8.	C3-11-066 Planning Board on behalf of the City of Omaha	REQUEST: LOCATION:	Approval of a Blighted and Substandard Designation North of Pacific Street, South of Western Avenue, East of 90th Street and West of 52nd Street

At the Planning Board meeting held on April 6, 2011, Bridget Hadley, Planning Department, presented the request. Ms. Hadley stated the request is for the designation of a blighted area consisting of 1,900 acres. She stated that a public meeting was held previously and the attendees were supportive of the project. The Crossroads Mall opened in 1960 with a unique design that included two anchors (Brandeis and Sears) with a very lineal indoor space located at one of the main intersections of Omaha. The intersection of 72nd and Dodge is now the fourth highest traffic count area. This particular area has come to be known as "Crossroads" which represents a public image for the city and is considered a landmark. The city has been taking a proactive approach toward development and redevelopment to encourage reinvestment and development within the city. The area has experienced deterioration in structures, some site layouts and traffic flow. The city wants to assist and promote redevelopment at the Crossroads Mall and south of the mall. Tax Increment Financing (TIF) is the tool made available after an area has been declared blighted and substandard. Blight and substandard is strictly a statutory term but does not mean a particular property is blighted but the entire study area exhibits conditions for a blight and substandard area. Census data is used to assess if an area is eligible to be blighted. The 2000 census data was used to perform this analysis.

No one appeared before the board in opposition.

Chad Weaver, Assistant Planning Director, Planning Department, stated the department recommends approval.

Ms. Nubel moved to APPROVE. Mr. Nesbitt seconded the motion which carried 6-0.