1. Future Land Use Patterns

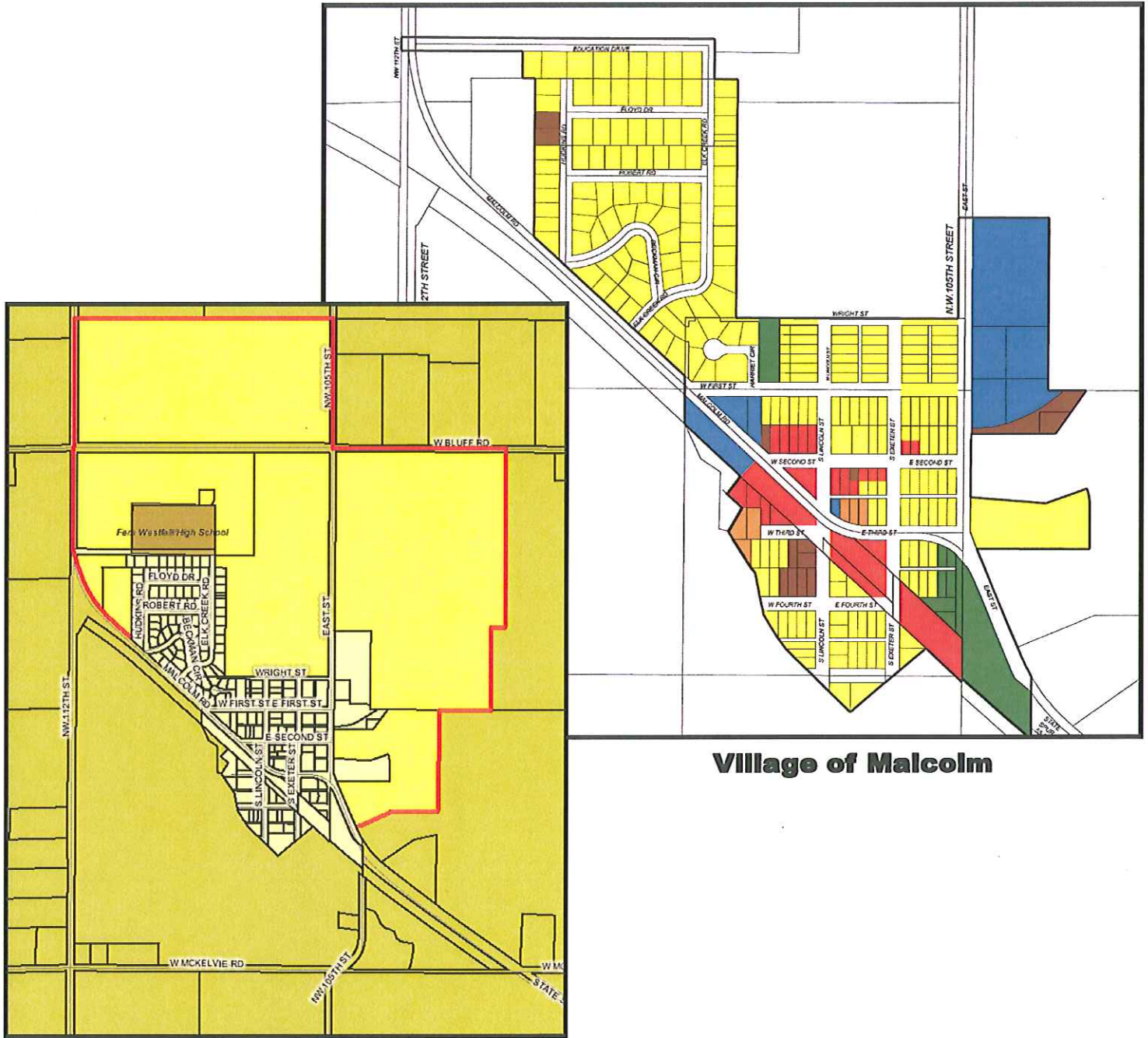
The existing land use patterns within the Redevelopment Area were depicted and described in detail in the Blight and Substandard Determination Study. In general, the Redevelopment Area consists of several land use types. The primary existing land uses are single-family residential, industrial, commercial, vacant and public. The field survey identified properties and structures in substandard condition, as well as vacant lands that have remained undeveloped in spite of available utilities.

Illustration 4, Land Use Maps, represents an effort to encourage land uses that stimulate future growth opportunities in the Redevelopment Area, while creating compatible land uses resulting in the efficient use of the physical features of the landscape.

In **Illustration 4**, commercial land uses are planned to remain in their current locations along the primary transportation corridor, State Highway 55M. The current Zoning Map indicates the north side of Third Street between Lincoln and East Street and the southeast corner of Exeter and Lincoln Streets are zoned for commercial development. This entire area, however, has developed residentially and is recommended to stay as such. Industrial uses adjacent the former railroad corridor, between Lincoln and East Street, are recommended to be planned for commercial uses. Industrial land uses are primarily proposed to be located along the east side of Ease Street, between Second and Wright Streets and the former railroad corridor and within the central and southern portion of the Village.

Single Family Residential uses are proposed as the primary land use type to infill vacant tracts of land within the incorporated areas of Malcolm. No new multifamily uses are proposed for the Village.

Lastly, areas beyond the current Corporate Limits of Malcolm, specifically, north and east of the Corporate Limits, are recommended as a single family residential and public use growth areas to facilitate the continued growth and development of the Village of Malcolm.



Village of Malcolm

Redevelopment Area

ILLUSTRATION 4: Future Land Use Maps

- Parks & Recreation
- Public & Quasi-Public
- Single Family Residential
- Multifamily Residential
- Commercial
- Industrial

Blight and Substandard Determination Study
 Malcolm, Nebraska

Hanna:Keelan Associates, P.C.
 Community Planning & Research
 3275 Holdrege (402) 464-5383
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 Lincoln, NE 68503 email: planner@hannakeelan.com

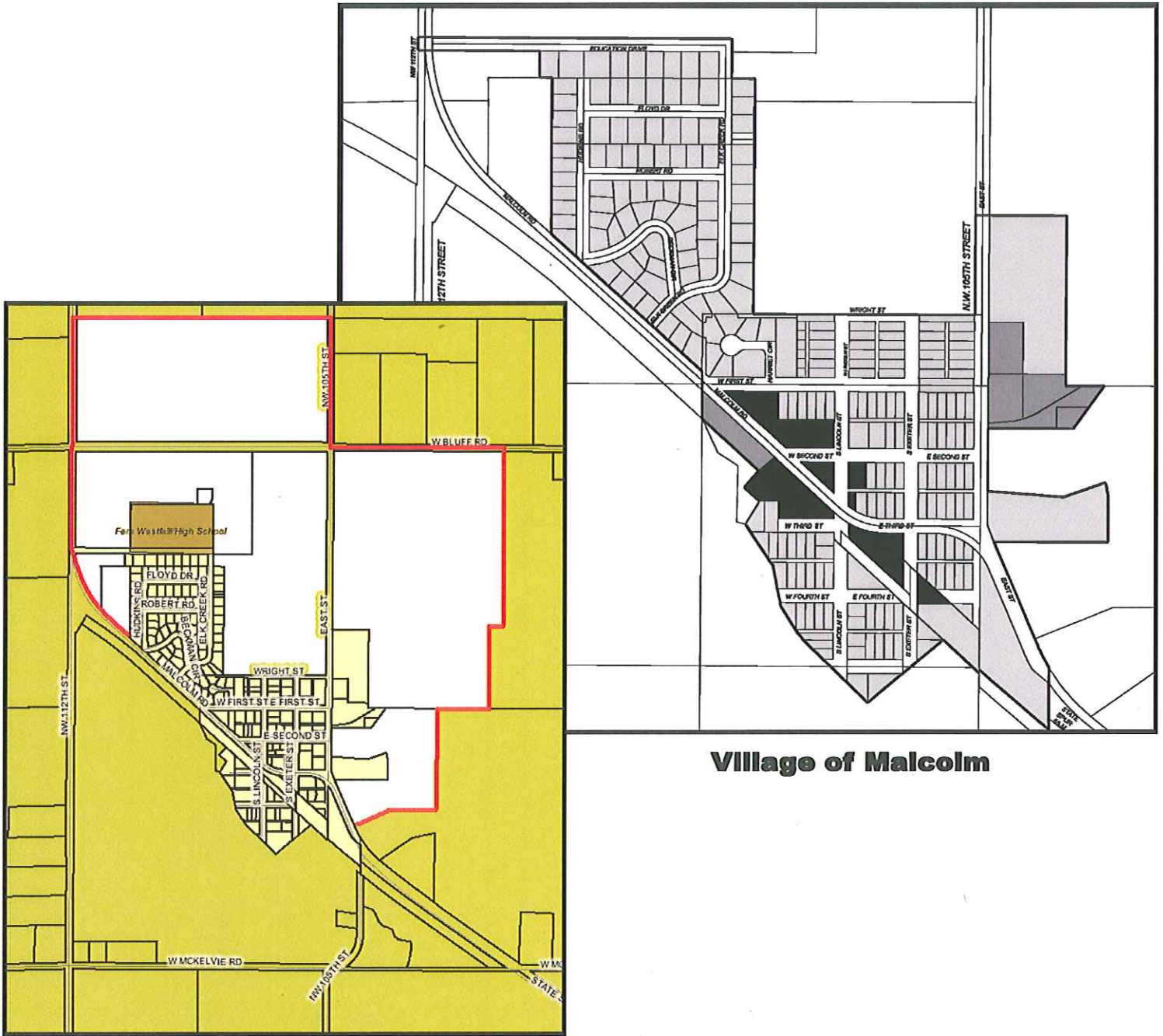
2. Future Zoning Districts

The recommended Future Zoning Maps for the Redevelopment Area are identified in **Illustration 5**. Areas conform with the Comprehensive Plan and specifically with the proposed Future Land Use Maps, **Illustration 4**.

Commercial zoned property is to remain in its current locations along the State Highway 55M corridor. The existing Zoning Map, **Illustration 3**, has properties zoned as commercial along both sides of Third Street, to the east of Exeter Street. These same lots have developed as residential uses and are planned as residential uses in the Future Land Use Maps, **Illustration 4**.

Industrial uses are proposed to be reduced, in accordance with the Future Land Use Maps, **Illustration 4**, to be located along the east side of East Street, between Second and Wright Streets. A secondary industrial area is to be located along the former railway corridor, along the south side of State Highway 55M, between First and Second Streets.

As identified in **Illustration 5**, the large agricultural tracts of land to the north and east of the Malcolm Corporate Limits is recommended to remain Agricultural. As development occurs in these designated growth areas zoning would be changed to R-1 Residential upon completion of the subdivision.



Redevelopment Area

Village of Malcolm

ILLUSTRATION 5: Future Zoning Maps

- Commercial District
- Industrial District
- Residential District
- Agricultural District
- Malcolm Corporate Limits
- Lot Lines

Blight and Substandard Determination Study
 Malcolm, Nebraska

Hanna:Keelan Associates, P.C.
 Community Planning & Research

3275 Holdrege (402) 464-5383
 P.O. Box 30552 fax: (402) 464-5856
 Lincoln, NE 68503 email: planner@hannakeelan.com

3. Recommended Public Improvements

The primary purpose for a Redevelopment Plan, accompanied with the preceding Blight and Substandard Determination Study, is to plan for public financing of public improvements and encourage private development within the Redevelopment Area. The most common public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Redevelopment Area are street improvements, sidewalks and the need for improvements to underground water and sanitary sewer systems.

Streets throughout the Redevelopment Area are generally in "good" to "fair" condition with 38.4 percent of the parcels fronting on streets identified as either being in "fair" or "poor" condition. Furthermore, 67 parcels front on gravel surfaced streets, in need of hard surfacing. A total of 141 parcels (76.2 percent), have no sidewalks adjacent the property. A planned program of sidewalk improvements should be established in the Redevelopment Area. This process would allow Community Development Block Grants and Tax Increment Financing to be used to finance public improvements.

Aging water and sanitary sewer systems in developed portions of the Redevelopment Area will continue to present maintenance and repair problems, unless addressed. As identified in the Blight and Substandard Determination Study, portions of the underground water mains in the Redevelopment Area range from 4" to 8" in diameter and from nine to 45+ years of age, are in need of replacement and reconnection back into the newer water main system.

Sanitary sewer mains in the Community are 6" in diameter throughout the entire Community. The sanitary sewer plant and water tower was installed in 1974 and is, overall, in "good" condition. However, the advanced age of these utility systems may necessitate replacement in the near future.

Street improvement projects including paving, curb and gutters and drainage systems are recommended along most streets, in conjunction with water main improvements.

Lastly, a variety of public facilities are recommended to meet the desires of Malcolm residents. Village park expansion, in the proposed redevelopment area and a Community comprehensive trails system are some of the facilities recommended at the beginning of this Redevelopment Plan.

Redevelopment Finance tools, such as Tax Increment Financing, will provide incentives to facilitate development. Tax Increment Financing can serve as a valuable source of additional monies to defer the cost of reconstruction projects within the Redevelopment Area. The Community Development Block Program is one example of a State and Federal program to assist in financing development activities in a designated blighted and substandard area.

Conclusions

Redevelopment activities in the Malcolm Redevelopment Area should serve local residents, as well as highway travelers and area, rural residents. A successful General Redevelopment Plan, for a Redevelopment Area, should guide redevelopment and development opportunities, while securing the viability of this Area as a residential, commercial, service and industrial area. New construction should not imitate existing styles or characteristics, but rather be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent to the Redevelopment Area.

The Village Board for Malcolm should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the Redevelopment Area. The rehabilitation of buildings would prolong the life of structures and enhance the visual appearance of the Community. To prevent further decay, the Consultant recommends investment in all infrastructure systems to secure the entire Redevelopment Area. Prior to transportation network improvements, the Village Board should work alongside the Planning Commission for the Village to develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$45 per square yard. Asphalt overlay has a cost of \$3 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$150 per linear foot
The cost to construct a 6" thick, 60' wide concrete street is \$300 per linear foot

The cost to construct a 2" thick, 30' wide asphalt overlay is \$20 per linear foot
The cost to construct a 2" thick, 60' wide asphalt overlay is \$40 per linear foot

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$50 to \$60 per linear foot

Water Valves

\$750 each

Fire Hydrants

\$2,500 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore the cost of a 2" overlay of a 150 x 150 foot parking lot is \$15,000.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$45 per square yard.

The cost of a 6" thick, 16 foot wide concrete alley is \$80 per linear foot.
The cost of a 6" thick, 20 foot wide concrete alley is \$100 per linear foot.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$22 per linear foot
18" RCP costs \$26 per linear foot
24" RCP costs \$35 per linear foot
30" RCP costs \$44 per linear foot
36" RCP costs \$52 per linear foot
42" RCP costs \$61 per linear foot
48" RCP costs \$70 per linear foot

Inlets cost an estimated \$2,500 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$30,680.

Public and Private Foundations

This General Redevelopment Plan addresses numerous community and economic development activities for the Redevelopment Area in Malcolm, Nebraska. The major components of this Redevelopment Plan will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this General Redevelopment Plan. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District
Tax Increment Financing
LB 840 or LB 1240
Historic Preservation Tax Credits
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
Local Lender Financing
Owner Equity
Small Business Association-Micro Loans
Community Assistance Act
Donations and Contributions
Intermodal Surface Transportation Efficiency Act

Private Foundations

American Express Foundation
Kellogg Corporate Giving Program
Marietta Philanthropic Trust
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper, Jaffray & Hopwood Corporate Giving
Target Stores Corporate Giving
Pitney Bowes Corporate Contributions
Burlington Northern Santa Fe Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
Frank M. and Alice M. Farr Trust
Hazel R. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation