

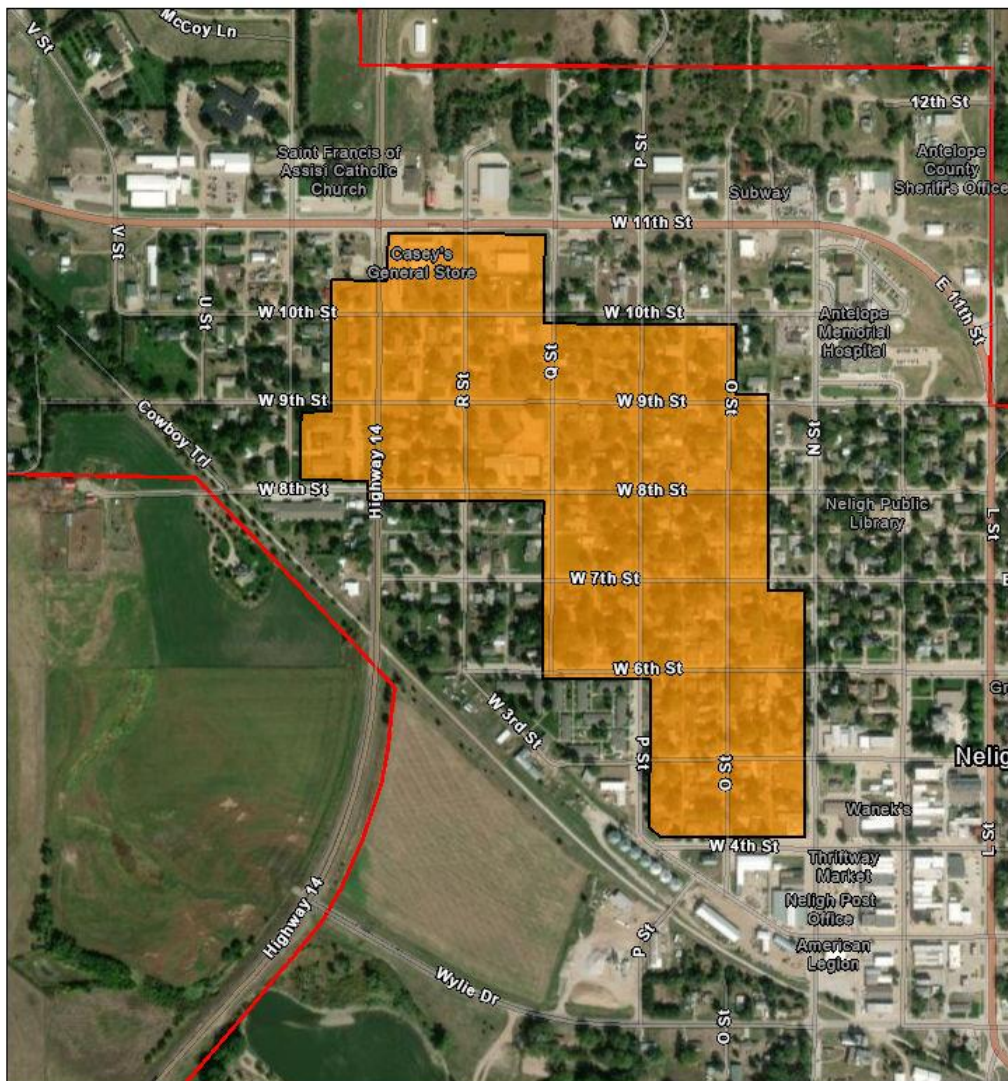
CITY OF NELIGH, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 5

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MARCH 11, 2025

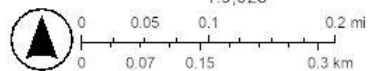
Proposed Redevelopment Area 5



1/27/2025

-  Neligh_City_Boundary
-  Neligh Redevelopment Area Master Map
-  Proposed Redevelopment Area 5
- Redevelopment Area 1
- Redevelopment Area 2
- Redevelopment Area 3

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 5 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 5

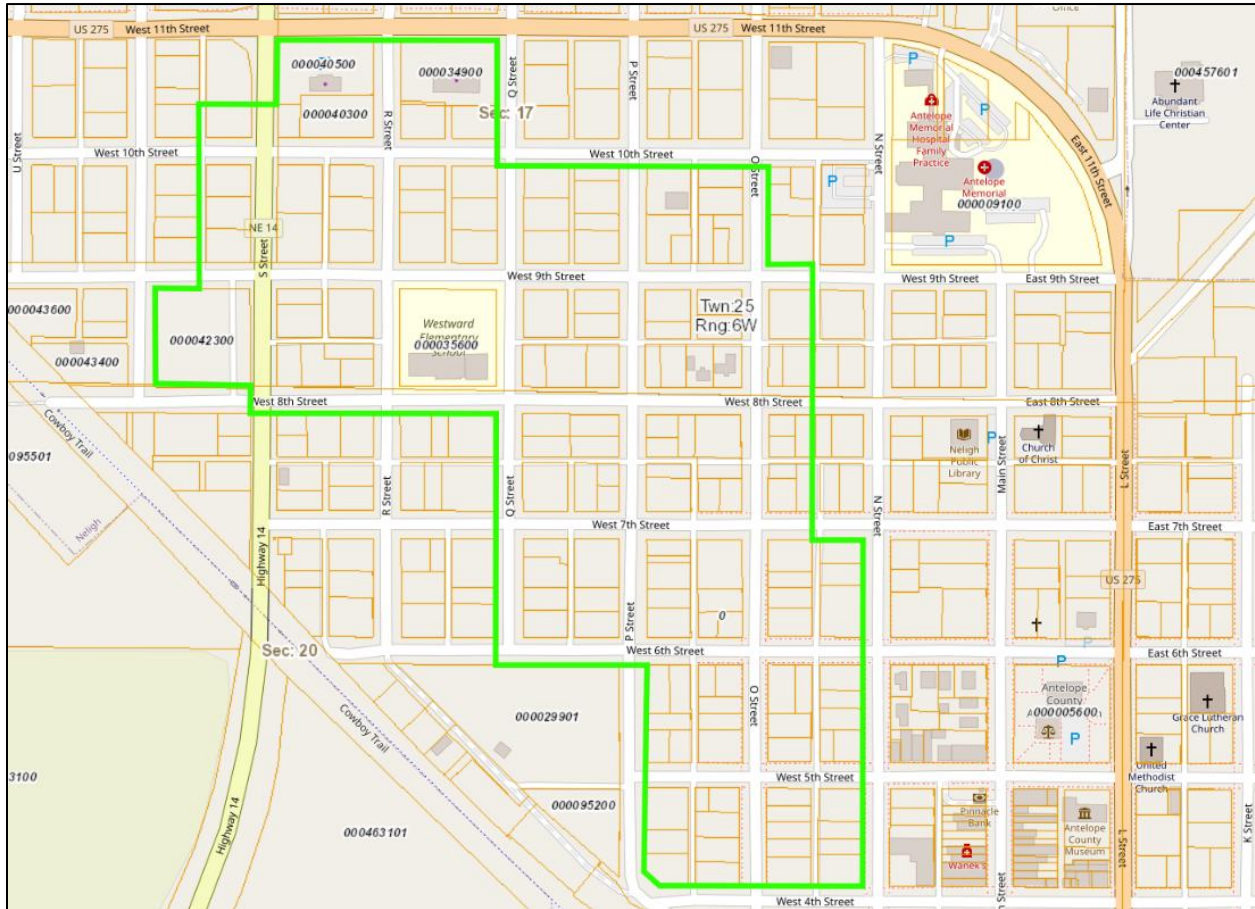
Area Description:

Proposed Redevelopment Area 5 encompasses approximately 63.37 acres and is described as follows:

From a point beginning at the northeast corner of Parcel ID (PID) #000019100, then moving west until reaching the northeast corner of PID #000019700, then moving north until reaching the southeast corner of PID #000021700, then moving west until reaching the southwest corner of PID #000021700, then moving north until reaching the northwest corner of PID #000021900, then moving west until reaching the northeast corner of PID #000035000, then moving north until reaching the northeast corner of PID #000034900, then moving west until reaching the northwest corner of PID #000040500, then moving south until reaching the northwest corner of PID #000040400, then moving west until reaching the northeast corner of PID #000041200, then moving south until reaching the north property line of PID #000042300, then moving west until reaching the northwest corner of PID #000042300, then moving south until reaching the southwest corner of PID #000042300, then moving east until reaching the southeast corner of PID #000042300, then moving south until reaching the northeast corner of PID #000042500, then moving east until reaching the northeast corner of PID #000035800, then moving south until reaching the north property line of PID #000029901, then moving east until reaching the northwest corner of PID #000028200, then moving south along the east right-of-way (ROW) line of P Street until reaching the north ROW line of West 4th Street, then moving east along the north ROW line of West 4th Street until reaching the southeast corner of PID #000017600, then moving north until reaching the northeast corner of PID #000019100, which is the point of beginning, approximately 63.37 acres.

Parcel ID Numbers within Proposed Redevelopment Area 5							
000031700	000017600	000028300	000024900	000027600	000026200	000030400	000030900
000017500	000018400	000030700	000026800	000019300	000019000	000030600	000040500
000017800	000017700	000024400	000030500	000019200	000028100	000026000	000034900
000019400	000028401	000019100	000024500	000019700	000026100	000031400	000035000
000026500	000027500	000017400	000032100	000026700	000020300	000021400	000018600
000020400	000021200	000028700	000039900	000020000	000026300	000025300	000027200
000030100	000024000	000028600	000039800	000020100	000023900	000025200	000027300
000025900	000030000	000028500	000034700	000025500	000035400	000031600	000025700
000025400	000018900	000028900	000040100	000030800	000019600	000031900	000031300
000031500	000028200	000018200	000041700	000021300	000039000	000039100	000024700
000024100	000020200	000027700	000040000	000025100	000030300	000039500	000035600
000018800	000031000	000027400	000032500	000031800	000041600	000024600	000039600
000026600	000034800	000028000	000039700	000032000	000041800	000032700	000040400
000025000	000024800	000019500	000032600	000024200	000018300	000035100	000034901
000040300	000017900	000027000	000039200	000032200	000039400	000035200	000017300
000018000	000032800	000027100	000042300	000032300	000024300	000035300	000028400
000018500	000025800	000030200	000029000	000025600	000041100	000035500	000026900
000027800	000027900	000028800	000039300	000018700	000020500		

Area Map:



BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

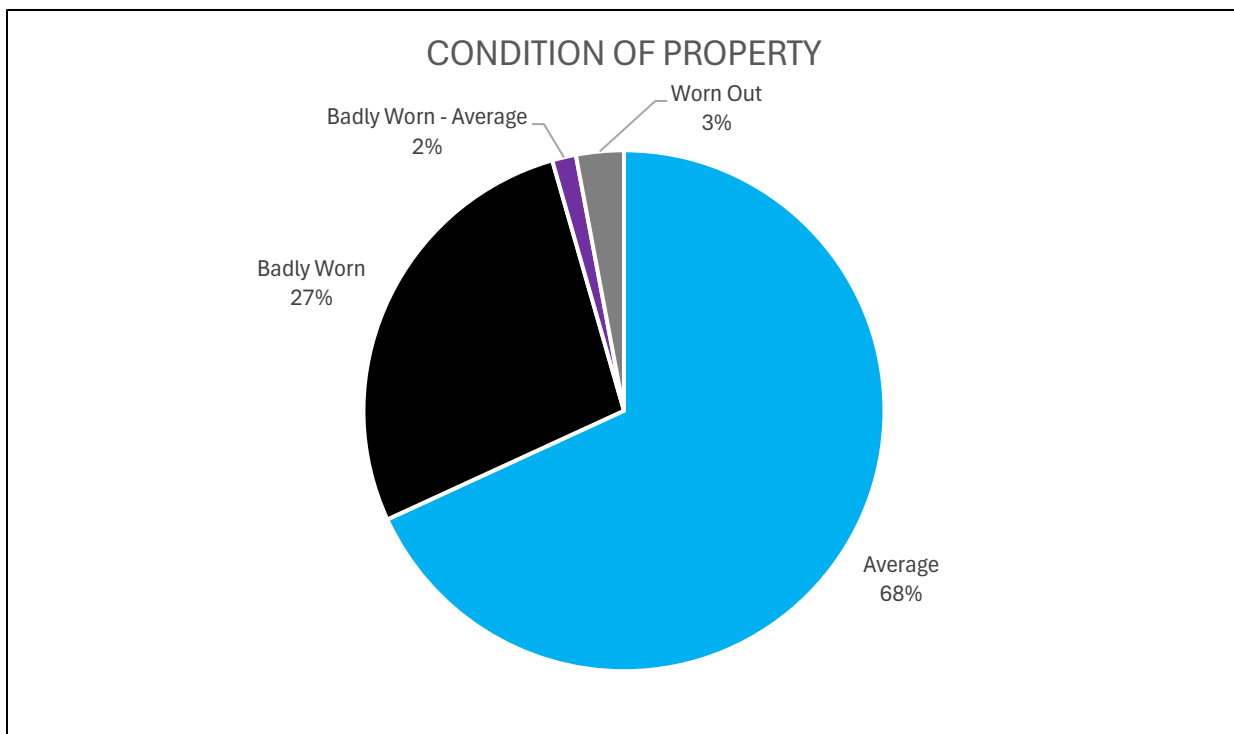
An area with the presence of any combination of such factors can be deemed substandard:

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 **32% of the structures** in Proposed Redevelopment Area 5 is rated as having 'Badly Worn – Average', 'Badly Worn', or 'Worn Out' condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 32% 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 5 are showing signs of deterioration. There are fractures in the concrete in many places along the sidewalks within Proposed Redevelopment Area 5. 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 streets within Proposed Redevelopment Area 5 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



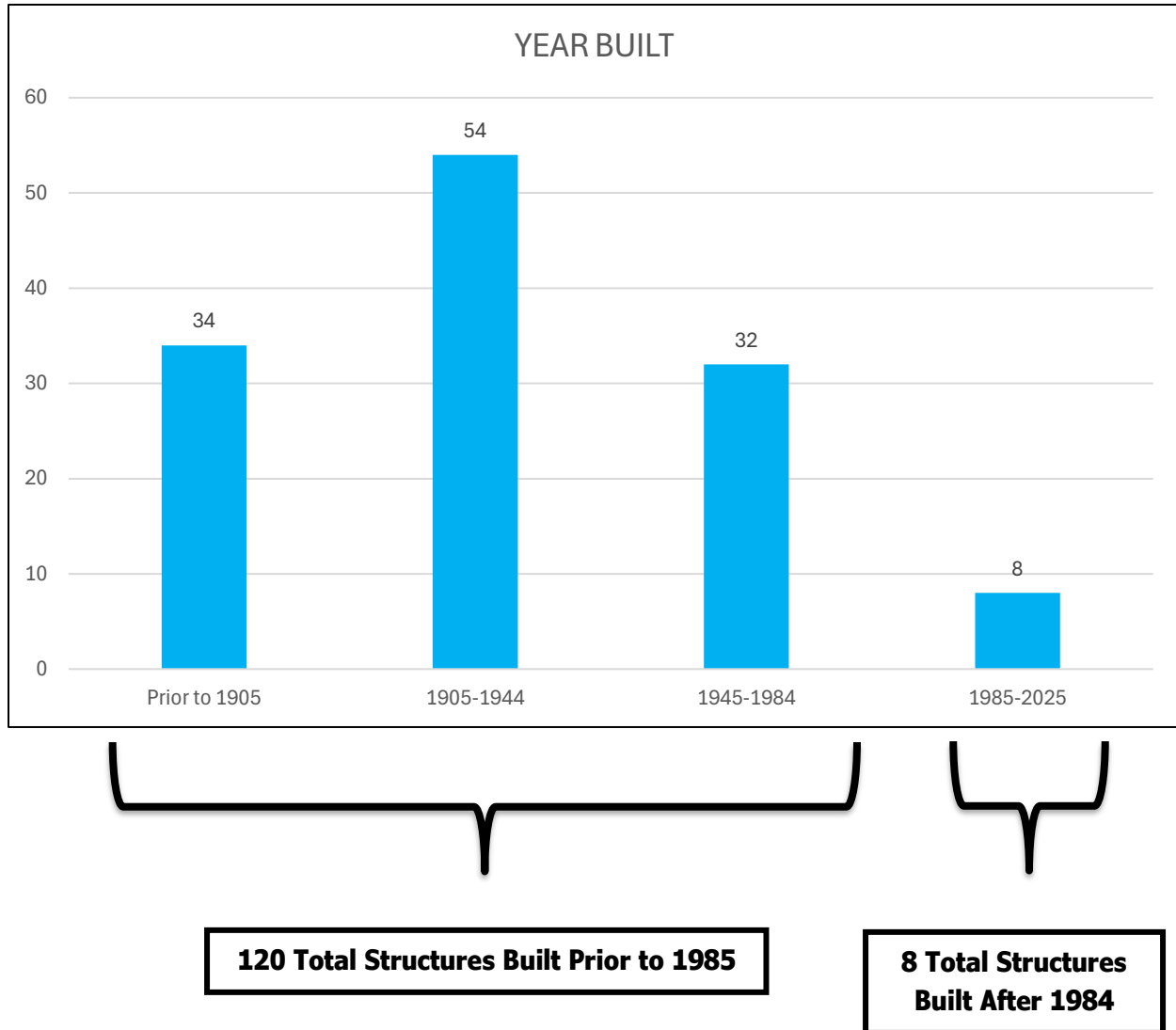
Streets



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 5 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 5 is 96 years old. This means that the average year of construction for the structures within this redevelopment area is 1929. Because the average age of buildings in Proposed Redevelopment Area 5 is more than 40 years old (built prior to 1985), these structures are considered aged.



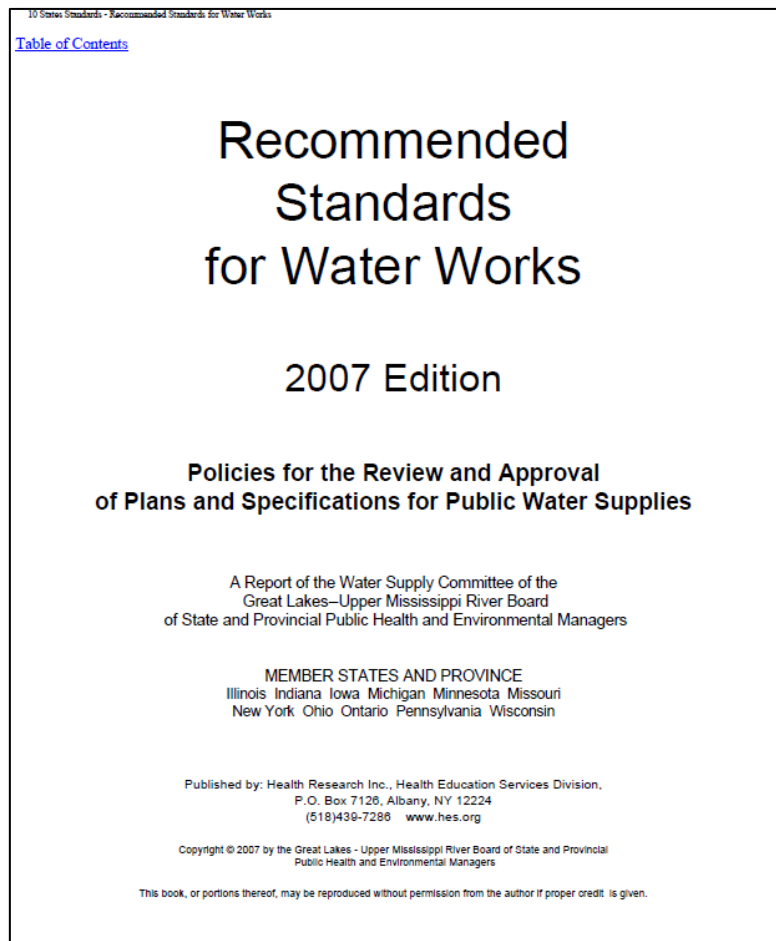
Size of Water Mains

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 5 that have a diameter of 4" and even 2". These water mains are highlighted in yellow on the map on the following page.

Also included is the outline of Proposed Redevelopment Area 5 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" and 2" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.

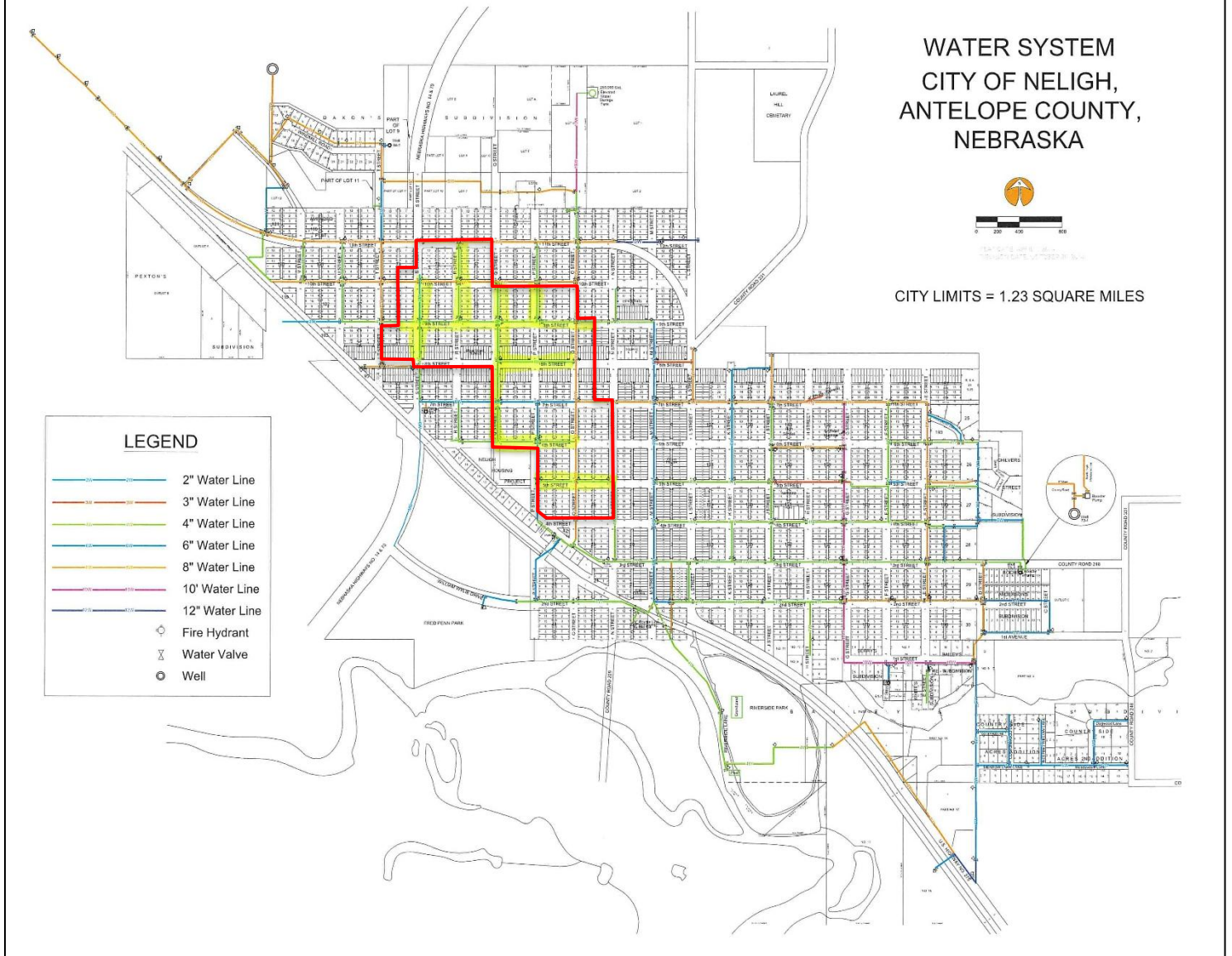


8.2.2 Diameter

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 Five 4" and 2" 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 5 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.

Pedestrian Safety

Additionally, as noted in the 'Deterioration' portion of the Substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 5 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.

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

This factor is not a substantial factor within Proposed Redevelopment Area 5.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 5

SUBSTANDARD CONCLUSION

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 5*.

Substandard Criteria	Area 5
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 5 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'. 32% of the structures within Proposed Redevelopment Area 5 were classified as 'Badly Worn – Average', 'Badly Worn', or 'Worn Out' 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 32% of structures considered deteriorated, Proposed Redevelopment Area 5 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 5 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 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 5.

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 below document examples of intersections within Proposed Redevelopment Area 5 that lack adequate ADA accessible curb ramps.



Improper subdivision or obsolete platting:

This factor is not a substantial factor within Proposed Redevelopment Area 5.

Insanitary or unsafe conditions:**Sidewalks**

As mentioned before in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 5 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 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 5.

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

This factor is not a substantial factor within Proposed Redevelopment Area 5.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 5.

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

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 5 that do not meet the minimum six-inch recommendation for adequate protection.

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 does not provide safe conditions for pedestrian travel within the redevelopment area.

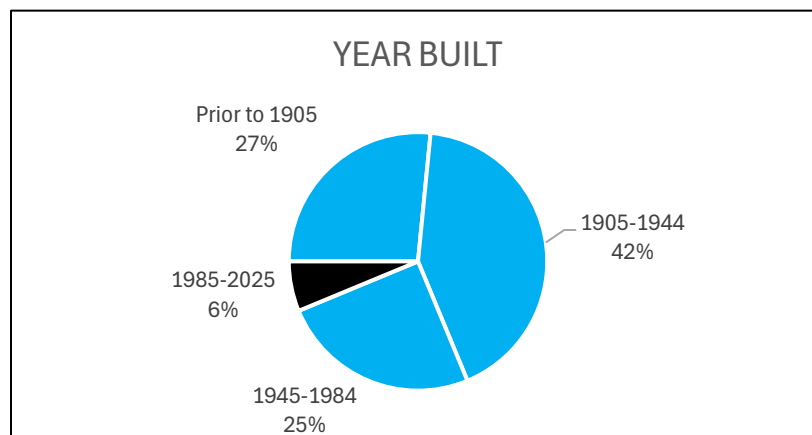
Objective Factors:

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 5.

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 5 is 96 years old (Built prior to 1929). 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 5.

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 5.

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

This factor is not substantial within Proposed Redevelopment Area 5.

BLIGHT CONCLUSION

Presence of Subjective Factors

The presence of **five** subjective factors was identified in *Proposed Redevelopment Area 5*.

Blight Subjective Criteria	Area 5
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	
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 **one** objective factor was identified in *Proposed Redevelopment Area 5*.

Blight Objective Criteria	Area 5
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	

Blight Determination

Proposed Redevelopment Area 5 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.