

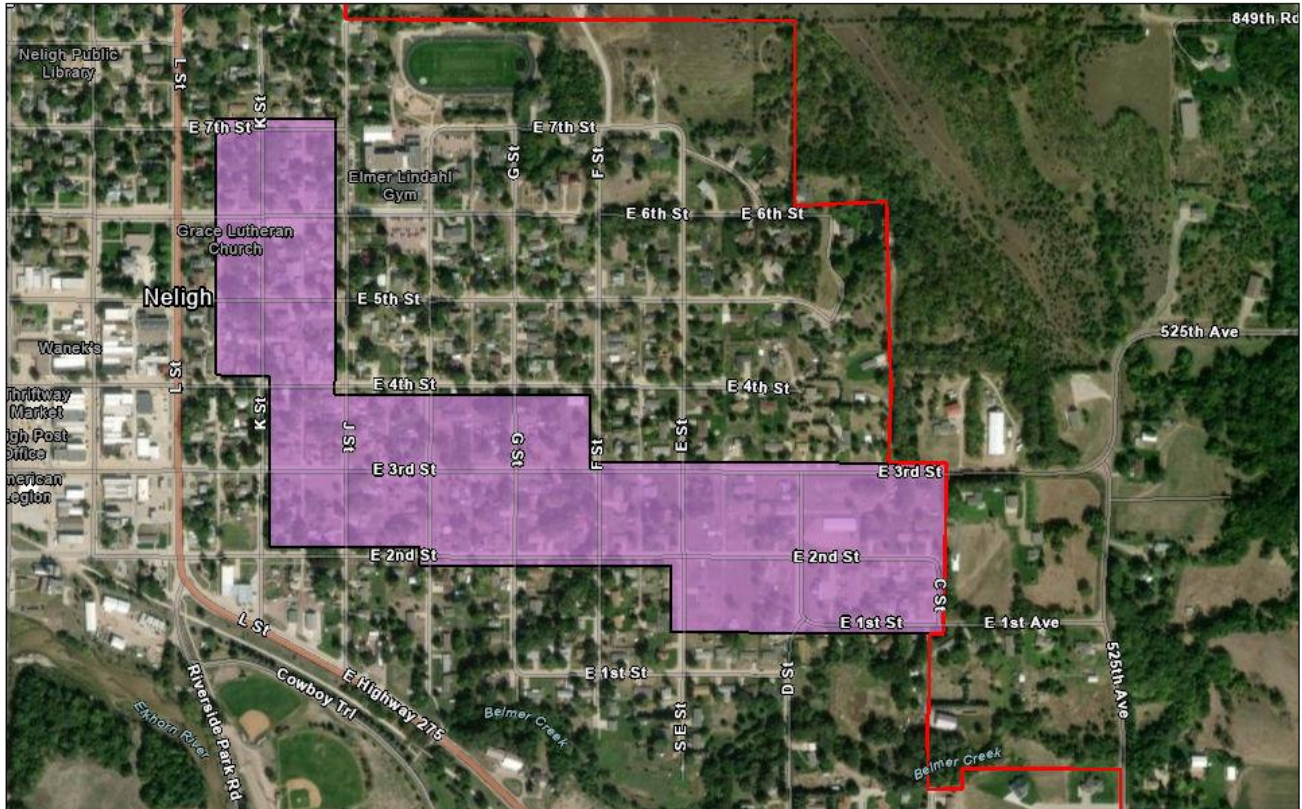
CITY OF NELIGH, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 4

Bobbi Pettit, AICP

MARCH 11, 2025

Proposed Redevelopment Area 4

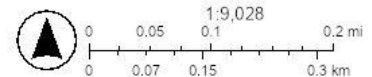


1/27/2025

■ Neligh_City_Boundary
Neligh Redevelopment Area Master Map
■ Proposed Redevelopment Area 4
Redevelopment Area 1

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata



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PROPOSED REDEVELOPMENT AREA 4 BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.

Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.

The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

[A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

[A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or 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 is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Neligh, a city of the second class, shall not declare more than 50% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

IDENTIFICATION OF PROPOSED REDEVELOPMENT AREA 4

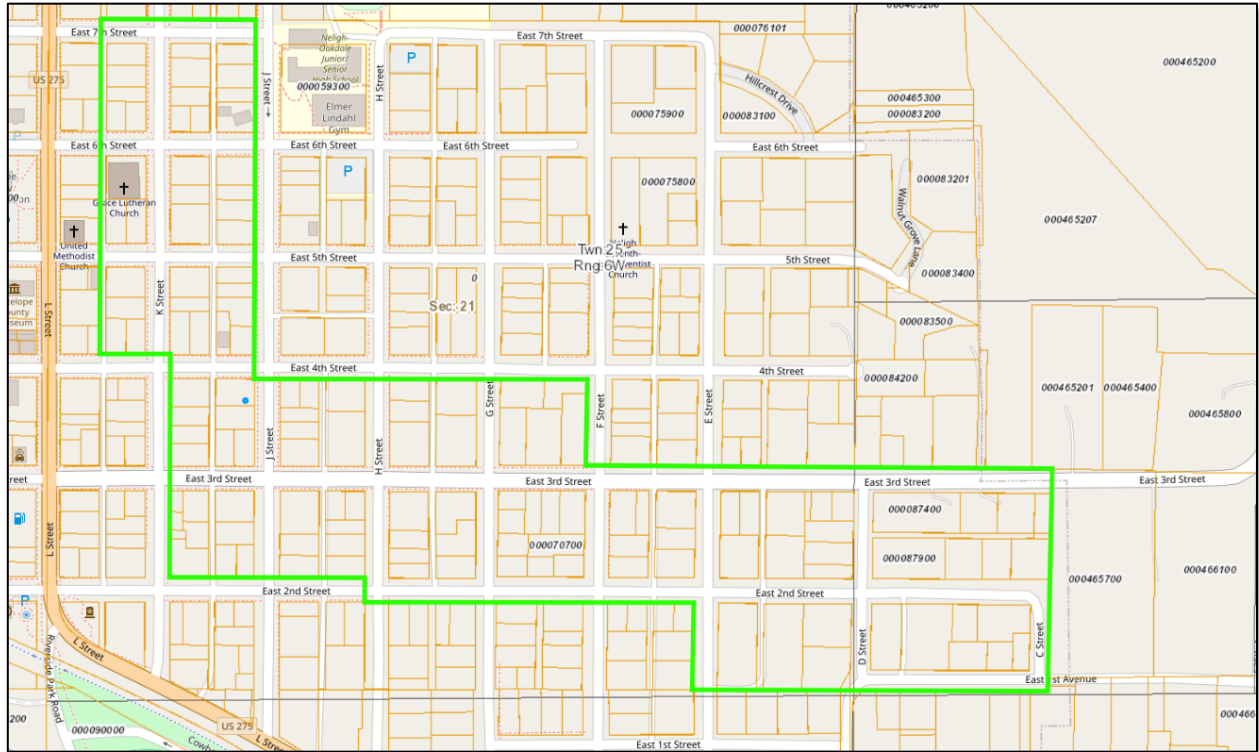
Area Description:

Proposed Redevelopment Area 4 encompasses approximately 59.36 acres and is described as follows:

From a point beginning at the southeast corner of Parcel ID (PID) #000058600, then moving south until reaching the northeast corner of PID #000054400, then moving east until reaching the northeast corner of PID #000070000, then moving south until reaching the southeast corner of PID #000070100, then moving east until reaching a point on the south property line of PID #000465201 directly north of the northeast corner of PID #000087501, then moving south until reaching the south right-of-way (ROW) line of East 1st Avenue, then moving west along the south ROW line of East 1st Avenue until reaching the terminus of the south ROW line of East 1st Avenue and then continuing west in a straight line until reaching the southeast corner of PID #000072600, then moving north until reaching the northeast corner of PID #000072400, then moving west until reaching the northeast corner of PID #000062400, then moving north until reaching the southeast corner of PID #000061900, then moving west until reaching the southwest corner of PID #000053800, then moving north until reaching the southwest corner of PID #000055900, then moving west until reaching the southeast corner of PID #000049200, then moving north until reaching the southeast corner of PID #000047000, then moving east until reaching the southeast corner of PID #000058600, which is the point of beginning, approximately 59.36 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 4							
000055700	000071400	000061900	000085900	000062200	000053400	000073700	000078300
000070600	000061600	000062100	000085500	000060900	000061100	000073600	000085300
000054400	000047700	000054200	000087100	000055600	000087700	000070100	000085200
000064400	000070800	000054100	000087300	000056000	000087900	000064800	000085100
000048300	000070500	000054500	000086900	000048800	000071000	000054800	000077900
000061300	000053800	000056500	000073400	000047300	000071100	000054900	000078100
000054300	000057400	000056400	000054000	000047400	000062000	000055200	000078200
000061000	000070400	000056300	000055800	000057600	000078000	000049100	000073500
000055400	000053600	000056600	000064700	000070300	000065200	000065000	000053300
000055900	000070000	000047500	000078301	000060800	000070900	000061200	000053900
000056800	000070700	000047600	000077700	000057700	000056200	000085600	000055300
000064900	000048900	000057500	000064500	000055100	000073200	000061500	000056900
000054600	000057300	000057800	000087400	000085400	000073300	000049000	000048400
000071300	000053500	000057000	000087500	000073100	000071200	000054700	000048200
000064100	000087600	000057100	000087501	000063800	000086800	000061400	000000000
000061700	000055000	000057200	000088000	000064300	000086600	000085800	000070200
000061800	000064000	000056100	000085700	000064600	000087800		

Area Map:



BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

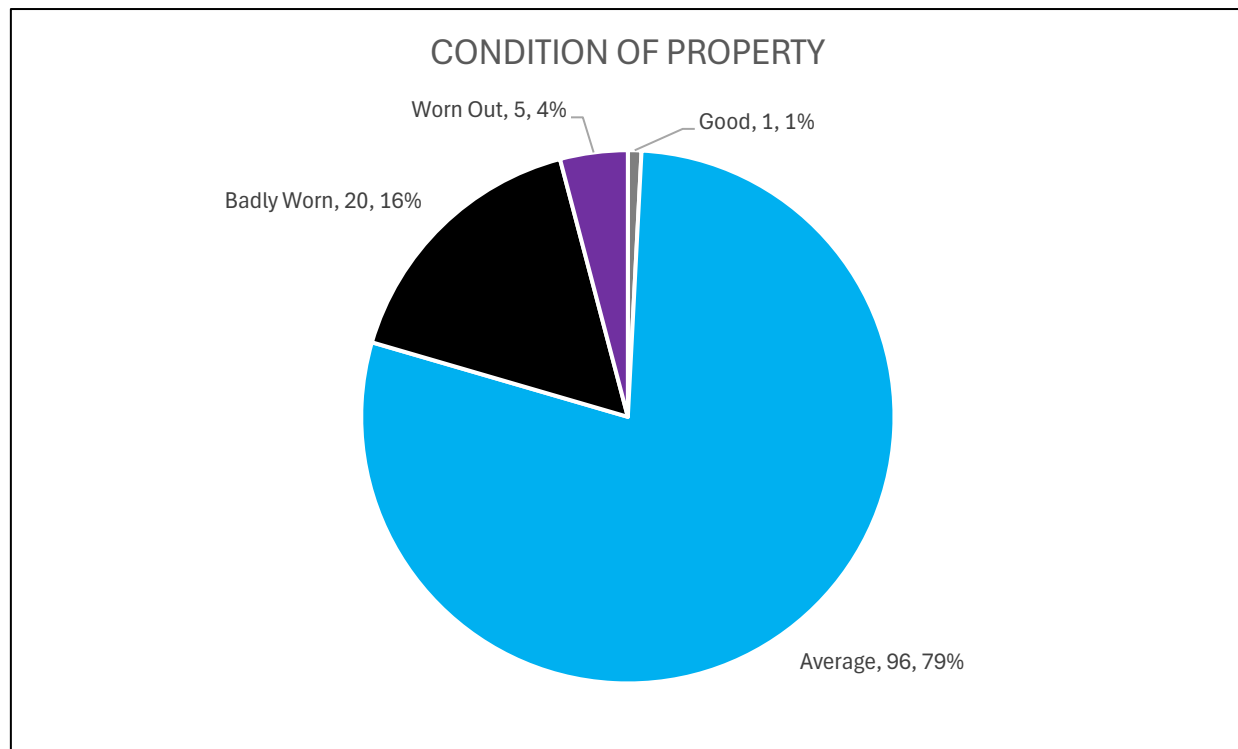
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Antelope County Assessor provides a condition rating for the residential structures in Antelope County ranging from 'Worn Out' to 'Good'. Based on the information collected from Antelope County Assessor property records (antelope.gworks.com), the condition of more than **20% of the structures** in Proposed Redevelopment Area 4 is rated as having either 'Worn Out' or 'Badly Worn' condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 20% deteriorated structures meets the criteria of deterioration. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in December 2024.



Examples of Deteriorated Structures are displayed by the photos below:



Deterioration:

Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 4 are showing signs of deterioration. There are fractures in the concrete in many places along the sidewalks within Proposed Redevelopment Area 4. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. There are also multiple segments that are lacking sidewalks along the street. The sidewalks within Proposed Redevelopment Area 4 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk.

The streets within Proposed Redevelopment Area 4 have also exhibited signs of deterioration. In multiple locations, the streets are fractured and crumbling. Additionally, there are gravel street segments within the Neligh City Limits. Gravel streets deteriorate at a much quicker rate than paved streets and require more resources to maintain.

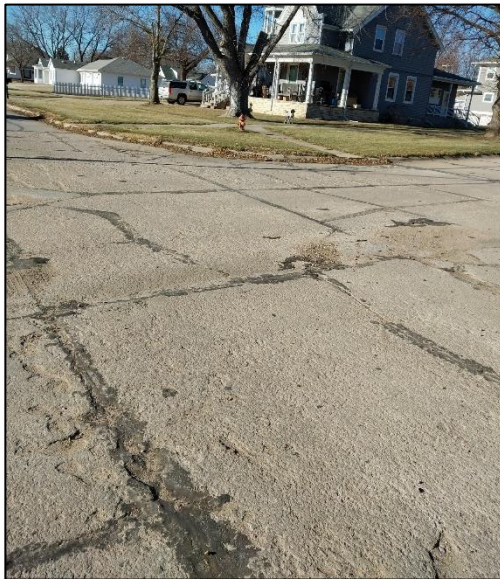
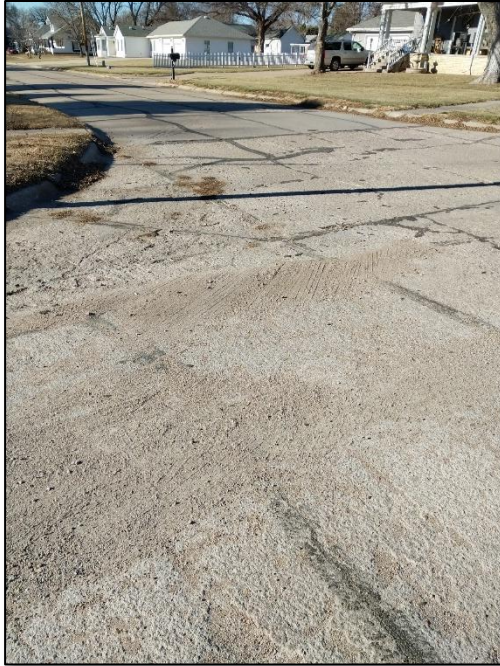
Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 4 are displayed by the photos on the following pages:

Sidewalks





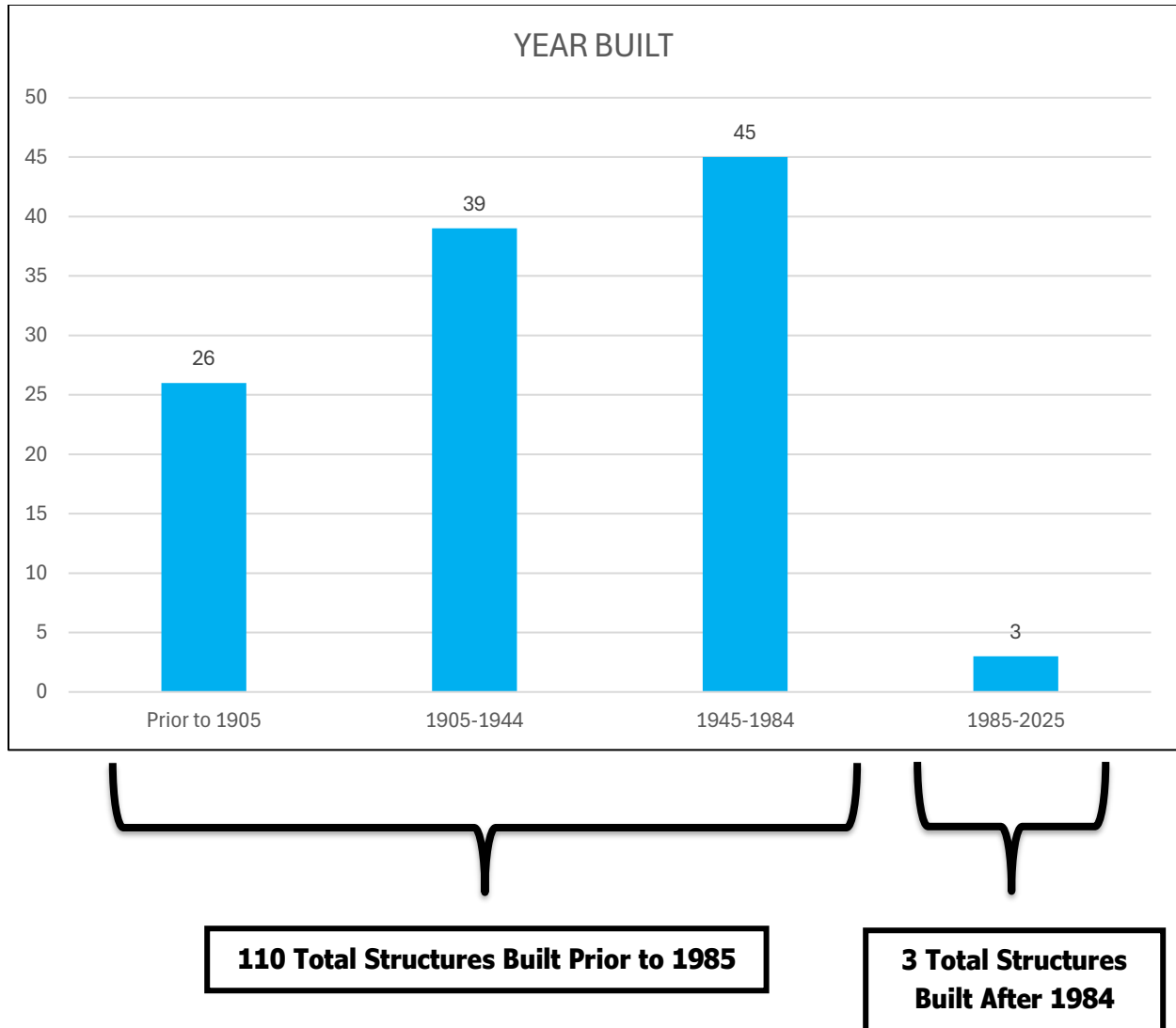
Streets



Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 4 were built prior to 1985. The average age of the structures in Proposed Redevelopment Area 4 is 91 years old. This means that the average year of construction for the structures within this redevelopment area is 1934. Because the average age of buildings in Proposed Redevelopment Area 4 is more than 40 years old (built prior to 1984), these structures are considered aged.



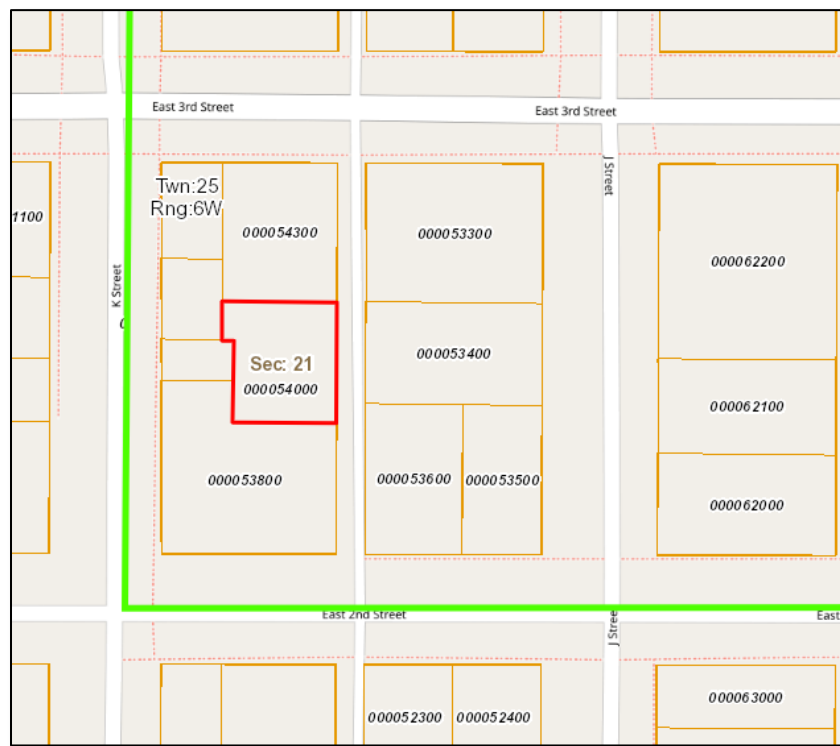
Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 4 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.

The image below displays a 'landlocked' parcel that was platted in the City of Neligh that lacks adequate street frontage (Parcel ID #000054000). As displayed by the map taken from the Antelope County Assessor website (antelope.gworks.com), this parcel is prevented from street frontage by the adjacent parcel. The only access to this property is by the alley that runs north and south between K Street and J Street. Because this is the only access to this property, it presents a safety hazard for those attempting to access this property.



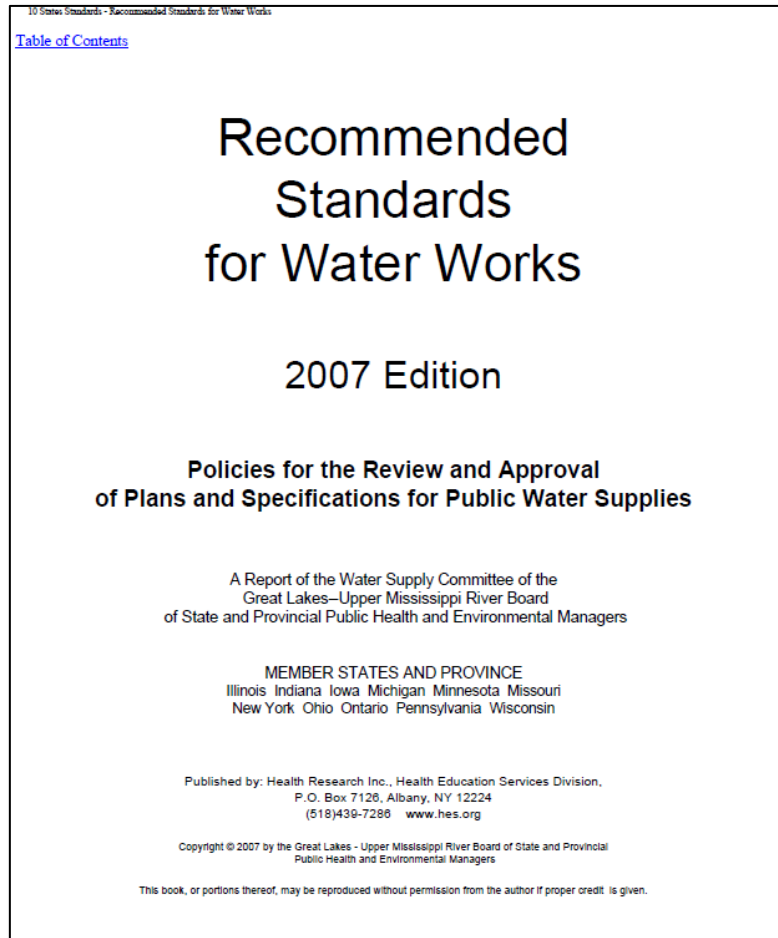
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Neligh and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed to Redevelopment Area 4 that have a diameter of 4". These water mains are highlighted in yellow on the map on the following page.

Also included is the outline of Proposed Redevelopment Area 4 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.

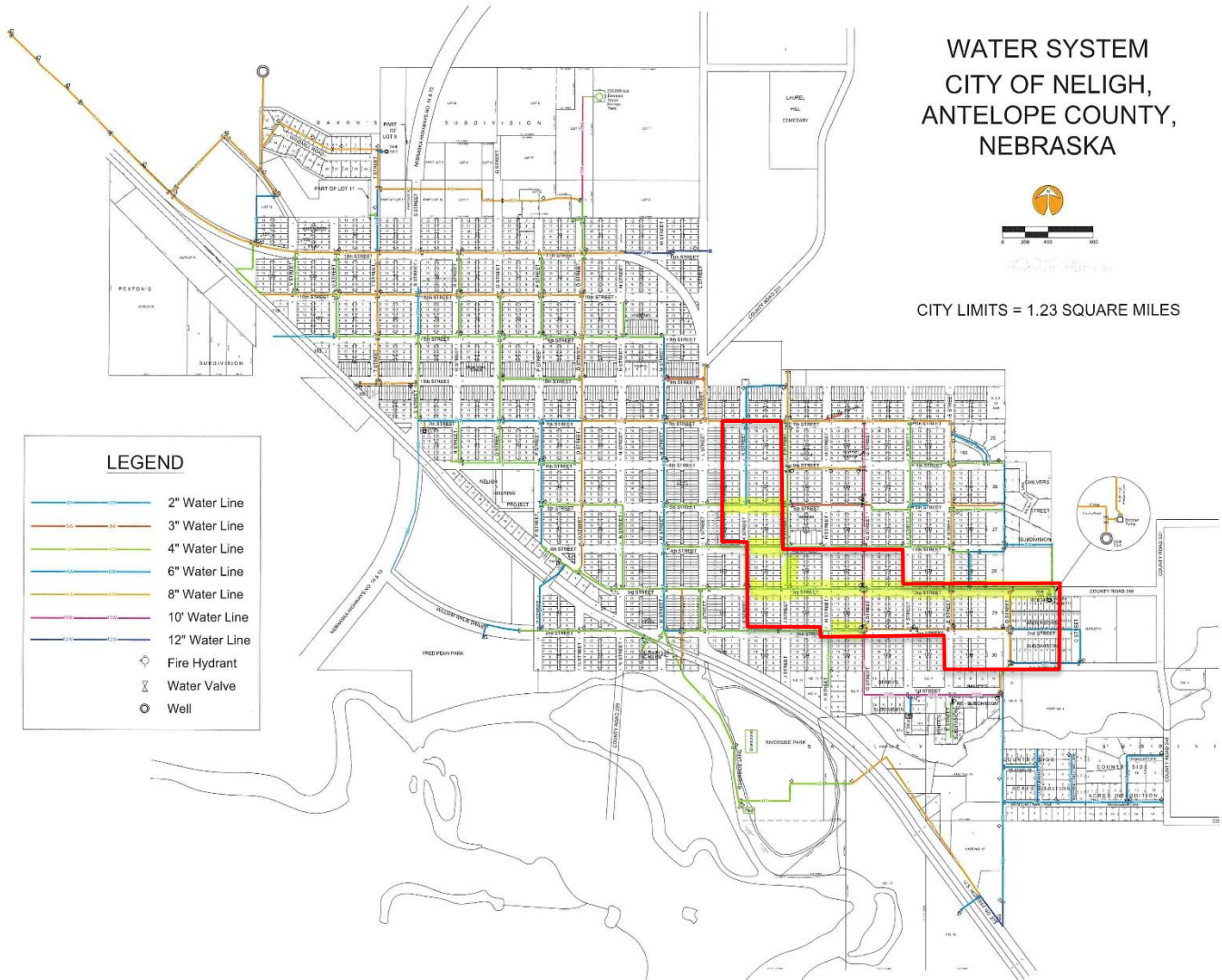


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in [Section 8.1.1](#).

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area Four 4" Water Mains



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 4 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Also, as noted in the 'Age and Obsolescence' portion of this study, there is a parcel located within Proposed Redevelopment Area 4 that lacks adequate street frontage. Should an emergency call be placed from this property, emergency responders would have difficulty locating the emergency and responding to the call in a timely manner, as the primary access to this property is not from a street address, but from the alley.

Pedestrian Safety

Additionally, as noted previously in the 'Deteriorated' portion of this section of the study, the sidewalk system within Proposed Redevelopment Area 4 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 4 are shown by the photos under the 'Deteriorated' portion of this study.

Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment Area 4.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 4

SUBSTANDARD CONCLUSION

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 4*.

Substandard Criteria	Area 4
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 4 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Neligh Planning Commission, Neligh City Council, and Neligh Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

1. Substantial number of deteriorated or deteriorating structures;
2. Deterioration of site or other improvements;
3. Existence of defective or inadequate street layout;
4. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
5. Improper subdivision or obsolete platting;
6. Insanitary or unsafe conditions;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. Existence of conditions that endanger life or property by fire and other causes.

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment 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 an 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 area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

SUBJECTIVE FACTORS:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Antelope County Assessor website (antelope.gworks.com) classified the structures in Antelope County on a scale ranging from 'Worn Out' to "Good". 20% of the structures within Proposed Redevelopment Area 4 were classified as either 'Worn Out' or 'Badly Worn' and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 20% of structures considered deteriorated, Proposed Redevelopment Area 4 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 4 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown. There are also segments of gravel streets within the proposed redevelopment area. Gravel roads are susceptible to higher rates of deterioration.

Existence of defective or inadequate street layout:

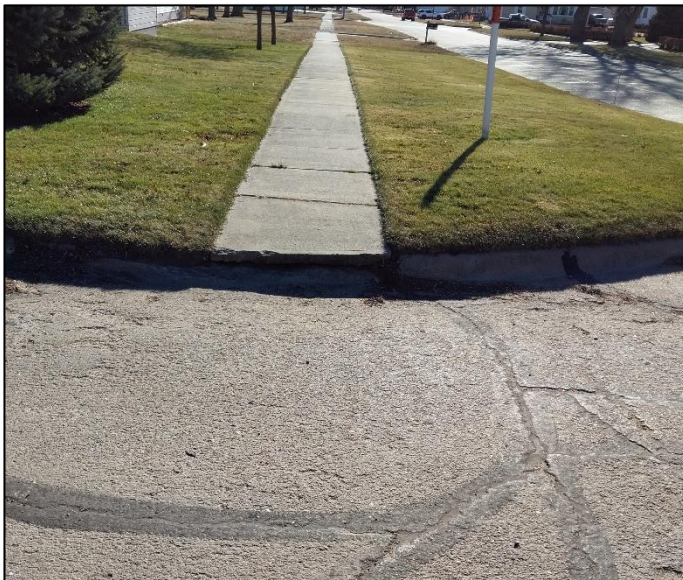
This factor is not a substantial factor within Proposed Redevelopment Area 4.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Areas lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e))), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

The photos on the following page document examples of intersections within Proposed Redevelopment Area 4 that lack adequate ADA accessible curb ramps.



Parcel Accessibility

As mentioned in the 'Age or Obsolescence' section in the Substandard portion of this study, a parcel within Proposed Redevelopment Area 4 is prevented from street frontage by the adjacent parcel. As described in the Substandard portion of this study, Parcel ID #000054000 is prevented from adequate street frontage. This lot was platted in a faulty manner in that it is not provided adequate street frontage. Because the alley is the only access to this property, it presents a safety hazard for those attempting to access this property, including emergency responders.

Improper subdivision or obsolete platting:

As stated in the substandard portion of this study ('Age or Obsolescence'), a parcel is located within Proposed Redevelopment Area 4 that was not properly platted to preserve street frontage. Access to this parcel is only from the alley. That parcel, identified in the 'Age or Obsolescence' section of the Substandard portion of this study, is prevented by a separate and adjacent parcel from street access frontage.

Insanitary or unsafe conditions:

Sidewalks

As mentioned before in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 4 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant sidewalk curb ramps. This creates unsafe conditions because it does not provide safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 4.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 4.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 4.

Existence of conditions that endanger life or property by fire and other causes:

Water Mains

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 4 that do not meet the minimum six-inch recommendation for adequate protection.

Street Frontage

Also, as noted in the 'Age and Obsolescence' portion of this study, there is a parcel located within Proposed Redevelopment Area 4 that lacks adequate street frontage. Should an emergency call be placed from this property, emergency responders would have difficulty locating the emergency and responding to the call in a timely manner, as the primary access to this property is not from a street address, but from the alley.

Sidewalks

Additionally, as mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

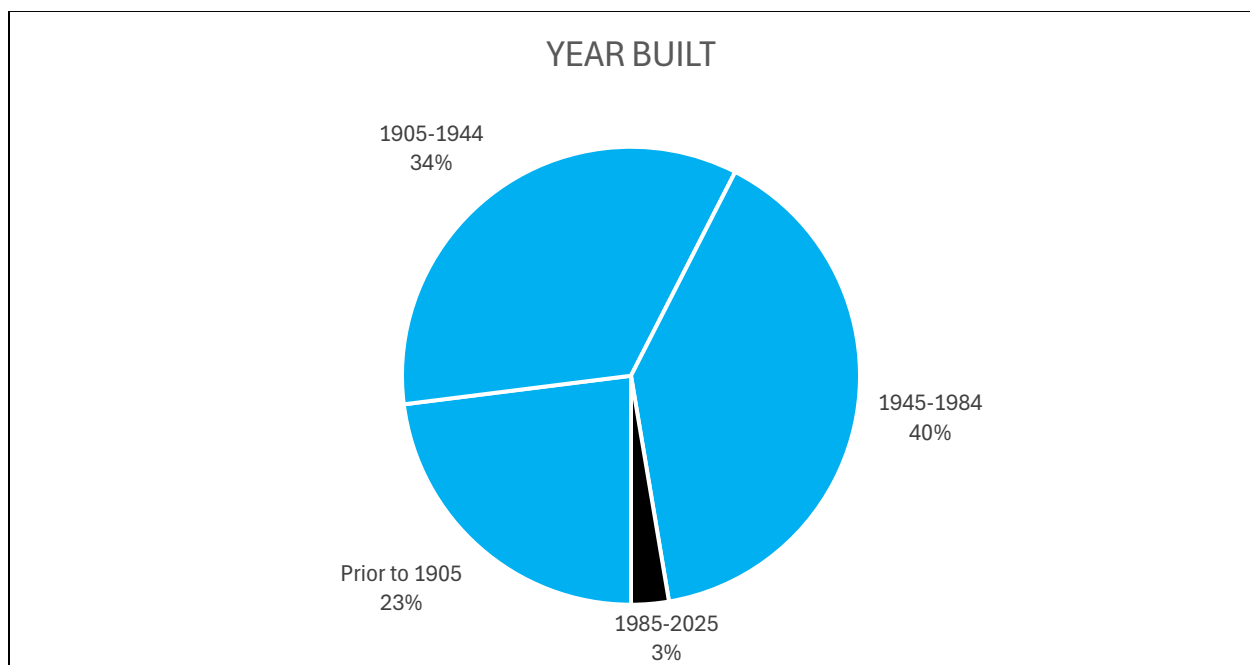
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 4.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 4 is 91 years old (Built prior to 1934). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1985).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 4.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 4.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

According to the US Census Bureau, the population of Proposed Redevelopment Area 4 in the 2010 US Census was 292 residents.

In 2020, the population of Proposed Redevelopment Area 4 was 250 residents. This represents a decreasing population within the proposed redevelopment area.

BLIGHT CONCLUSION

Presence of Subjective Factors

The presence of **six** subjective factors was identified in *Proposed Redevelopment Area 4*.

Blight Subjective Criteria	Area 4
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **two** objective factors was identified in *Proposed Redevelopment Area 4*.

Blight Objective Criteria	Area 4
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	X

Blight Determination

Proposed Redevelopment Area 4 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Neligh Planning Commission, Neligh City Council, and Neligh Community Redevelopment Authority.