

**RESOLUTION NO. 17-14  
(BLOCKS 19, 20, 29 AND 30 OF ORIGINAL TOWN, ALLIANCE -  
BLIGHTED AND SUBSTANDARD AREA)**

*WHEREAS*, it is necessary, desirable, advisable, and in the best interests of the City of Alliance, Nebraska (the “City”), for the City to undertake and carry out redevelopment projects in certain areas that are determined to be blighted and substandard and in need of redevelopment; and

*WHEREAS*, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

*WHEREAS*, Section 18-2109 of the Act requires that, prior to the preparation of a redevelopment plan for a redevelopment project, the Mayor and City Council shall, by resolution, declare the area to be blighted and substandard; and

*WHEREAS*, on Tuesday, February 7, 2017 the Mayor and City Council of the City held a public hearing (the “Public Hearing”) to determine whether the following described area (the “Redevelopment Area”) should be declared blighted and substandard and in need of redevelopment as required by the Act:

An area of land located in Box Butte County, Nebraska, more particularly described as follows:

Block 19, 20, 29, and 30, Original Town, Alliance, Box Butte County, Nebraska.

*WHEREAS*, notice of the Public Hearing was published according to law, which notice described the time, date, place and purpose of the Public Hearing and the legal description of the Redevelopment Area; the last publication of such notice being at least ten days prior to the time of the Public Hearing; and

*WHEREAS*, on or before 10 days prior to the time of the Public Hearing, the City mailed notice of the Public Hearing by United States Mail, sufficient postage affixed, to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the Redevelopment Area and to the president or chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district with real property in the Redevelopment Area, which notice included the time, date, place, and purpose of the Public Hearing and included a map of sufficient size to show the Redevelopment Area; and

*WHEREAS*, the Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as blighted and substandard and in need of redevelopment, and the Mayor and City Council reviewed and discussed a *Blighted and Substandard Area Determination Analysis – Original Town Area* prepared by the City of Alliance Community Development Department (the “Blight Study”); and

WHEREAS, the Mayor and City Council desire to determine whether the Redevelopment Area is blighted and substandard and in need of redevelopment in accordance with the Act.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA AS FOLLOWS:

Section 1. The Redevelopment Area is declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in Section 18-2103(10) of the Act, as described and set forth in the Blight Study. The Blight Study is attached as Attachment 1.

Section 2. The Redevelopment Area is further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in the Act, including, without limitation, (a) one or more of the factors set forth in Section 18-2103(11)(a) of the Act and (b) at least one of the factors set forth in (i) through (v) of Section 18-2103(11)(b) of the Act, as described and set forth in the Blight Study.

Section 3. The blighted and substandard conditions existing in the Redevelopment Area are beyond remedy and control solely through the regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act, and the elimination of the blighted and substandard conditions under the authority of the Act is hereby found to be a public purpose and declared to be in the public interest.

Section 4. The Redevelopment Area is in need of redevelopment and is or will be an eligible site for a redevelopment project under the provisions of the Act at the time of the adoption of any redevelopment plan with respect thereto.

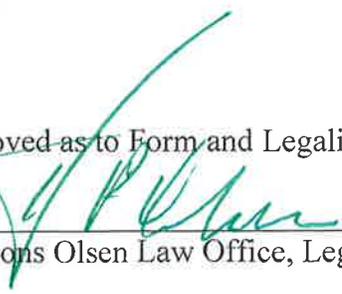
PASSED AND APPROVED this 7<sup>th</sup> day of February, 2017.

(SEAL)

  
\_\_\_\_\_  
Ralph Yeager, Mayor

Attest:   
\_\_\_\_\_  
Linda S. Jines, City Clerk

Approved as to Form and Legality:

  
\_\_\_\_\_  
Simmons Olsen Law Office, Legal Counsel

**ATTACHMENT 1  
BLIGHT STUDY**

**Blight and Substandard Study**  
**Original Town**  
**City of Alliance, Nebraska**

**December 14, 2016**

# **Introduction**

## **Background**

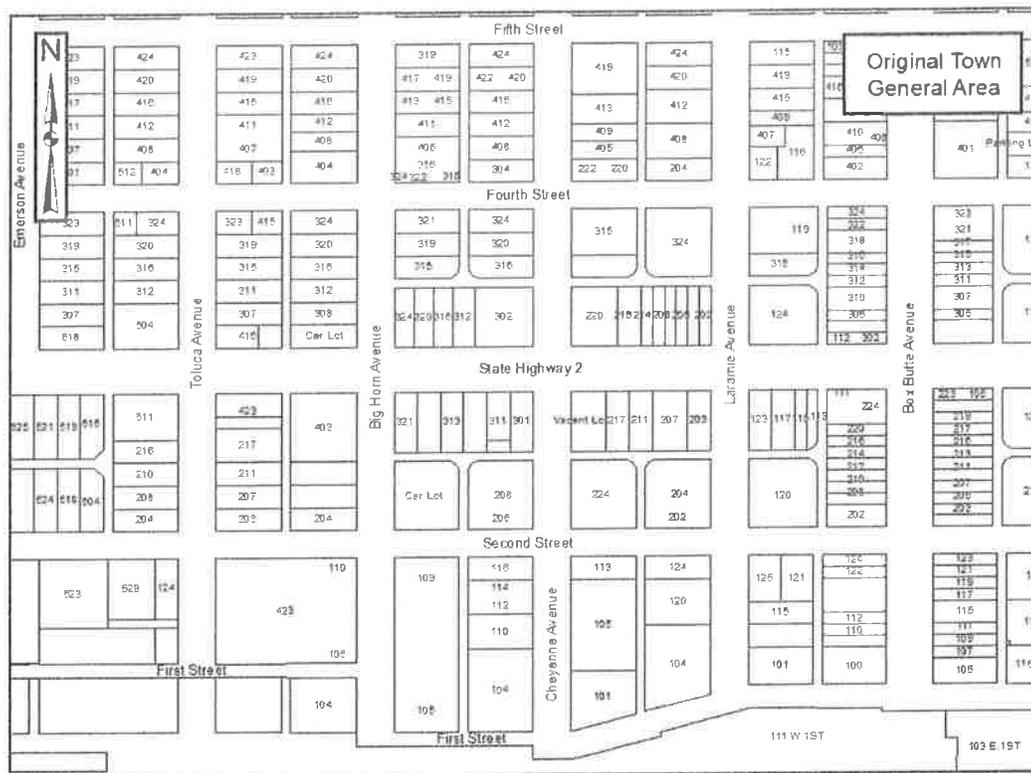
The term “blighted and substandard” is a legal definition and not a label placed on a neighborhood. For example the entire downtown in Alliance is a Blighted and Substandard area. Why these terms were used is unclear. What is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers, in fact all citizens, the ability to make significant public improvements related to their projects. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

This designation allows the use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is “refunded” for the purpose of land acquisition, site preparation, and placing public improvements on the site. The program has worked well in Alliance with it most recently being used for the Pepsi Cola distribution warehouse and the West Plains Grain loading facility. So while the term may seem objectionable the results can be very positive for the entire community.

The Nebraska Unicameral enacted legislation which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Oftentimes, spotty improvements have been made but the general condition is not conducive to the expansion of existing businesses or attractive to new development and investment. On its face this appears to be true of Original Town so a decision was made to give the area a closer look.

Like other areas designated as Blighted and Substandard, certain parts of the Study Area have not kept pace with overall community standards. Portions of the area have declined to a point where some added incentives are needed to recover. The Community Development Law enables cities to take steps to address these forms of decline through acquisition, clearance, and disposition of property for redevelopment, or through the conservation and rehabilitation of property.

This study examines existing conditions of land use, buildings, infrastructure, development patterns, and general health and safety welfare aspects within the designated study area in the City of Alliance. This has been done in an effort to determine its eligibility for redevelopment activities. The area for analysis is the proposed Study Area which is generally in the central portion of the city between the BNSF Railway yards and Nebraska Highway 2. A number of opportunities for redevelopment exist along and adjacent to this corridor allowing the community to overcome some of the challenges in the proposed Study Area.



Generally the corridor has some long standing, successful businesses. However reinvestment has been scattered and extremely slow. It is not on par with the overall community's growth and level of private investment. Much of the corridor is dominated by older buildings and structures in need of heavy rehabilitation or demolition. The corridor is adjacent to the Central Business District and the Sheridan/H.H.&S. Redevelopment Areas which over the past decade has seen new investment and rehabilitation, however even in these already improved areas, structures remain in need of upgrading and redevelopment. There appears to be an excellent opportunity to provide incentives triggering new activity where adequate market forces are not present to move development in a positive direction.

### Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2154.

The law states that there are a number of reasons an area goes beyond remedy and control *solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise* without aid. Such things as overcrowding,

unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the city with the ability to declare an area blighted and substandard then create a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

### **Purpose of the Study**

Implementing this strategy for the designated Study Area is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown on the *Original Town General Area* map on Page 3 of this report. The area can generally be described to include land bounded by Big Horn Avenue on the west, 1<sup>st</sup> Street to the south, Laramie Avenue on the east, and Nebraska Highway 2 on the north.

The study looks at existing land-uses, platting, structures, and infrastructure systems to determine whether the study area or a part thereof meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool the State has taken an increased interest in assuring all using the tool to use it in accordance with the statutes. For this reason it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this study will serve to guide the general redevelopment. The approved Comprehensive Plan and the companion Blighted and Substandard Study will present appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the law. The requirements for detailed planning beyond the Comprehensive Plan treatment include but should not be limited to:

1. Boundaries of the area, existing land use, and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage, and building concentrations
4. An outline of proposed changes in ordinance, layout, or other related ordinances
5. A site plan of the area
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

The Blighted and Substandard study highlights locations and opportunities for improvement and revitalization.

Once the area is designated the City can guide future development in this area and provide financial incentive for development. Using the Nebraska Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects to improve conditions and minimize the negative impacts of blight and substandard conditions.

## **Substandard and Blight Eligibility Analysis**

### **Alliance Designated Study Area**

The City selected the Designated Study Area for evaluation to be within the corporate limits. The area is primarily industrial and commercial. This particular area was selected for several reasons:

1. The area was once an active corridor.
2. There is a need to improve infrastructure due to substandard existing conditions.
3. There is obvious economic decline and functionally obsolete uses within the area.
4. There was the presence of blighted and substandard characteristics within the area.
5. A need was apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

## **Substandard and Blight Conditions Definition and Explanation**

### **Blighted and Substandard are Statutorily Defined in §18-2103 as:**

(10) Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential 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;

(11) Blighted area means an 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. 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. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;

### **Substandard Area Designation Criteria**

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. Dilapidating or deteriorated
  - a. Unacceptable standard for walls, foundation, roof, gutters, roof, surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
2. Age (obsolescence)
  - a. A 40 plus year criteria was used for estimate
3. Inadequate ventilation, light, air, sanitation, or open spaces
  - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage

4. Other conditions
  - a. High density population or overcrowding (census)
  - b. Other conditions which could be unsafe or unsanitary endangering life or property.
  - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

### **Blighted Area Designation Criteria**

The area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined here:

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots and accessibility problems.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, flood plain, and lack of public infrastructure, unsanitary conditions, and ventilation.
5. Deterioration of site or other improvements. Such things as off street parking, storm drainage, junk cars, dilapidated structures, debris and on-site storage are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, and poor street and sidewalk condition are examples.
11. 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. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.

12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
- a. Unemployment in the area at least 100% of state or national average census data
  - b. The average age of residential and commercial units is over 40 years as determined by field observations
  - c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
  - d. Per capita income of the area is lower than the average of the city from census data.
  - e. The area has a stable or declining population based on the last two decennial censuses.

### **Structural Condition**

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions:

#### No Problem (Excellent)

- No structural or aesthetic problems are visible

#### Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

#### Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

#### Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.

## **Street Conditions**

Street Conditions were graded using the following criteria:

1. Excellent-No visible deformations of the roadway surface, like new.
2. Good-Shows signs of slight aging. Small cracks that have been filled. No or very little patching.
3. Fair-Isolated cracks are beginning to spread and connect, cracks and potholes are requiring patching. Minor ruts in the wheel paths are forming.
4. Poor-Alligator cracks are forming in the wheel paths, extensive number of pothole or patch repairs. Ruts in the wheel paths have formed.
5. Failure-The road surface is disintegrating, is very rough, full of patching.

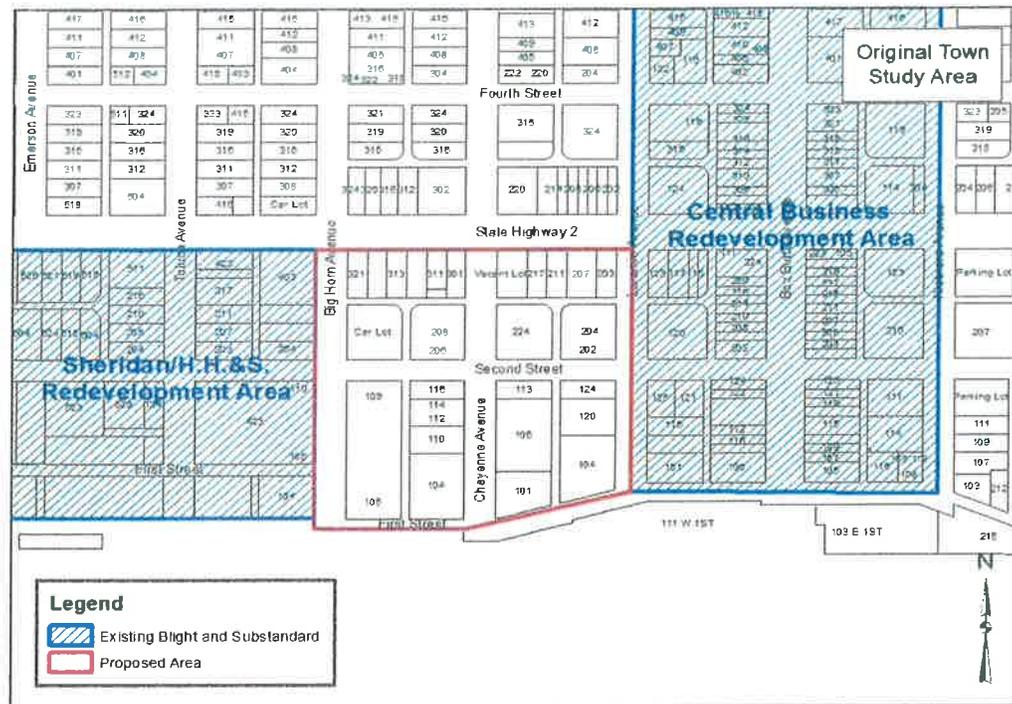
The criteria are applied as accurately as possible for the entire stretch of road surface, usually between two intersecting streets. There may be many different conditions present between those two intersections, however efforts were made to pick the best representation of the road surface as a whole.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 621 acres designated as "Blighted and Substandard" which is slightly less than 20% of the City's total acreage. The proposed additional "Blighted and Substandard" area consists of 13.65 acres. Adding this proposed area to the existing "Blighted and Substandard" area brings the total Blighted and Substandard area to 634.65 acres or 20.2% of the total area of the City of Alliance. This remains well within the allowed 35% providing future opportunity to add more.

The map on the following page delineates the Study Area and will apply to this entire report by reference. Solid red lines are the Study Area boundary. This Study Area's west and east borders co-terminate with existing Blighted and Substandard areas (Central Business and Sheridan/H.H.&S.). A portion of that area is illustrated in blue hatch lines on the map. The Study includes All of Blocks 19, 20, 29 and 30, Original Town, Alliance Nebraska, Box Butte County.



## Findings and Contributing Factors

The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential to develop. The field survey work was done in October of 2016 and strongly supported initial impressions that the area had in generally declined below community standards. What follows are the factors evaluated to determine if there is a reasonable presence of blight and substandard conditions within the designated area. This section reviews the building and structure conditions, infrastructure and land use found in the area based on statutory definitions, observations and explains the identified contributing factors.

As set forth in Nebraska legislation a blighted area means an area which by reason of the presence of:

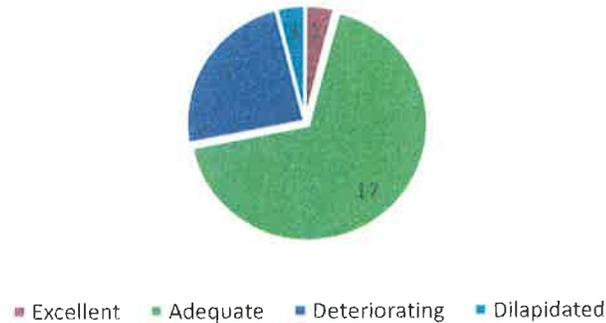
### Substantial Number of Deteriorated or Deteriorating Structures

#### Exterior Inspection of Buildings

There were a total of 25 structures evaluated using the Blighted and Substandard criteria as described on page 8 of this report. Only the primary structures were evaluated under the Blighted and Substandard definition. If outbuildings or other structures were present they were not included in the survey.

Thus the boundary for the Blighted and Substandard designation includes 25 buildings and structures. Field surveys concluded that 1 of the structures had no problems, 17 were acceptable, 6 were deteriorating, and 1 was dilapidated.

### Structure Conditions



### Defective or Inadequate Infrastructure

Inadequate infrastructure, street conditions, and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

#### Public Utilities

Water is provided by the City through an assortment of 4", 6", and 8" water main. Installation date of the water main ranges from 1894 to 1991 and consists of cast iron and PVC. The Area has 9 fire hydrants located at all street intersections. Sanitary sewer is provided by the City and is all 8" clay tile laid in 1910. Natural gas is supplied by Black Hills Energy and electricity is supplied by the City. Storm sewer infrastructure predates the paving of the streets in this area. Laramie Avenue was paved in 1921 and the rest were paved in 1929 placing the storm sewer infrastructure under those streets at 95 and 87 years old.

#### Street Conditions and Accessibility

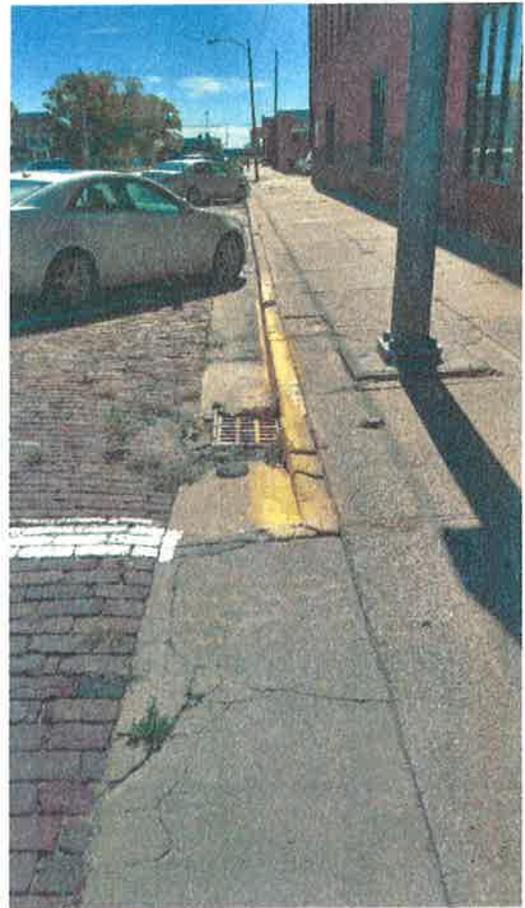
The surface condition of roads in the study area varies from fair to good. Portions of the existing curb and gutter have deteriorated to the point where water pools adjacent to the road surface in spots. The study area is serviced by paved alleys, most of which are in very good condition with a few isolated spots that should be replaced. The southern portion of this neighborhood is adjacent to BNSF Railway yards which eliminates expansion to the south but also provides opportunity for development of these properties by a business that needs rail access.

Original Town exhibits several traffic safety issues that need be addressed.

1. Gravel streets are present.
2. 1<sup>st</sup> Street from Cheyenne to Big Horn is not paved and does not appear to be located entirely within its platted ROW. Its ROW in this block is only 30' wide making paving difficult.
3. Some street widths are not consistent with the community's overall standard development pattern.
4. There is an abandoned rail siding along the south portion of Blocks 29 and 30 that may interfere with paving and property redevelopment.



Abandoned rail siding along south portion of Blocks 29 and 30.



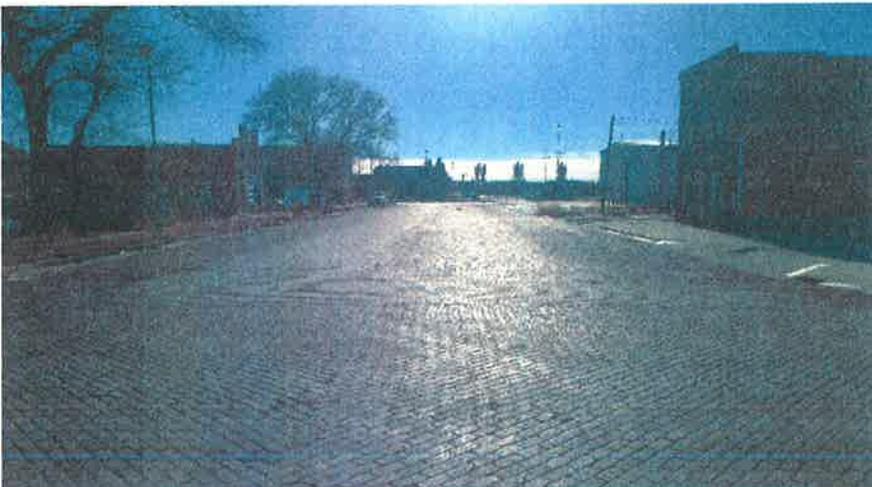
Deterioration of curb and gutter around a storm drain.



Potholes and cracking along West 2<sup>nd</sup> Street



West 1<sup>st</sup> Street from Cheyenne to Big Horn



Laramie Avenue from W 2<sup>nd</sup> to W 1<sup>st</sup>.

## **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness**

Original Town is the original plat of Alliance. It was platted in 1888 and reflects the typical lot sizes of the era. Since originally platted there have been multiple lot combinations and consolidations to get lot sizes necessary for more modern developments. These larger developments are now 35+ years old and have been abandoned for newer facilities where land for expansion is available. This has left large structures vacant and unused. City code requiring minimums for onsite parking, storm water drainage, and landscaping makes development of these smaller lots difficult for large commercial or industrial land uses.

The layout of the streets in relationship to the lots leaves access and maneuvering for semi-trucks and trailers lacking. Previous development practices did not take in to consideration that semi tractors and trailers would someday be nearly 80' long.

## **Deterioration of Site or Other Improvements**

In certain parts of the Area, structures have been built which now encroach in to the property line setbacks required by the zoning code. This contributes to crowding and limits air and light infiltration.

## **Debris**

There were several instances of outside storage and the accumulation of junk and debris. As more of the Area becomes vacant, outside storage and the accumulation of junk will become a greater problem. The lack of use has also contributed to overgrown weeds and building deterioration.



Storage of debris in and near the alley.



Outside storage and debris on a vacant lot.



Accumulation of junk and debris behind a building.



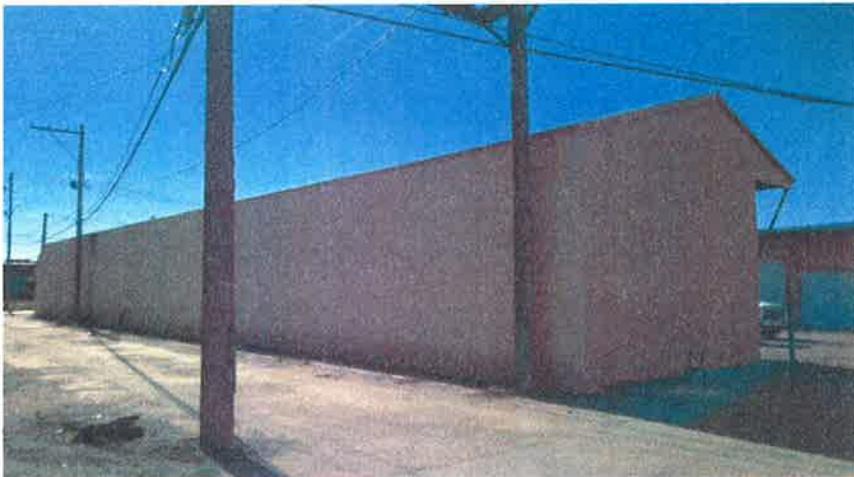
Outside storage on a vacant lot.



Storage of derelict vehicles, trailers, and debris.

### **Dilapidated and Deteriorating Structures**

Thirty percent (30%) of the structures were visually found to be deteriorating or dilapidated. These structures are visually unpleasing, present themselves as an attractive nuisance, may become a safety hazard, and present a challenge to redevelopment as well as an opportunity as a means to redevelop.



Deterioration around the bottom of the structure.



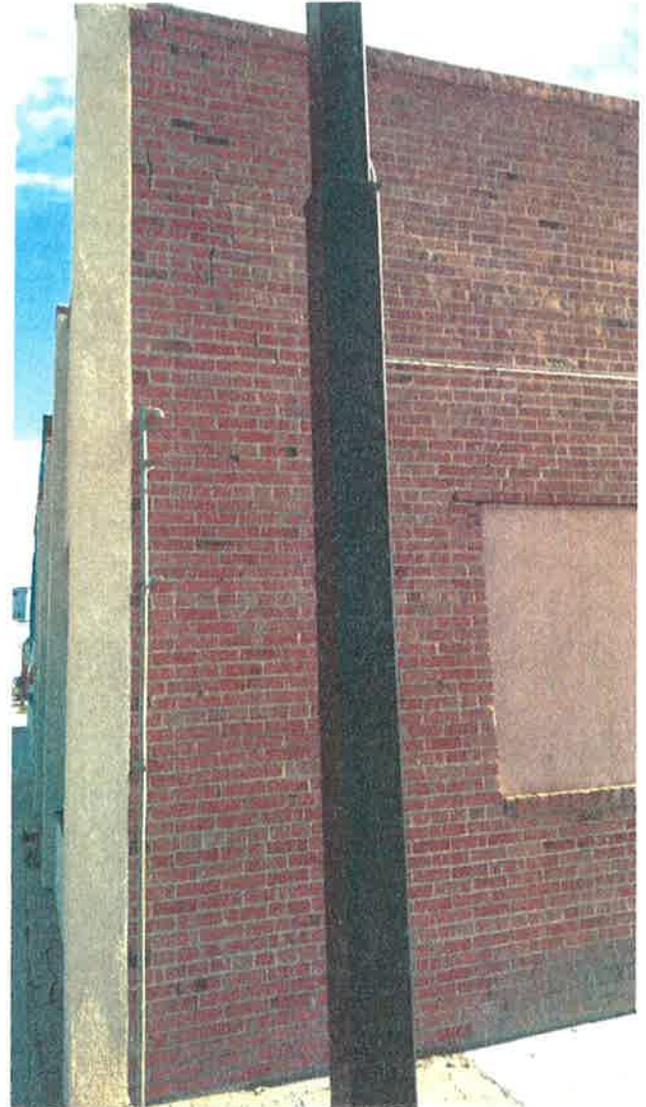
A large amount of mortar has been washed out due to an ineffective storm drain.



Structural issues are apparent above the doors.



Wall has become misshapen, looking warped from the movement of portions of the brick.



Deterioration appears to be common in the Area with many structures showing the same signs of fretting mortar and settling at corners.

### **Diversity of Ownership**

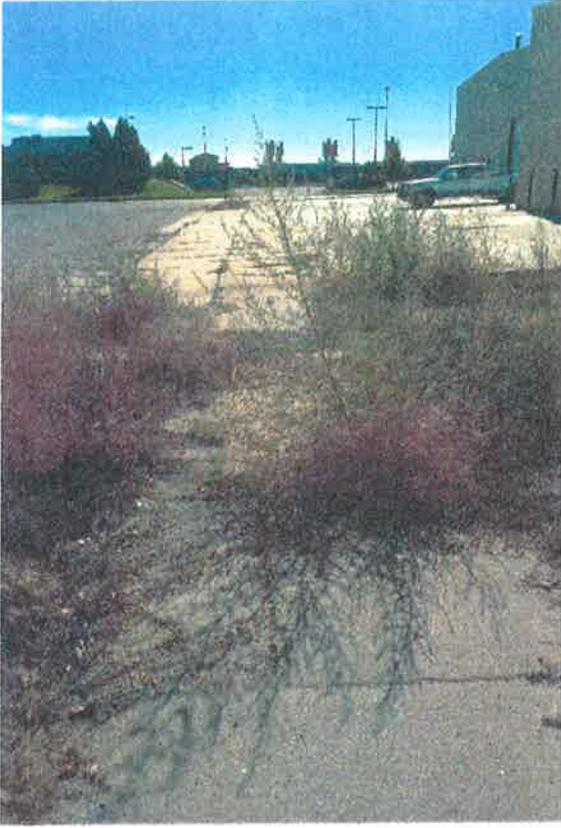
Looking at the property ownership records underscores the fact that numerous owners would need to participate in a meaningful redevelopment plan. Businesses will be faced with the problem of accumulating enough land area to build an up to date industrial or commercial enterprise within the existing block boundaries and providing adequate access and parking to said development. There are a few land owners in the Area that own several parcels but their investment in them is not overly apparent.

Smaller scale enterprises will be more likely to reuse existing structures than larger ones will. If existing structures can be reused, they will need extensive repair and remodeling to meet current building codes.





Sidewalk disintegration.



Weeds growing over the sidewalk.



Unused driveway crossing a commercial sidewalk; it should be removed and the sidewalk grade reestablished.



Surface deterioration and cracking of sidewalk panels.

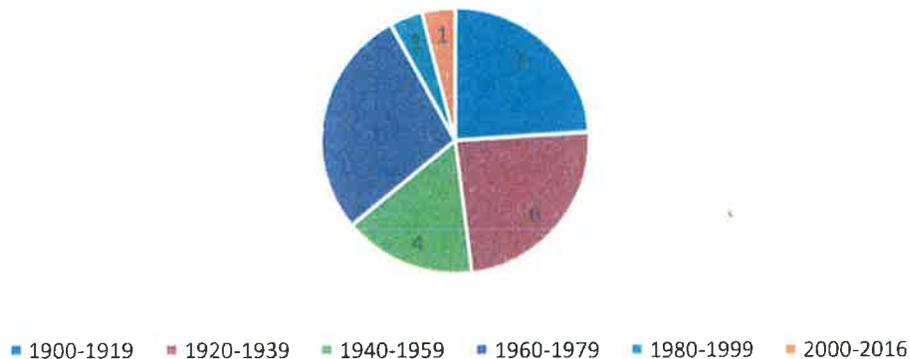
### On Site Storage

The Study Area has numerous sites and types of outdoor storage. A few of these locations show storage of outdated or abandoned items as well as the abandonment of materials once used as part of the business. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.

### Structure Age

The average age of the structures in the area is 69 years. The age of the structures within the Designated Study Area is provided through data derived from the Box Butte County Assessor's Office, City of Alliance Community Development Permit Records, Aerial photographs, and field verification. While it was not possible to verify every structure there was an adequate sample of known ages to determine age through comparison and proximity to other like structures and appearance. Those structures built before 1976 qualify for the 40 years and older structures designation in the State of Nebraska laws. Twenty of the twenty five structures in the Study Area were built in or before 1976.

Number of Structures and Era of Construction



Analysis using the City of Alliance Community Development permit tracking information was inconclusive as most of the structures predated detailed file keeping by the City. Other permits like plumbing, electrical, or general construction were found for each property, however, the buildings would have been in place when such permits were issued. Many of the dates were derived from or confirmed using aerial photographs taken in 1939, 1954, 1955, 1960, 1966, and 1975. Therefore, the project ages may reflect a minimum age of each structure and not the actual age.

### **Decreasing Population**

The study area is located in census tracts in which the census data reports population from both the 2000 and 2010 decennial census. Based on a comparison of the data the Study Area has displayed a decrease in population between the last two decennial censuses.

### **Conclusion of Blighted and Substandard Analysis**

Based on this analysis the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for the findings of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include:

#### **Blighted and Substandard Conditions:**

- Seven of the total twenty five buildings evaluated for the Study Area were deteriorating or dilapidated.
- The street system does not meet acceptable engineering standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Obsolete platting exists in the entire area.
- Conditions exist which endanger life or property by fire and other causes.
- Conditions exist which are detrimental to the public health, safety, morals and welfare in the present condition with a majority of structures in excess of 40 years old and the population is either stable or declining.
- Diversity of ownership is present with nearly all parcels independently owned. Accumulation of parcels is not occurring.
- The population has decreased between the 2000 and 2010 census.

#### **Blighted conditions that do not appear to be present:**

- There are not more than half of the plotted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time.

#### **Blighted conditions not evaluated:**

- Tax or special assessment delinquency exceeding the fair value of the land.
- Defective or unusual conditions of title.
- Median Household Income below the rest of the City and unemployment more than 100% of the City average.

**Substandard conditions not present:**

- There did not appear to be areas of excessively high density of population and overcrowding.

**Comprehensive Plan**

A declaration of blighted and substandard conditions in the Study Area conforms to the City of Alliance Comprehensive Plan. The Study Area is located in an area that qualifies for this declaration. The Comprehensive Plan identifies this area as an employment focused corridor, supporting industrial and commercial activity, and is an area served by existing infrastructure albeit very old. While identified as an industrial and commercial corridor in the Comprehensive Plan sub-area redevelopment plans will be undertaken following completion of this Study Area analysis to investigate other possible uses of the property.

**Blighted and Substandard Area Declaration**

**Based on the findings in this report the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Alliance Comprehensive Plan.**

**ATTACHMENT 2**  
**MAP OF BLOCKS 19, 20, 29 AND 30, ORIGINAL TOWN,**  
**ALLIANCE, BOX BUTTE COUNTY, NEBRASKA**

