

**ALLIANCE, NEBRASKA  
PLANNING COMMISSION MEETING  
Alliance Learning Center- Meeting Room C  
1750 Sweetwater Avenue  
August 12, 2025- 5:30 p.m.  
AGENDA**

- **Call to Order**
- **Roll Call**
- **Open Meetings Act Announcement**

For the public’s reference a copy of the Open Meetings Act has been posted on the north wall of this room in the audience area. This posting complies with the requirements of the Nebraska Legislature.

- **Pledge of Allegiance**

**A. Approval of Meeting Minutes- July 8, 2025**

**B. Resolution PC25-002 – Public Hearing  
Blight and Substandard Study “Area A”**

Now is the date, time, and place to conduct a public hearing for the “Area A” Blight and Substandard Study.

Now is the date, time, and place to act on “Area A” Blight and Substandard Study.

**C. Resolution PC25-003 – Public Hearing  
Blight and Substandard Study “Area B”**

Now is the date, time, and place to conduct a public hearing for the “Area B” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area B” Blight and Substandard Study.

**D. Resolution PC25-004 – Public Hearing  
Blight and Substandard Study “Area H”**

Now is the date, time, and place to conduct a public hearing for the “Area H” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area H” Blight and Substandard Study.

**E. Resolution PC25-005 – Public Hearing  
Blight and Substandard Study “Area I”**

Now is the date, time, and place to conduct a public hearing for the “Area I” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area I” Blight and Substandard Study.

**F. Resolution PC25-006 – Public Hearing  
Blight and Substandard Study “Area M”**

Now is the date, time, and place to conduct a public hearing for the “Area M” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area M” Blight and Substandard Study.

**G. Resolution PC25-007 – Public Hearing  
Blight and Substandard Study “Area N”**

Now is the date, time, and place to conduct a public hearing for the “Area N” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area N” Blight and Substandard Study.

**H. Resolution PC25-008 – Public Hearing  
Blight and Substandard Study “Area E”**

Now is the date, time, and place to conduct a public hearing for the “Area E” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area E” Blight and Substandard Study.

**I. Resolution PC25-009 – Public Hearing  
Blight and Substandard Study “Area J”**

Now is the date, time, and place to conduct a public hearing for the “Area J” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area J” Blight and Substandard Study.

**J. Resolution PC25-010 – Public Hearing  
Blight and Substandard “Area P”**

Now is the date, time, and place to conduct a public hearing for the “Area P” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area P” Blight and Substandard Study.

**K. Resolution PC25-011 – Public Hearing  
Blight and Substandard Study “Area Q”**

Now is the date, time, and place to conduct a public hearing for the “Area Q” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area Q” Blight and Substandard Study.

**L. Capital Improvement Budget – Public Hearing**

Now is the date, time, and place to conduct a public hearing for the 2025-2026 Capital Improvement Project Budget as presented by City Staff.

Now is the date, time, and place to act on the 2025-2026 Capital Improvement Project Budget.

▪ **Adjournment.**

Respectfully submitted,



Katherine Bellisle  
Planning Commission Administrative Secretary

Item A

Approval of Meeting Minutes

July 8, 2025

## ALLIANCE PLANNING COMMISSION

REGULAR MEETING, TUESDAY JULY 8, 2025

The Alliance Planning Commission met at their Regular Meeting Tuesday, July 8, 2025 at 5:30 p.m. at the Alliance Learning Center: Meeting Room C, 1750 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on June 25, 2025. The notice stated the date, time, and place of the meeting, that the meeting was open to the public, and that an agenda of the meeting, kept continuously current, was available for public inspection in the Community Development Office at City Hall; provided the Commissioners could modify the agenda at the meeting if it determined an emergency so required. A copy of the agenda had been delivered to each of the Planning Commission Members. An agenda, kept continuously current, was available for public inspection at the Community Development Office during regular business hours from the publication of the notice to the time of the meeting.

Chairman Davis opened the July 8, 2025 Regular Meeting of the Alliance, Nebraska Planning Commission at 5:30 p.m. Present were Board Members Vickie Mattox, Clint Robinson, Owen Burnett, Rich Arndt, and Wayne Davis. Also present were Community Development Director Brent Kusek and Administrative Secretary Katherine Bellisle. Absent were Board Members Nancy Reiber, Scott Bolinger and Evan Mehne.

A motion was made by Board Member Mattox, which was seconded by Board Member Robinson to excuse Board Members Reiber and Bolinger from the July 8, 2025 meeting.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson and Davis.

Voting Nay: None.

Motion Carried.

- The first item on the agenda was the review and approval of the April 8, 2025 Planning Commission Meeting minutes.

A motion was made by Board Member Mattox, which was seconded by Board Member Robinson to approve the April 8, 2025 Meeting Minutes as presented.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson and Davis.

Voting Nay: None.

Motion Carried.

- The second item on the agenda was the proposed conditional use permit of an accessory dwelling at Lot 7, Block 2, Steve's Addition to the City of Alliance, addressed 712 W. 16<sup>th</sup> St..

[The City of Alliance is in receipt of conditional use permit application for an accessory dwelling at Lot 7, Block 2, Steve's Addition to the City of Alliance, addressed 712 W. 16<sup>th</sup> St. Staff has provided the following exhibits for the Planning Commissioners review:

1. Resolution PC25-001;
2. Conditional Use Permit Application;
3. Staff Report;
4. Aerial Map;
5. Land Use Map;
6. Unit Lot Map;
7. Underground Utility Map;
8. Zoning Map;
9. Housing Comprehensive Plan;
10. Land Use Comprehensive Plan;
11. Transportation Comprehensive Plan Map
12. R-1 Code;
13. Accessory Dwelling Unit Code;
14. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:33 p.m., asking anyone in favor or not in favor of the proposed rezone to come forward and comment.

Linda Jones, owner of 712 W. 16<sup>th</sup> St came forward to let Board Members know that to get any quotes and find out for sure if this is a project she wants to move forward with she needs the Conditional Use Permit.

Board Member Burnett asked about the difference between the Conditional Use Permit and Accessory Units. Community Development Director Kusek informed him that she needs the CUP because she already has a house on the lot and that is why it would be an accessory.

Board Member Robinson asked about the proposed underground electric. Linda Jones let Board Members know she was looking into underground electric because she would rather not have the lines going through the trees.

Community Development Director Kusek asked Linda if there would still be at least one off street parking spot as that is a requirement of the CUP. Linda informed him that yes there would be off street parking but they were needing to flip the living area and parking area that were on the site plan. Mr. Kusek let her know she would need to come in to the Community Development Office to amend the site plan.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:35 p.m.

A motion was made by Board Member Mattox, which was seconded by Board Member Arndt to approve the Conditional Use Permit for an accessory dwelling finding that:

1. The proposed use is consistent with the neighborhood's designation and description in the Comprehensive Plan as residential and contributes to providing Alliance with additional housing;
2. The CUP application meets the minimum requirements of the City of Alliance Municipal Code Section 111-465 with the following condition: The parking stall will need to be a minimum of 10' x 20' to ensure it is large enough to meet off-street parking requirements;
3. The CUP meets the minimum requirement of Section 111-23 of the City of Alliance Municipal Code in regard to Accessory Dwelling Units.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson and Davis.

Voting Nay: None.

Motion Carried.

- The third item on the agenda was 2025-2026 Capital Improvement Budget.

A motion was made by Chairman Davis, which was seconded by Board Member Burnett to table this item until the August Planning Commission meeting.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson and Davis.

Voting Nay: None.

Motion Carried.

Chairman Davis stated, "There being no further business to come before the Alliance Planning Commission, the meeting is adjourned at 5:43 p.m."

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Wayne Davis,  
Planning Commission Chairman

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Katherine Bellisle  
Administrative Secretary

Item B

Public Hearing

Resolution PC25-002

Blight and Substandard Study

“Area A”

**RESOLUTION PC25-002**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” generally encompasses the following area in Alliance, Nebraska: The area bordered by 28<sup>th</sup> Street Terrace to the North, Cheyenne Avenue to the East, West 25<sup>th</sup> Street to the South and Emerson Avenue to the West.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area A”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).

d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

**Blight and Substandard Study**  
**Lakefield Addition Area**  
**“Area A”**  
**City of Alliance, Nebraska**

**June 20, 2025**

**Introduction**

## **Background**

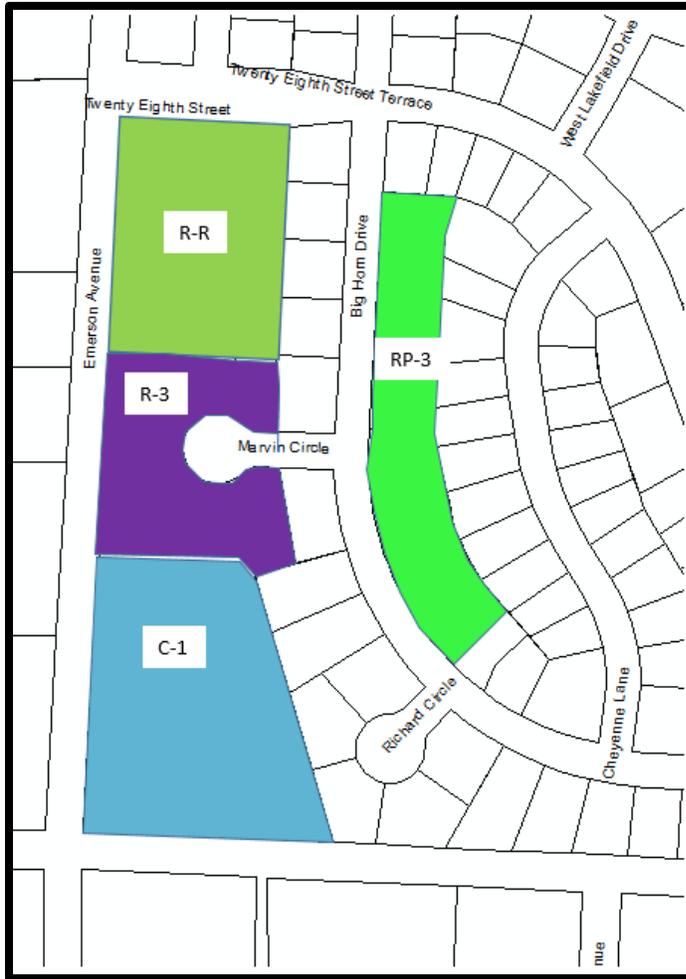
The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Sheridan, Wyoming, Second, County, and Second County Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by 28<sup>th</sup> Terrace to the north, Cheyenne Avenue to the east, W 25th to the south and Emerson Avenue to the west. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area is residential and commercial which has not been fully developed since the subdivision was created in the 1970's. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

### 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 18-2155.

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**

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area can generally be described as the area within by Twenty-eighth Street to the north, Cheyenne Lane to the east, Twenty-Fifth Street to the south and Emerson Avenue to the west.

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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects which improve local conditions, minimizing 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 mixed with residential and commercial. This particular area was selected for several reasons:

1. There is a need to improve infrastructure due to substandard existing conditions.
2. There was the presence of blighted and substandard characteristics within the area.
3. A need was apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
4. Other aspects which meet the definition of blighted and substandard conditions.

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 is Statutorily Defined in §18-2103 as:**

**(3)** Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(31)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

### *No Problem*

- 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

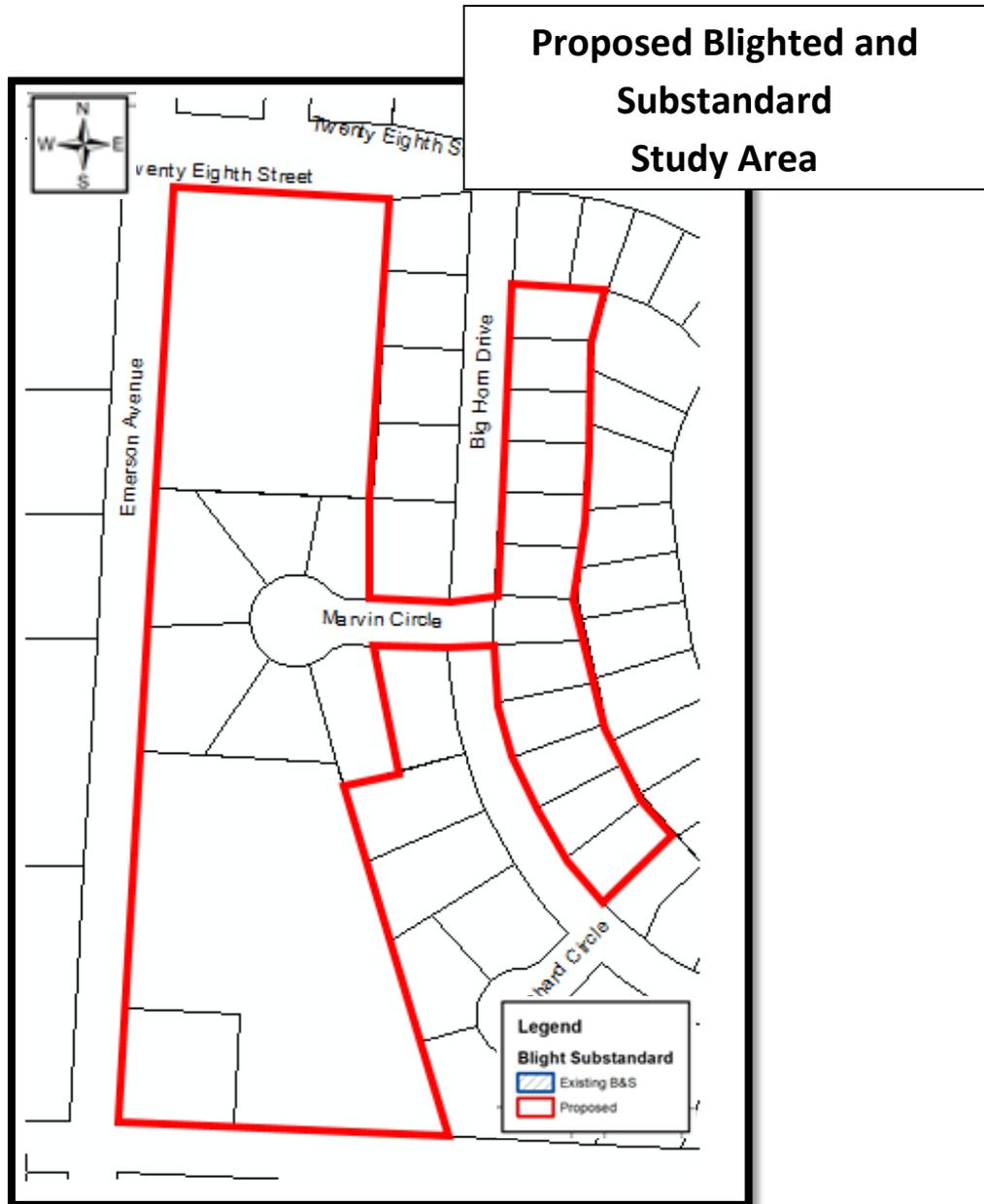
### *Dilapidated Condition*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The following map delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.



The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 689.18 acres currently designated or under consideration as “Blighted and Substandard” or 22.0% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 11.6 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 700.78 acres or 22.34% of the total area of the City of Alliance. This remains well within the allowed 35%, providing future opportunity to add more areas.

## **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 November of 2023. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing 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.

### **Substantial Number of Deteriorated or Deteriorating Structures**

#### **Exterior Inspection of Buildings**

There are 21 lots within the study area with 2 commercial and 1 residence. The residence is in good condition, as is the self-storage building. The remaining commercial property is a multifamily apartment complex which is in need of minor upkeep. The remainder of the lots have remained undeveloped since the inception of the subdivision in April 1977.

### **Defective or Inadequate Infrastructure**

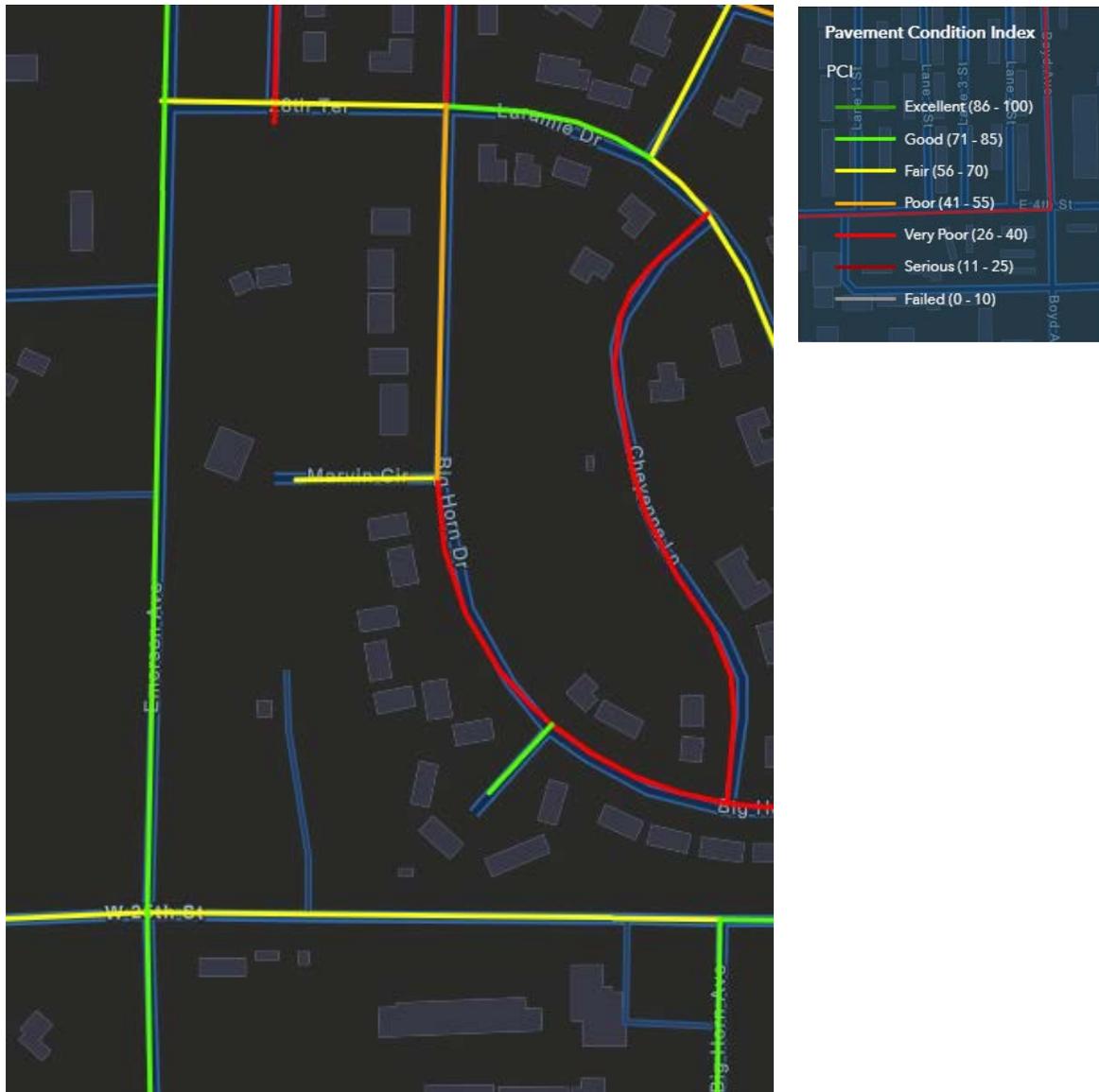
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

#### **Public Utilities**

Sewer is provided via two 10" vitrified clay pipes. Water is provided by a 12" main running north-south along Emerson and a 6" line running along Big Horn and within Marvin Circle. Storm sewer is available. All wet utilities are of the same era as the subdivision creation. Electric is available, with a substation location within the study area.

#### **Street Conditions and Accessibility**

The surface condition of roads in the study area include good (Emerson) with the rest varying from fair to serious. None of the proposed area includes sidewalk.



Area "A" exhibits several issues that need addressed.

1. Aged infrastructure
2. Sidewalk needed
3. Vacant or underutilized lots in need of development



Vacant Lots



Roadway Conditions

### **Diversity of Ownership**

Property ownership records shows diverse ownership; several vacant lots are under the ownership of the City of Alliance.

## **The Existence of Conditions Which Endanger Life or Property**

### **Sidewalk Conditions**

The Study Area has no sidewalks.

### **Structure Age**

The residence was constructed in 1973, the apartment complex in 1980 and the mini-storage center in 2017.

## **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 based on the following:

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

- The average age of the structures in the area is only 33 years, however 66% surpass the 40-year minimum required to be considered for blighted and substandard.
- The street system, including sidewalk, does not meet acceptable asset management standards.
- Severe lack of infill development with more than half of the property currently unimproved.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting and zoning exists in the area.
- Conditions exist which endanger life or property by other causes.
- Diversity of ownership is present with all of the parcels independently owned.

### **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 primarily residential.

## **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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### Northside Neighborhood

#### Boundaries

The Northside Neighborhood is generally bound by 16th Street to the south, and the Corporate City Limits to the north, east, and west. (Fig. LU4)

#### Synopsis

Newer homes, attractive recreation areas, and connected uses all effectively describe the Northside Neighborhood. The quality of development, both public and private, is complemented by beautiful natural areas to produce a lovely neighborhood.

Alliance High School and Laing Lake serve as transitional uses between older Alliance and newer Alliance. While the community has continued to expand and interject newer development techniques and styles in the Northside Neighborhood, it has also remained connected and cognizant of historic Alliance.

#### Transportation

The streets and roadways in the Northside Neighborhood follow an irregular pattern. The newer "suburban" styles of neighborhoods produce a less predictable and more curvilinear street network. Roadways in the neighborhood are consistently wide and allow for on-street parking. The conditions of the streets are generally good.

Sidewalks within the Northside Neighborhood are inconsistent throughout. Because the Northside Neighborhood contains newer subdivisions, it has larger lot sizes than other neighborhoods in the community. While the neighborhood is not completely deficient of streetscape elements, it lacks any memorable or prominent streetscape corridors. As the area ages, its streetscapes will develop more character.

#### Residential

Many of the community's newest homes, those built after 1970, are within the Northside Neighborhood. The newness of the units contributes significantly to the overall good condition of the housing stock; however, wood and cement panel siding on some of the homes built in the 1970s and 1980s are beginning to show their age through rot and decay. Wider and larger lots, attached garages, and generally larger homes project a far different image than the rest of Alliance.

#### Commercial

Although the Northside Neighborhood is predominantly a residential district, the area does contain neighborhood retail and professional services primarily adjacent to the hospital and major arterials. The neighborhood also contains municipal employment areas such as the library, high school, and pool.

#### Industrial

There is a small amount of industrial land use located along the west edge of this neighborhood adjacent to the BNSF Railway tracks. The residential land uses are buffered and shielded from the industrial uses and should remain so to maintain the residential character of the neighborhood.

#### Landmarks and Activity Centers

The neighborhood contains many of the premier recreational uses in the community. Laing Park, the Alliance Learning Center, and the Big Blue Bay are all contained within the neighborhood and are connected through the linear community trail system. These recreation areas also connect with the high school, providing residents opportunities for both passive and active recreation. Northward expansion of the linear park and trail system through Lakefield Addition should be prioritized.

#### Vacant Land

There were 70 vacant lots in the Northside Neighborhood at the time this document was prepared. Thirtynine of those are zoned for single family residential, 29 are zoned for multifamily residential, and 2 are zoned for commercial office space.

Neighborhoods

Vacant land is undesirable as it creates a gap in the appearance of an otherwise filled out neighborhood. It also encourages outdoor storage. Both of which detract from the neighborhood's appearance and desirability.

**Land Use Conflicts**

This neighborhood is relatively absent of conflicting land uses. City Code enforcement and zoning should be able to continue to prevent any potential conflicting land uses.

**Future Land Use**

The current land uses and zoning in this neighborhood should be carried into the future to maintain the residential and light commercial characteristic that has made this neighborhood so attractive and appealing. Intrusion by industrial and heavy commercial land uses would destroy the overall character of this neighborhood as Alliance's modern residential district.

**Neighborhood Goals**

**Residential:** Infill of existing residential neighborhoods is the most economical way to increase housing stock. There are currently 39 vacant lots zoned single family residential under various ownership names and 29 zoned for multifamily residential. Eleven of those lots are located along Big Horn Drive and fall between the Rosewood Estates age

based housing and Alliance Housing Authority's low income housing.

The City should pursue an additional income or age based housing development such as the Rosewood estates to fill out these 12 lots, as investment in single-family housing in this location is unlikely. There are an additional 12 lots zoned single family residential that are without public utilities and streets. Some of the existing housing in this neighborhood is beginning to show signs of minor deterioration. The City should look for situations where the municipal code and Property Maintenance Code may apply to keep housing from further deteriorating.

**Commercial:** The location of commercial zoning in the Northside Neighborhood is primarily centered around Box Butte General Hospital. The City should maintain the existing location of commercial zoning to prohibit its intrusion into the residential neighborhoods.

**Industrial:** The industrial land use in the Northside Neighborhood is located along the west edge next to the BNSF Railroad tracks. This land use should remain buffered from the residential and light commercial land uses.

**Transportation:** Sidewalk connectivity is fairly consistent south of 18th Street however north of 18th Street it is less consistent or predictable.

There are certain lots that weren't required to install a sidewalk when developed. This requires pedestrian traffic to use the street or cross the street to use sidewalk on the other side.

The City trail system ends at West 25th Street and lacks connecting sidewalks to direct pedestrian traffic elsewhere. The trail system should be extended into the Lakefield Addition and the City should begin the process of infilling missing sidewalks. Some of the streets in this neighborhood have been milled and overlaid along with the replacement of broken curb and gutter.

The streets in this neighborhood are comparatively new to the rest of the community but still display signs of wear and potholes. The City should continue their street replacement program including retrofitting non-accessible sidewalk crossings at intersections.

**Code Enforcement:** Because the North Side Neighborhood is comparatively newer than the rest of the City, this neighborhood does not exhibit as many of the same code enforcement issues. However, to improve and maintain its aesthetic appeal, this neighborhood would benefit from occasional proactive code enforcement.

Neighborhoods

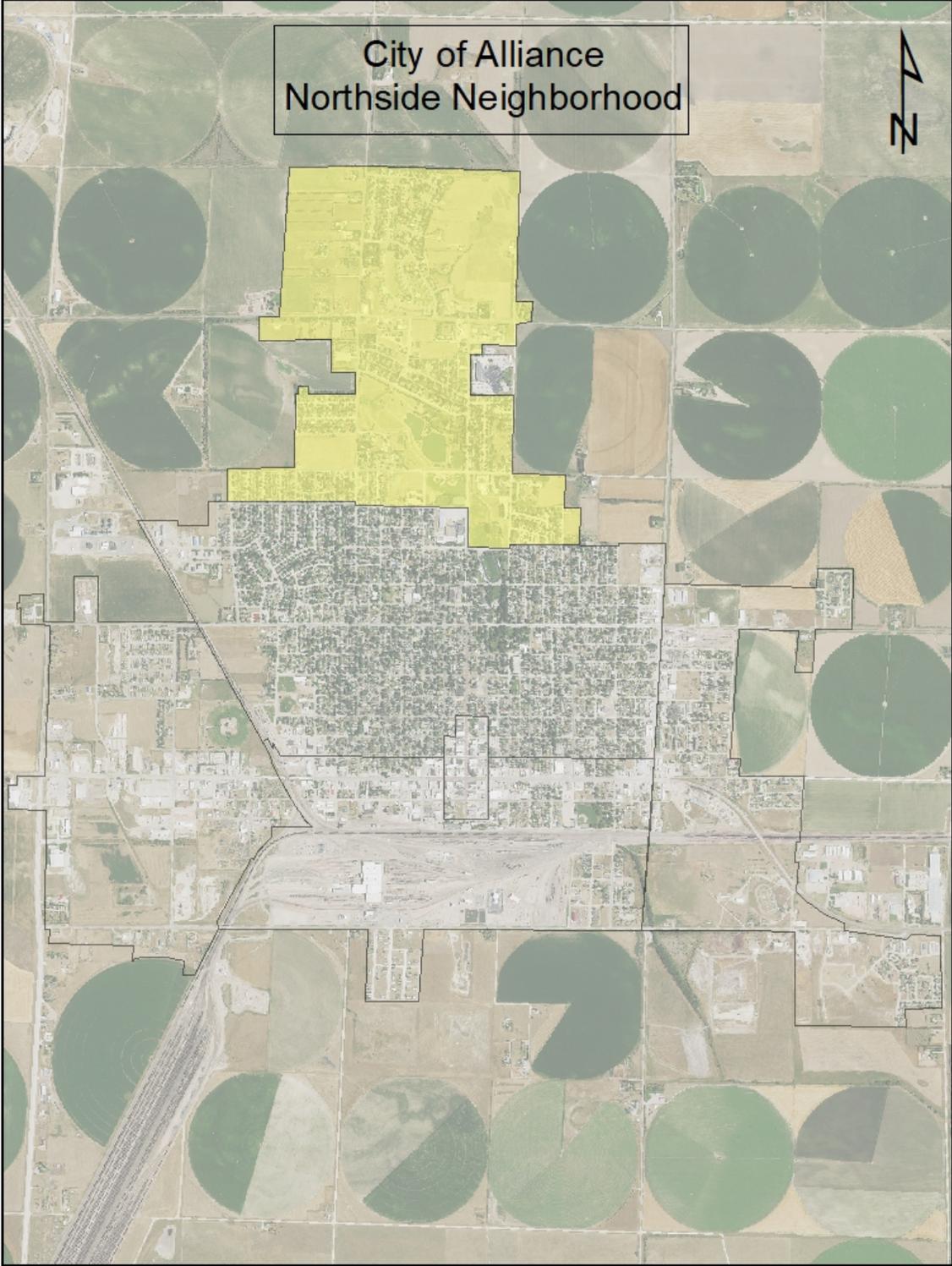


Fig. LU4



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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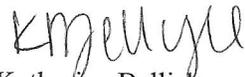
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle".

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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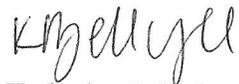
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Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

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Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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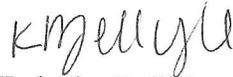
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

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Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area “5” in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area “9” in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area “5” to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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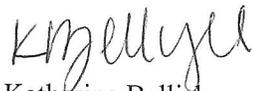
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Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item C

Public Hearing

Resolution PC25-003

Blight and Substandard Study

“Area B”

**RESOLUTION PC25-003**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Fourteenth Street to the North, Highway 87 to the East, Tenth Street to the South, and Missouri Avenue to the West, except for those areas already included in Blighted and Substandard Area “5” in the Southeast corner.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area B”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).

d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY  
OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

## **Blight and Substandard Study**

**Wheelers Simonson, Grand Lake, DNSRT,  
DNSRT 1<sup>st</sup> Addition, DNSRT 2<sup>nd</sup> Addition,  
Summit Place, Undivided Addition Areas**

**“Area B”**

**City of Alliance, Nebraska**

June 20, 2025

## Introduction

### Background

The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Sheridan, Wyoming, Second, County, and Second County Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Fourteenth Street to the north, Highway 87 to the east, Tenth Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area “5” in the southeast corner. A number of opportunities for

redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area is residential located on a menagerie of lot sizes. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

### 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 18-2155.

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**

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area for analysis is generally described as the area bordered by Fourteenth Street to the north, Highway 87 to the east, Tenth Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner.

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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs

or projects which improve local conditions, minimizing 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 residential. This particular area was selected for several reasons:

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

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 is Statutorily Defined in §18-2103 as:**

(3) Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(31)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

### *No Problem*

- 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

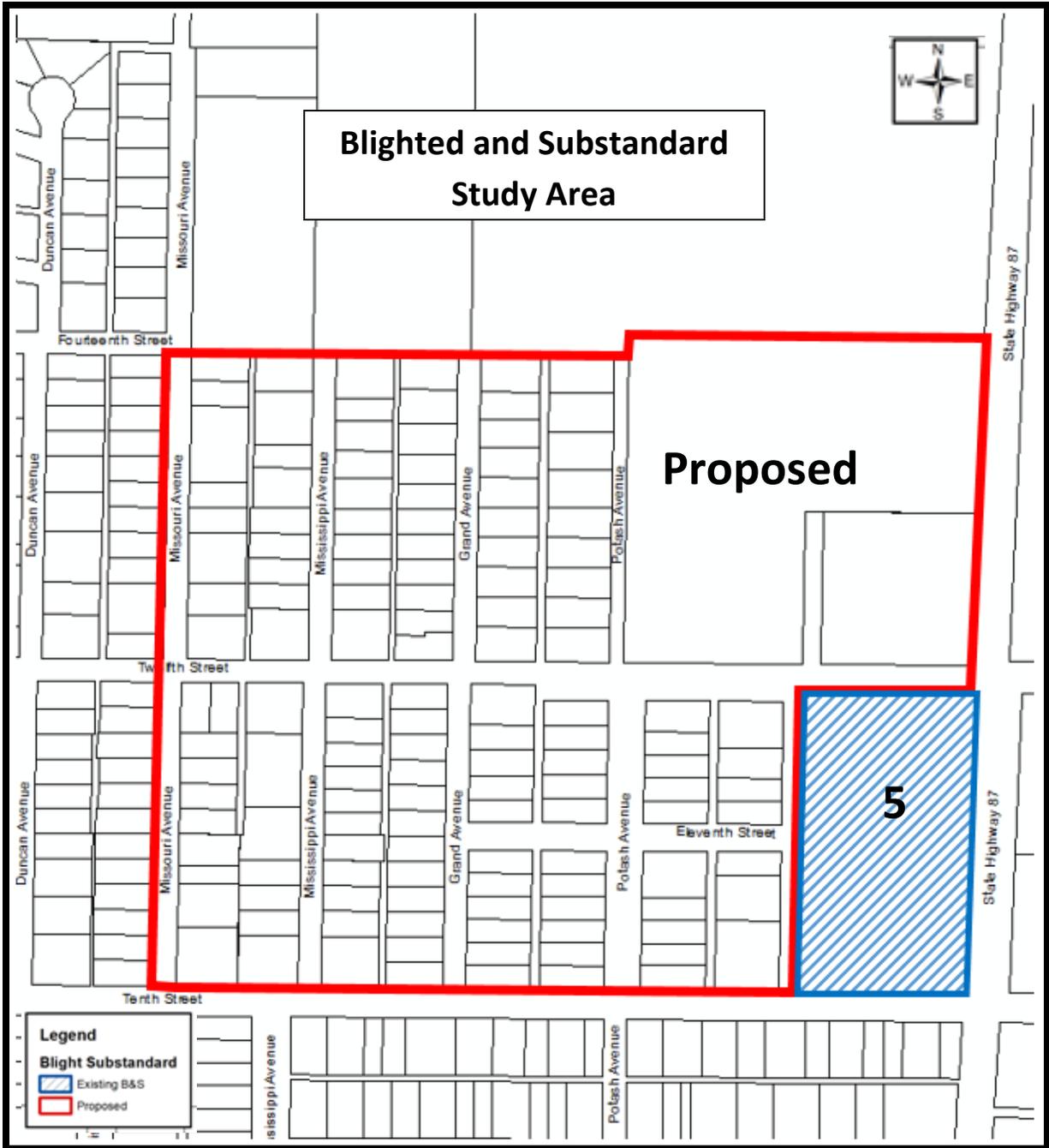
### *Dilapidated Condition*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The following map delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.



The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 689.18 acres currently designated or under consideration as “Blighted and Substandard” or 22.0% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 49.87 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 739.05 acres or 23.59% of the total area of the City of Alliance. This remains well within the allowed 35%, providing future opportunity to add more areas.

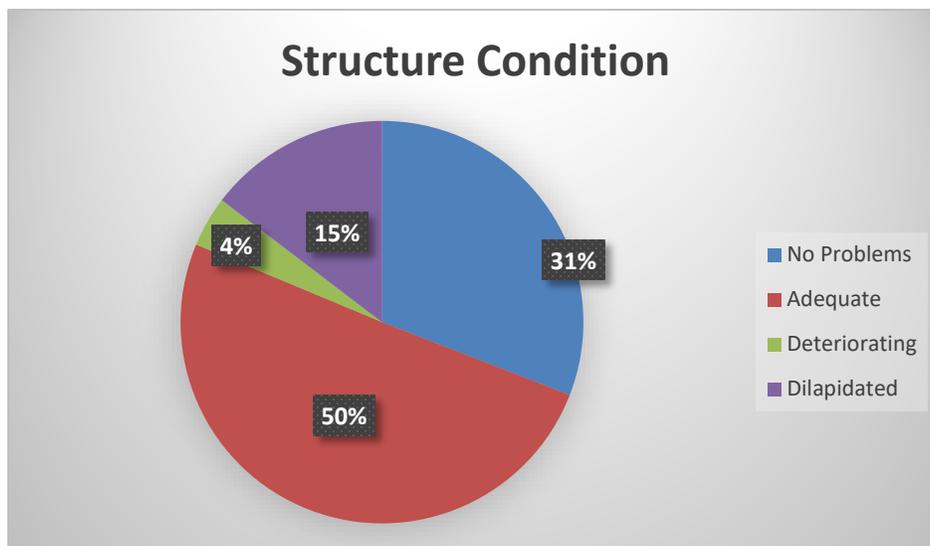
## Findings and Contributing Factors

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 November of 2023. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing 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.

### Substantial Number of Deteriorated or Deteriorating Structures

#### Exterior Inspection of Buildings

There were a total of 123 structures evaluated using the Blighted and Substandard criteria as described on page 8 of this report with additional commercial and undeveloped lots. However only the primary structures were evaluated under the Blighted and Substandard definition and 9 lots had no rating associated with them. If outbuildings or other structures were present they were not included in the survey. Field surveys concluded that 38 of the structures had no problems, 62 were adequate, 5 were deteriorating, and 18 were dilapidated.



#### Defective or Inadequate Infrastructure

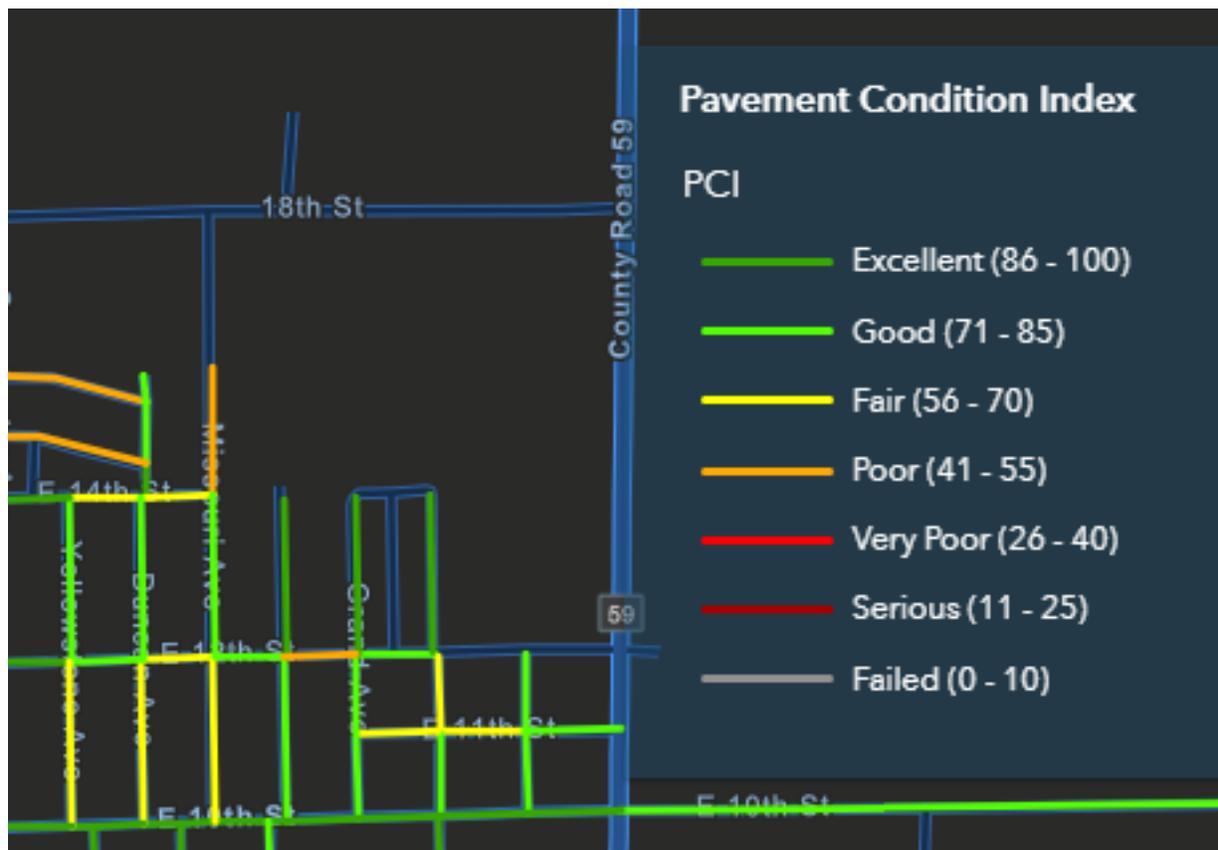
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

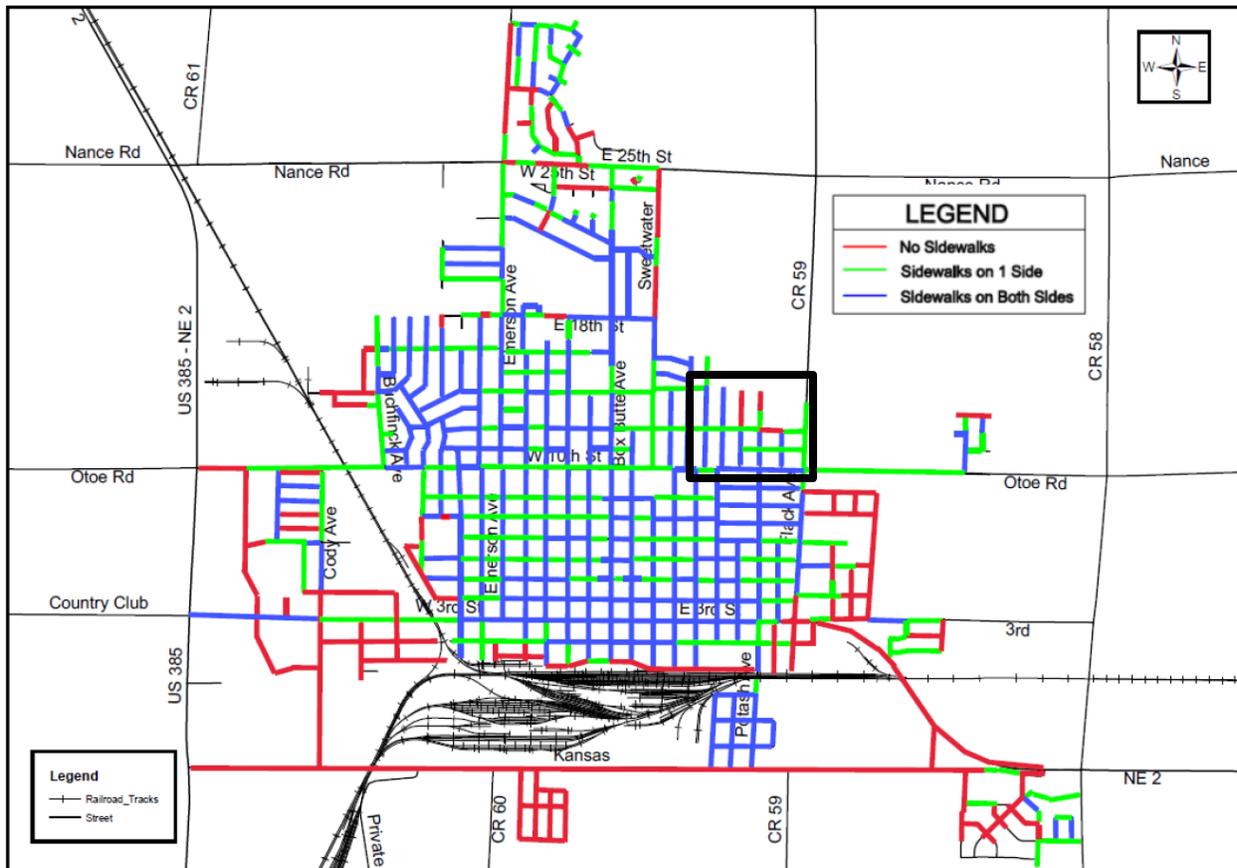
## Public Utilities

All utilities are available in the Study Area. Water is provided by the City in sizes ranging from 4" to 12" with some installations going back to the early 1921. The newest line was installed in 2008. Lines since 2004 are PVC material, with all other lines being cast iron pipe. Sewer lines were installed in the late 1930's, 1940's and 1970's with no mains being lined. Sewer is installed in the alleyways. Electric service is supplied to the entire area with street lighting. Storm sewer dates back to the late 1940's and 1970's.

## Street Conditions and Accessibility

The surface condition of roads in the study area vary from good to poor. Utilities rely on the street ROW that has been dedicated and easements. A portion of 12<sup>th</sup> Street is gravel. Only the western half of Potash north of 12<sup>th</sup> is paved.





Area B exhibits several issues that need to be addressed.

1. Extremely aged infrastructure
2. Majority of interior streets are in fair or poor condition, in need of new sidewalk and additional sidewalk.
3. Vacant or underutilized lots in need of development
4. Number of buildings in dilapidated or deteriorating condition



Vacant Lots



Building in need of maintenance





Typical Roadway Conditions

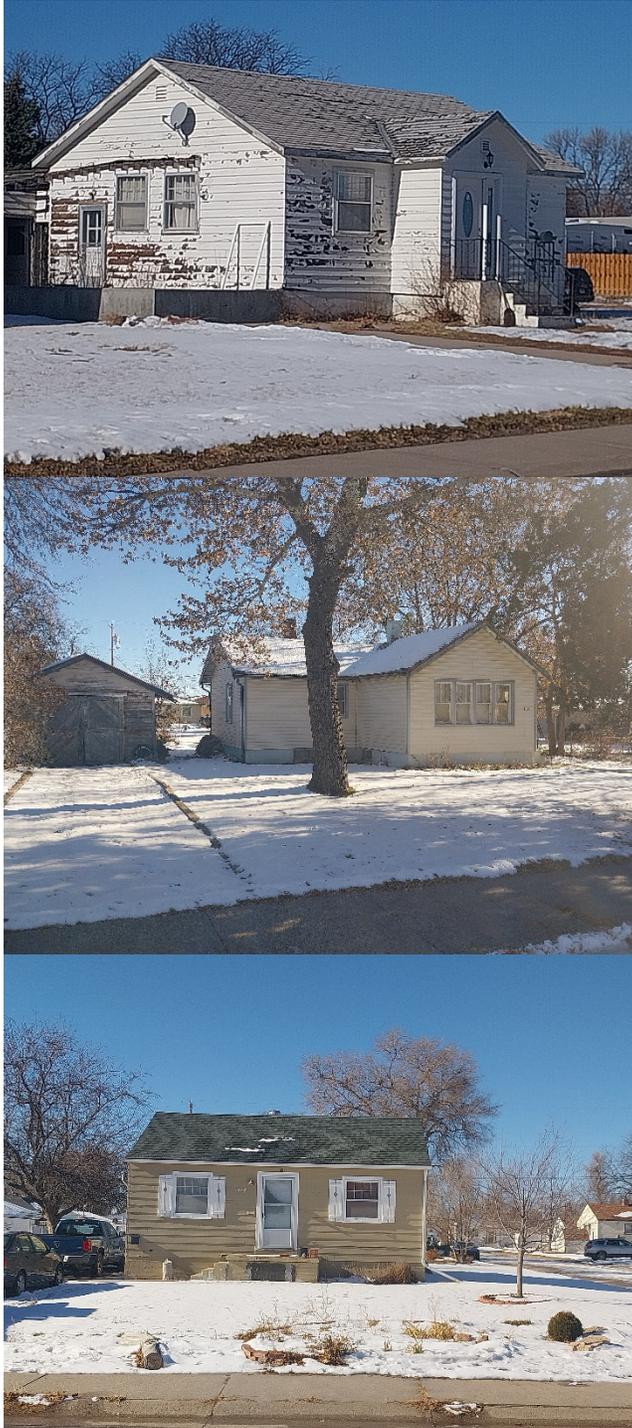
## **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness**

The Study Area has been platted and has a mix of lot sizes and arrangements which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is largely residential with some commercial to the east. This area is located adjacent to already-declared Blight and Substandard areas to the southeast. The lack of infill development on empty lots reflects poorly on the neighborhood.

## **Dilapidated and Deteriorating Structures**

19% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.





Dilapidated homes

## **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

## **Improper Subdivision or Obsolete Platting**

### **Improper Subdivision of Land**

Most of the Study Area has been platted as long, deep lots. Single land owners would need to be contacted to inquire about residential infill development.

## **The Existence of Conditions Which Endanger Life or Property**

### **Sidewalk Conditions**

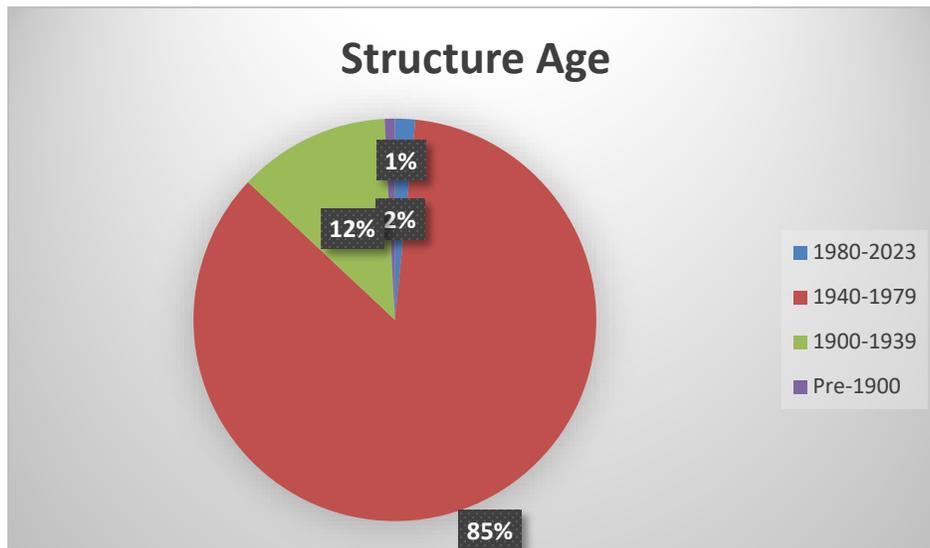
The Study Area is served by sidewalks however there are areas that are missing sidewalk. There are multiple areas where sidewalk conditions do not meet ADA minimum requirements. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.



Sidewalk Conditions

## Structure Age

The average age of the structures in the area is 72 years, with only one non-commercial main structure constructed since 1983. Those structures built before 1983 qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute. 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, 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.



## 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 based on the following:

### Blighted and Substandard Conditions:

- 19% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 72 years.
- The street system, including sidewalk does not meet acceptable asset management standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting exists in the area.
- Conditions exist which endanger life or property by other causes.

- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is not occurring.
- Conditions existing 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.

**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. Several of unimproved lots include parking lots or are vacant due to building demolitions.

**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 primarily residential.

**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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### Core Neighborhood

#### Boundaries

The Core Neighborhood is bounded generally by 16th Street to the north, Flack Avenue to the east, the BNSF Railroad tracks to the west, and 4th Street to the south. (Fig. LU6)

#### Synopsis

The Core Neighborhood should be considered the “heart” of Alliance. Its location, classic ambiance, and parks create and project a distinct character and image. The neighborhood serves as a transition area between downtown Alliance and newer Alliance. The well-designed park and trail system connects and links community landmarks and activity centers along the north-south park corridor. The importance of this neighborhood to the community cannot be overstated.

#### Transportation

The streets and roadways within the Core Neighborhood follow a traditional grid pattern and are well connected via sidewalks. Generally, the roadways are wider and allow for on-street parking. Shorter setbacks and a consistent sidewalk network are traits that make the Core Neighborhood inviting and pedestrian friendly. Major street corridors, such as Box Butte Avenue, Flack Avenue, and 10th Street, serve as commercial areas, cultural areas, and activity centers. Subdivision speed limits (25-30 mph) throughout the neighborhood help maintain a safe environment for vehicles and pedestrians. Over time, the natural elements of the area have matured, creating strong streetscapes. Additional streetscape improvements have been made along Box Butte Avenue, which also

enhance the neighborhood. The area has a significant amount of one-way streets. While these one-way streets move traffic very efficiently, they can also be incredibly confusing for visitors especially around the Grand View Elementary School area where the one-way streets reverse direction.

#### Residential

The Core Neighborhood contains many of the oldest and finest homes in the community. Classic and historic Alliance homes line Box Butte Avenue and surrounding streets. These homes, combined with a linear park and trail system, produce a memorable residential area. The condition of the housing within the neighborhood is generally good; however, some units within the area are beginning to deteriorate.

The diversity of housing styles, sizes, and price points within the area is broad. Units located on or near main corridors are typically larger and in better condition, while other areas contain smaller homes and smaller lots. The density of the neighborhood is generally higher than other areas due, in large part, to narrower lots, which allows for a greater number of dwelling units per acre.

The transition between “Classic Alliance” and “New Alliance” can be seen on the northern and western edges of this area as it transitions into the housing and infrastructure developed during the railroad boom of the 1970’s.

#### Commercial

The neighborhood is predominantly residential but does contain some commercial and employment along Box Butte and Flack Avenues.

There are also professional offices located adjacent to arterials in the residential neighborhoods. This is a good example of the neighborhood commercial zoning that works similar to form based zoning allowing nonresidential uses provided they meet the same setback and parking requirements that residential zoning requires.

#### Industrial

There are a few industrial land uses located in the southwest portion of this neighborhood near the railroad tracks. The remainder of the neighborhood is currently shielded from this land use and should remain so.

#### Landmarks and Activity Centers

Central Park, Bandshell Park, and the linear trail system highlight the excellent recreational uses within the area. The parks and trail system connect schools and neighborhoods, helping to make this neighborhood the heart of the community. The City of Alliance has converted once topographic constraints (floodplain, floodway) into dynamic parks and recreation uses and functions.

Significant community landmarks and activity centers within the area include Central Park, Knight Museum and Sandhills Center, and Bulldog Stadium.

#### Vacant Land

Vacant land in the Core Neighborhood consists primarily of narrower lots that aren’t conducive to modern home layouts. There are 17 vacant lots at the time this document was prepared. Vacant land is undesirable as it creates a gap in the appearance of an otherwise filled out neighborhood. It also encourages outdoor

**Neighborhoods**

storage. Both of which detract from the neighborhoods appearance and desirability.

**Land Use Conflicts**

The primary land use conflict within the Core Neighborhood is created by the intrusion of preexisting higher density residential development into single-family housing unit neighborhoods. Preexisting multi-family housing sites are scattered throughout this neighborhood. The primary conflict created at these sites involves traffic safety concerns due to limited, or a complete lack of, off-street parking.

The city should ensure that future multi-family housing projects in all areas of the city provide adequate off-street parking and work with property owners to install off street parking for existing dwellings regardless of size. Having adequate off street parking will help eliminate traffic issues in these areas and the amount of parking in the curb strip

Additional conflicts are created in residential areas along Box Butte Avenue, Tenth Street, and Emerson Avenue due to existing traffic patterns. These street systems are heavily utilized for inter-city and intra-city commuter and shopping routes. Options for the removal of these conflicts appear to be limited.

**Future Land Use**

The Core Neighborhood is primarily single family residential with some two family and multi-family dwellings. There is some neighborhood commercial mixed with the residential along the arterial streets but it is otherwise a residential neighborhood. The current land uses in this neighborhood should be

maintained. Multifamily and neighborhood commercial may be considered appropriate when the lot sizes and transportation systems are shown to be conducive to the increase in density and traffic.

**Neighborhood Goals**

Residential: Infill of existing residential neighborhoods is one of the most economical way to increase housing stock. The lots in the Core Neighborhood make it difficult to fit modern house layouts without combining two lots which necessitates razing two houses instead of one. The City should work with stakeholders to find housing solutions for these narrower lots including the possibility of attractive manufactured housing. Manufactured housing has progressed greatly in the past 30 years and may act as a solution to building on vacant lots.

Some of the existing housing stock is exhibiting signs of deterioration. To reduce the number of houses needing razed and increasing the number of vacant lots that aren't easily redeveloped, the City should begin identifying issues with houses located in this neighborhood before they become large problems. The City can use the adopted property maintenance code and nuisance abatement code to help accomplish this.

The City should consider adding another single-family residential zoning district to accommodate the Belmont and Duncan's Residence Tract areas as they were developed on smaller lots with shorter setbacks. This has created problems for property owners trying to make improvements to the housing in this area. The City should also create code accommodating

improvement of existing reverse corner lot houses without allowing the creation of new ones.

Commercial: The City should be cautious about any commercial development in the Core Neighborhood as it may damage the neighborhoods character. The City has adopted a neighborhood commercial zoning district but its use should be limited to its intent.

Industrial: The existing industrial land uses located in the southwest portion of the neighborhood should remain shielded from the residential and light commercial uses to protect the character of the neighborhood.

Transportation: The Core Neighborhood is well connected to the rest of the City by way of sidewalk. This is an asset of this neighborhood; however, because this neighborhoods infrastructure is comparatively older to other neighborhoods, sidewalks here exhibit more instances of heaving, cracking, and spalling.

There are also intersections where there aren't ramps or wheelchair provisions at street crossings. Ramps and indicator pads should be retrofitted during street repaving projects but also budgeted for as individual improvement projects on streets that were recently repaved.

The City should encourage people to take advantage of the sidewalk replacement program and return their sidewalks to good condition. The streets in this neighborhood are the oldest in Alliance and many of them have been

*Neighborhoods*

---

repaved over the past 10 years. This trend should continue as there are still many streets in the Core neighborhood that are in need of repaving as opposed to just annual maintenance.

Code Enforcement: This area could benefit greatly from code enforcement to avoid an increase in the amount clutter, outdoor storage, and streetscape overgrowth. These detract from the character and ambiance of the Core Neighborhood and from the City in general. The City should identify properties that may be in violation of the property maintenance code and work with the owner to fix it up before the structure must be razed.

*Neighborhoods*

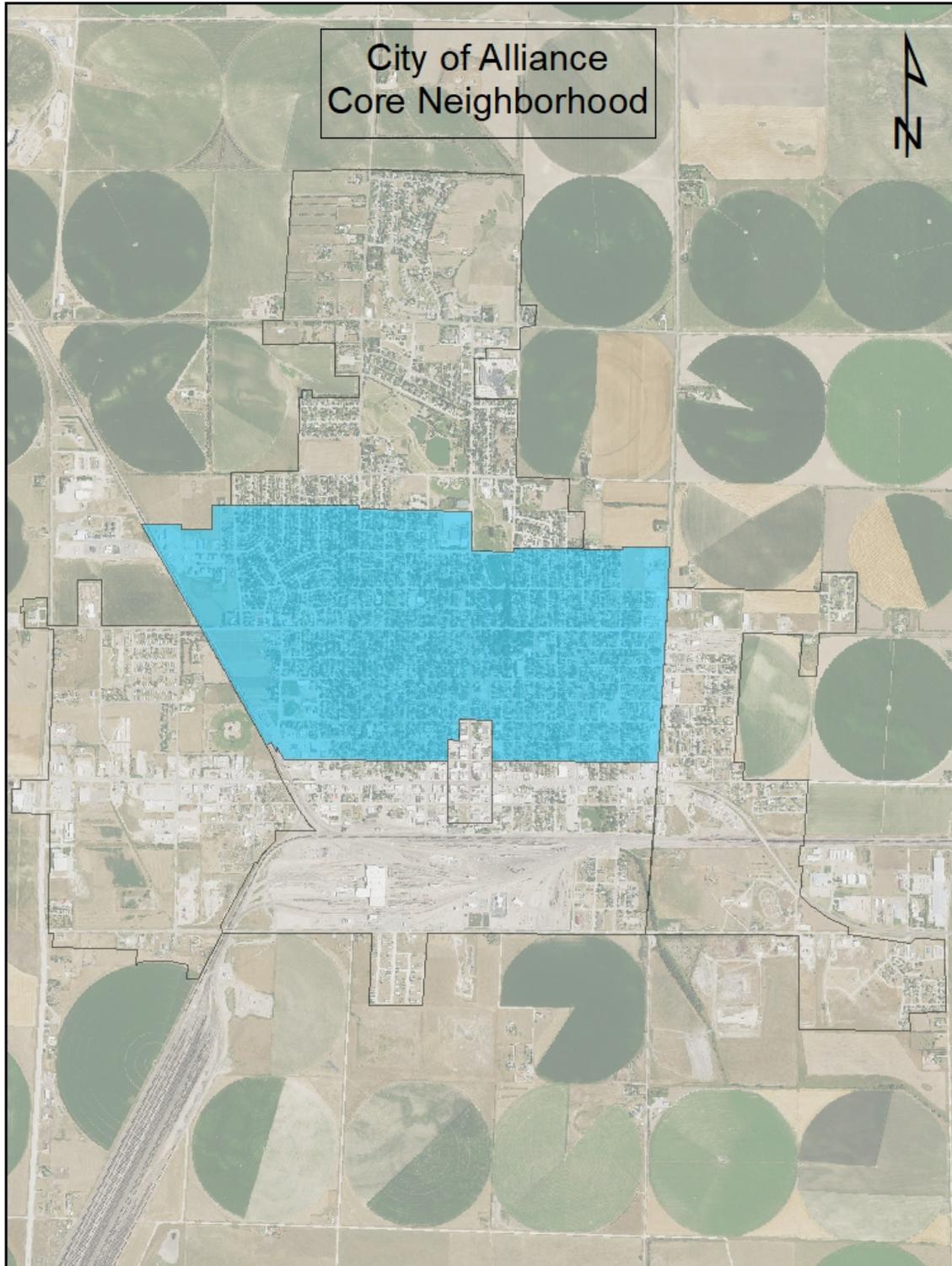


Fig. LU6



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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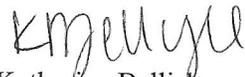
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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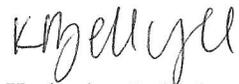
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, flowing style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle".

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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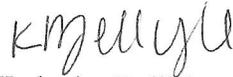
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



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Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area “5” in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area “9” in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area “5” to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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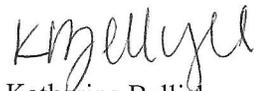
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
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County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in cursive script, appearing to read "K Bellisle".

Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item D

Public Hearing

Resolution PC25-004

Blight and Substandard Study

“Area H”

**RESOLUTION PC25-004**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Emerson Avenue to the West, West 10<sup>th</sup> Street to the North, Box Butte Avenue to the East, and West 7<sup>th</sup> Street to the South.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area H”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).

d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

**Blight and Substandard Study**  
**Sheridan, Wyoming, Second, County, and**  
**Second County Addition Areas**  
**“Area H”**  
**City of Alliance, Nebraska**

**June 20, 2025**

# Introduction

## Background

The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Sheridan, Wyoming, Second, County, and Second County Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Tenth Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from Seventh to Eighth), Seventh Street to the south and Emerson Avenue to the west. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area is exclusively residential located on long, skinny lots. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

### 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 18-2155.

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**

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area can generally be described as the area bordered by Tenth Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from Seventh to Eighth), Seventh Street to the south and Emerson Avenue to the west.

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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects which improve local conditions, minimizing 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 residential. This particular area was selected for several reasons:

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

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 is Statutorily Defined in §18-2103 as:**

**(3)** Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(31)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

### *No Problem*

- 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

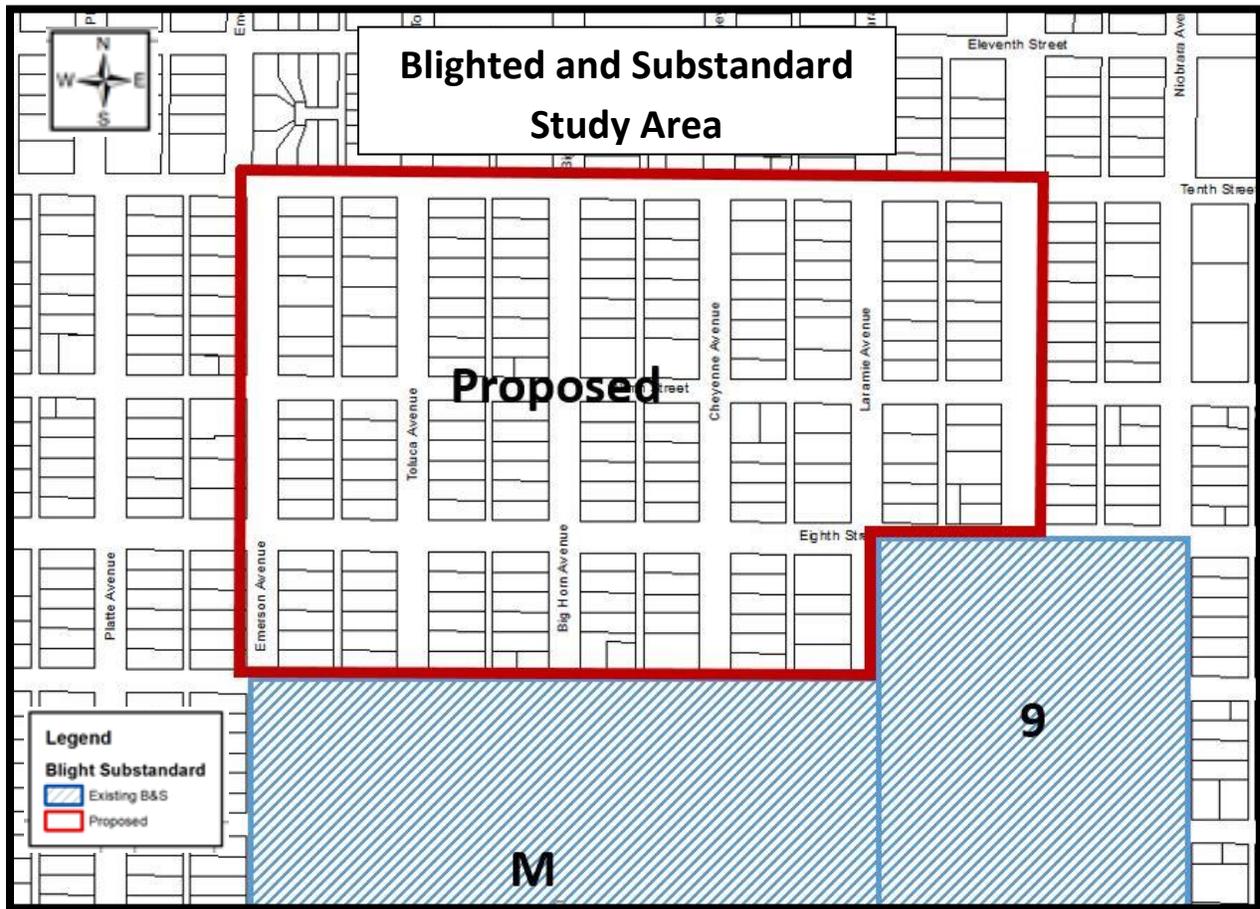
### *Dilapidated Condition*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The following map delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.



The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 552.5 acres currently designated or under consideration as “Blighted and Substandard” or 17.6% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 54.8 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 607.3 acres or 19.4% of the total area of the City of Alliance. This remains well within the allowed 35%, providing future opportunity to add more areas.

### Findings and Contributing Factors

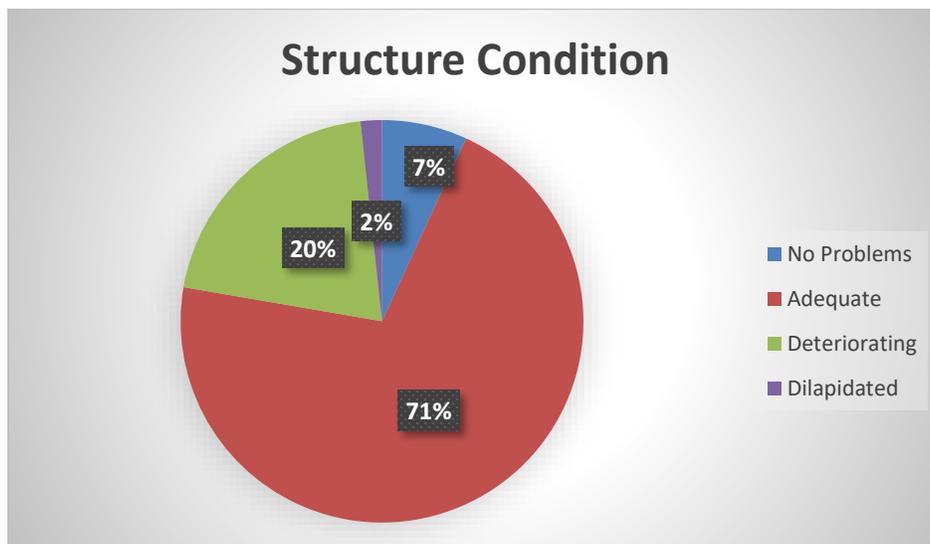
The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential to develop. The field survey work was done in July of 2023. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing 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.

## Substantial Number of Deteriorated or Deteriorating Structures

### Exterior Inspection of Buildings

There were a total of 186 structures evaluated using the Blighted and Substandard criteria as described on page 8 of this report. However only the primary structures were evaluated under the Blighted and Substandard definition and 11 lots had no rating associated with them. If outbuildings or other structures were present they were not included in the survey. Thus the boundary for the Blighted and Substandard designation includes 175 buildings and structures. Field surveys concluded that 12 of the structures had no problems, 124 were adequate, 36 were deteriorating, and 3 were dilapidated.



### 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.

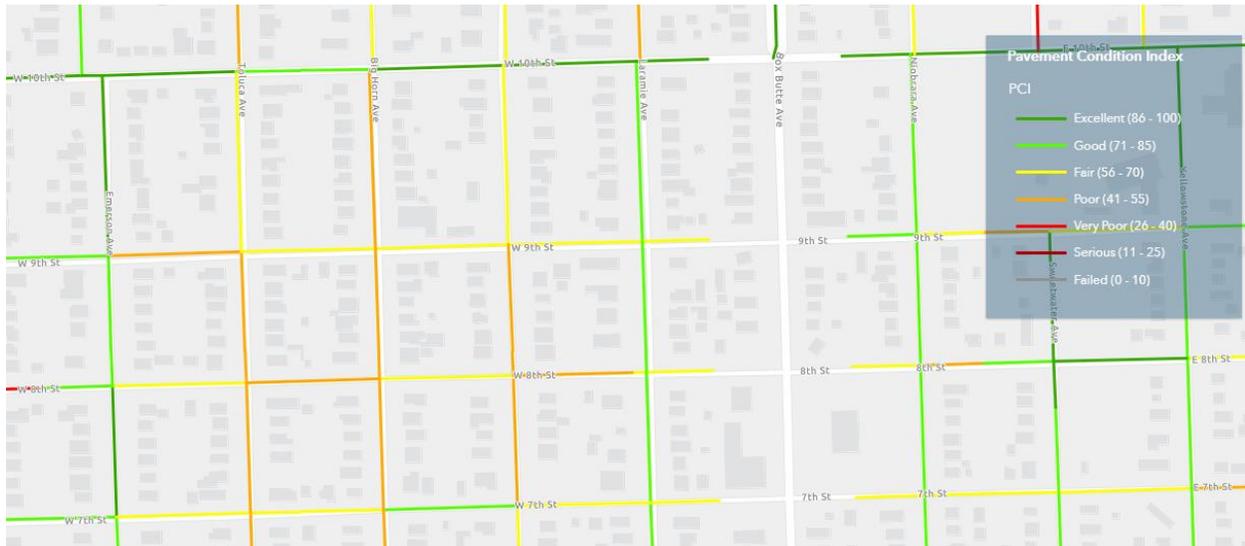
### Public Utilities

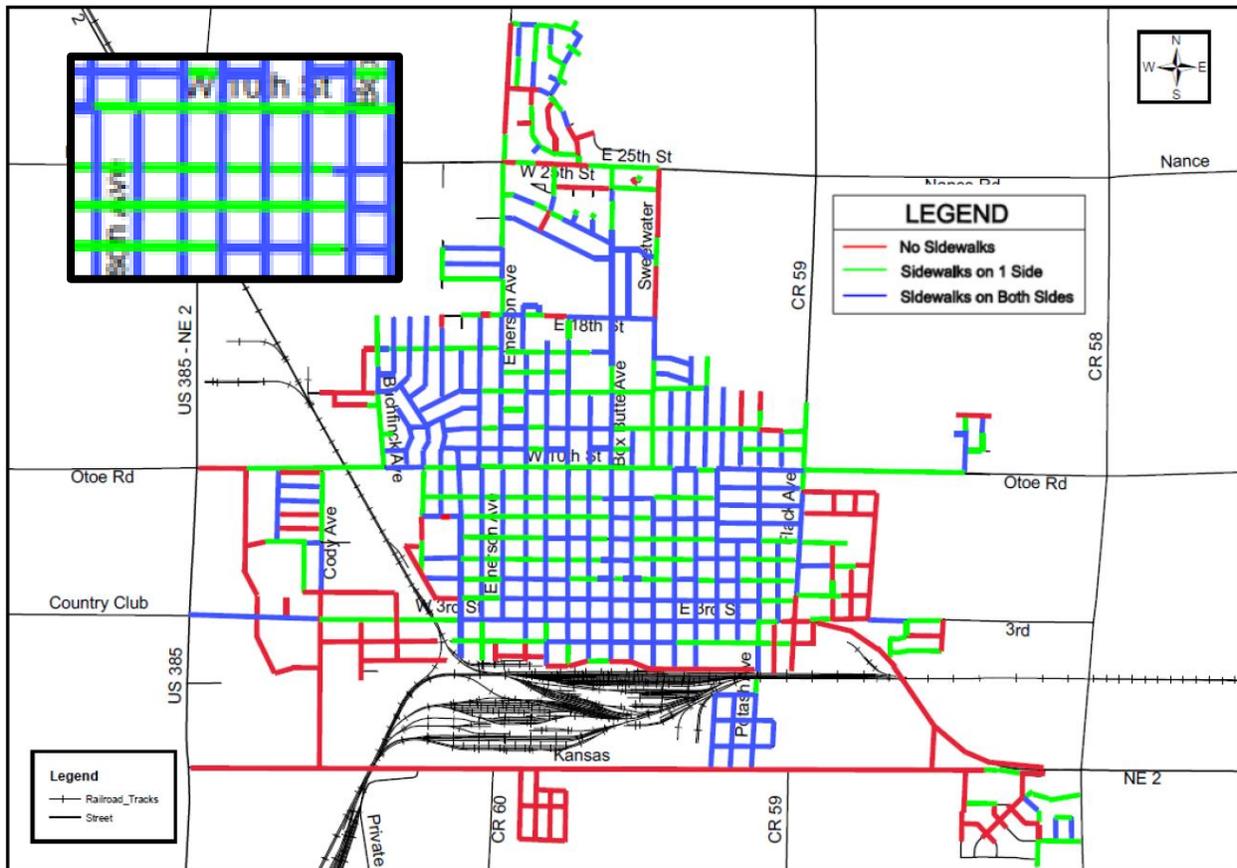
All utilities are available in the Study Area. Water is provided by the City in sizes ranging from 6" to 12" with some installations going back to the early 1900's. The newest line was installed in 2002. Lines since 1990 are PVC material, with all other lines being cast iron pipe. Sewer lines were installed in 1910 and 1913 with no mains being lined. Sewer is installed in the alleyways. Electric service is supplied to the entire area with street lighting.

Storm sewer infrastructure exists with primary lines running north-south to the east-west main on Seventh. Storm sewer dates back to the late 1920's and early 1930's.

### Street Conditions and Accessibility

The surface condition of roads in the study area vary from excellent to poor. The perimeter roads of Emerson, Tenth and Laramie are rated good to excellent. Box Butte does not have a rating due to being a brick pavement. All areas are served by curb and gutter with a mix of sidewalk on either one or both sides of the road. Utilities rely on the street ROW that has been dedicated and easements.







Vacant Lots



Building in need of maintenance



Typical Roadway Conditions

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

The Study Area has been platted and has a mix of long, narrow lots and lots which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is residential. This area is located adjacent to already-declared Blight and Substandard areas to the south and southeast. The lack of infill development on empty lots reflects poorly on the neighborhood.

## **Dilapidated and Deteriorating Structures**

22% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.



Dilapidated house, mobile home, and outbuildings.

## **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

## **Improper Subdivision or Obsolete Platting**

### **Improper Subdivision of Land**

Most of the Study Area has been platted as long, deep lots. Single land owners would need to be contacted to inquire about residential infill development.

## **The Existence of Conditions Which Endanger Life or Property**

### **Sidewalk Conditions**

The Study Area is served by sidewalks, however there are areas that are only served on one side of the street. There are multiple areas where sidewalk conditions are impacted by the root growth of mature trees introducing tripping hazards and which do not meet ADA minimum requirements. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.

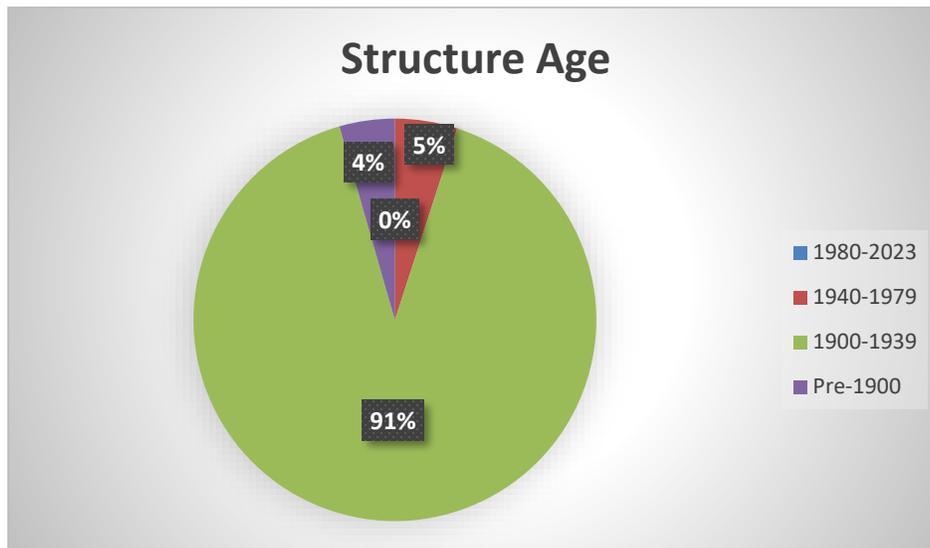




Sidewalk Conditions

### **Structure Age**

The average age of the structures in the area is 107 years. 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, 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 1983 qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute.



## 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 based on the following:

### Blighted and Substandard Conditions:

- 22% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 107 years.
- The street system, including sidewalk does not meet acceptable asset management standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting exists in the area.
- Conditions exist which endanger life or property by other causes.
- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is not occurring.

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

- There are not more than half of the platted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time. Several of unimproved lots include parking lots or are vacant due to building demolitions.

- Conditions existing 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.

**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 primarily residential.

**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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### Core Neighborhood

#### Boundaries

The Core Neighborhood is bounded generally by 16th Street to the north, Flack Avenue to the east, the BNSF Railroad tracks to the west, and 4th Street to the south. (Fig. LU6)

#### Synopsis

The Core Neighborhood should be considered the “heart” of Alliance. Its location, classic ambiance, and parks create and project a distinct character and image. The neighborhood serves as a transition area between downtown Alliance and newer Alliance. The well-designed park and trail system connects and links community landmarks and activity centers along the north-south park corridor. The importance of this neighborhood to the community cannot be overstated.

#### Transportation

The streets and roadways within the Core Neighborhood follow a traditional grid pattern and are well connected via sidewalks. Generally, the roadways are wider and allow for on-street parking. Shorter setbacks and a consistent sidewalk network are traits that make the Core Neighborhood inviting and pedestrian friendly. Major street corridors, such as Box Butte Avenue, Flack Avenue, and 10th Street, serve as commercial areas, cultural areas, and activity centers. Subdivision speed limits (25-30 mph) throughout the neighborhood help maintain a safe environment for vehicles and pedestrians. Over time, the natural elements of the area have matured, creating strong streetscapes. Additional streetscape improvements have been made along Box Butte Avenue, which also

enhance the neighborhood. The area has a significant amount of one-way streets. While these one-way streets move traffic very efficiently, they can also be incredibly confusing for visitors especially around the Grand View Elementary School area where the one-way streets reverse direction.

#### Residential

The Core Neighborhood contains many of the oldest and finest homes in the community. Classic and historic Alliance homes line Box Butte Avenue and surrounding streets. These homes, combined with a linear park and trail system, produce a memorable residential area. The condition of the housing within the neighborhood is generally good; however, some units within the area are beginning to deteriorate.

The diversity of housing styles, sizes, and price points within the area is broad. Units located on or near main corridors are typically larger and in better condition, while other areas contain smaller homes and smaller lots. The density of the neighborhood is generally higher than other areas due, in large part, to narrower lots, which allows for a greater number of dwelling units per acre.

The transition between “Classic Alliance” and “New Alliance” can be seen on the northern and western edges of this area as it transitions into the housing and infrastructure developed during the railroad boom of the 1970's.

#### Commercial

The neighborhood is predominantly residential but does contain some commercial and employment along Box Butte and Flack Avenues.

There are also professional offices located adjacent to arterials in the residential neighborhoods. This is a good example of the neighborhood commercial zoning that works similar to form based zoning allowing nonresidential uses provided they meet the same setback and parking requirements that residential zoning requires.

#### Industrial

There are a few industrial land uses located in the southwest portion of this neighborhood near the railroad tracks. The remainder of the neighborhood is currently shielded from this land use and should remain so.

#### Landmarks and Activity Centers

Central Park, Bandshell Park, and the linear trail system highlight the excellent recreational uses within the area. The parks and trail system connect schools and neighborhoods, helping to make this neighborhood the heart of the community. The City of Alliance has converted once topographic constraints (floodplain, floodway) into dynamic parks and recreation uses and functions.

Significant community landmarks and activity centers within the area include Central Park, Knight Museum and Sandhills Center, and Bulldog Stadium.

#### Vacant Land

Vacant land in the Core Neighborhood consists primarily of narrower lots that aren't conducive to modern home layouts. There are 17 vacant lots at the time this document was prepared. Vacant land is undesirable as it creates a gap in the appearance of an otherwise filled out neighborhood. It also encourages outdoor

**Neighborhoods**

storage. Both of which detract from the neighborhoods appearance and desirability.

**Land Use Conflicts**

The primary land use conflict within the Core Neighborhood is created by the intrusion of preexisting higher density residential development into single-family housing unit neighborhoods. Preexisting multi-family housing sites are scattered throughout this neighborhood. The primary conflict created at these sites involves traffic safety concerns due to limited, or a complete lack of, off-street parking.

The city should ensure that future multi-family housing projects in all areas of the city provide adequate off-street parking and work with property owners to install off street parking for existing dwellings regardless of size. Having adequate off street parking will help eliminate traffic issues in these areas and the amount of parking in the curb strip

Additional conflicts are created in residential areas along Box Butte Avenue, Tenth Street, and Emerson Avenue due to existing traffic patterns. These street systems are heavily utilized for inter-city and intra-city commuter and shopping routes. Options for the removal of these conflicts appear to be limited.

**Future Land Use**

The Core Neighborhood is primarily single family residential with some two family and multi-family dwellings. There is some neighborhood commercial mixed with the residential along the arterial streets but it is otherwise a residential neighborhood. The current land uses in this neighborhood should be

maintained. Multifamily and neighborhood commercial may be considered appropriate when the lot sizes and transportation systems are shown to be conducive to the increase in density and traffic.

**Neighborhood Goals**

Residential: Infill of existing residential neighborhoods is one of the most economical way to increase housing stock. The lots in the Core Neighborhood make it difficult to fit modern house layouts without combining two lots which necessitates razing two houses instead of one. The City should work with stakeholders to find housing solutions for these narrower lots including the possibility of attractive manufactured housing. Manufactured housing has progressed greatly in the past 30 years and may act as a solution to building on vacant lots.

Some of the existing housing stock is exhibiting signs of deterioration. To reduce the number of houses needing razed and increasing the number of vacant lots that aren't easily redeveloped, the City should begin identifying issues with houses located in this neighborhood before they become large problems. The City can use the adopted property maintenance code and nuisance abatement code to help accomplish this.

The City should consider adding another single-family residential zoning district to accommodate the Belmont and Duncan's Residence Tract areas as they were developed on smaller lots with shorter setbacks. This has created problems for property owners trying to make improvements to the housing in this area. The City should also create code accommodating

improvement of existing reverse corner lot houses without allowing the creation of new ones.

Commercial: The City should be cautious about any commercial development in the Core Neighborhood as it may damage the neighborhoods character. The City has adopted a neighborhood commercial zoning district but its use should be limited to its intent.

Industrial: The existing industrial land uses located in the southwest portion of the neighborhood should remain shielded from the residential and light commercial uses to protect the character of the neighborhood.

Transportation: The Core Neighborhood is well connected to the rest of the City by way of sidewalk. This is an asset of this neighborhood; however, because this neighborhoods infrastructure is comparatively older to other neighborhoods, sidewalks here exhibit more instances of heaving, cracking, and spalling.

There are also intersections where there aren't ramps or wheelchair provisions at street crossings. Ramps and indicator pads should be retrofitted during street repaving projects but also budgeted for as individual improvement projects on streets that were recently repaved.

The City should encourage people to take advantage of the sidewalk replacement program and return their sidewalks to good condition. The streets in this neighborhood are the oldest in Alliance and many of them have been

*Neighborhoods*

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repaved over the past 10 years. This trend should continue as there are still many streets in the Core neighborhood that are in need of repaving as opposed to just annual maintenance.

Code Enforcement: This area could benefit greatly from code enforcement to avoid an increase in the amount clutter, outdoor storage, and streetscape overgrowth. These detract from the character and ambiance of the Core Neighborhood and from the City in general. The City should identify properties that may be in violation of the property maintenance code and work with the owner to fix it up before the structure must be razed.

*Neighborhoods*

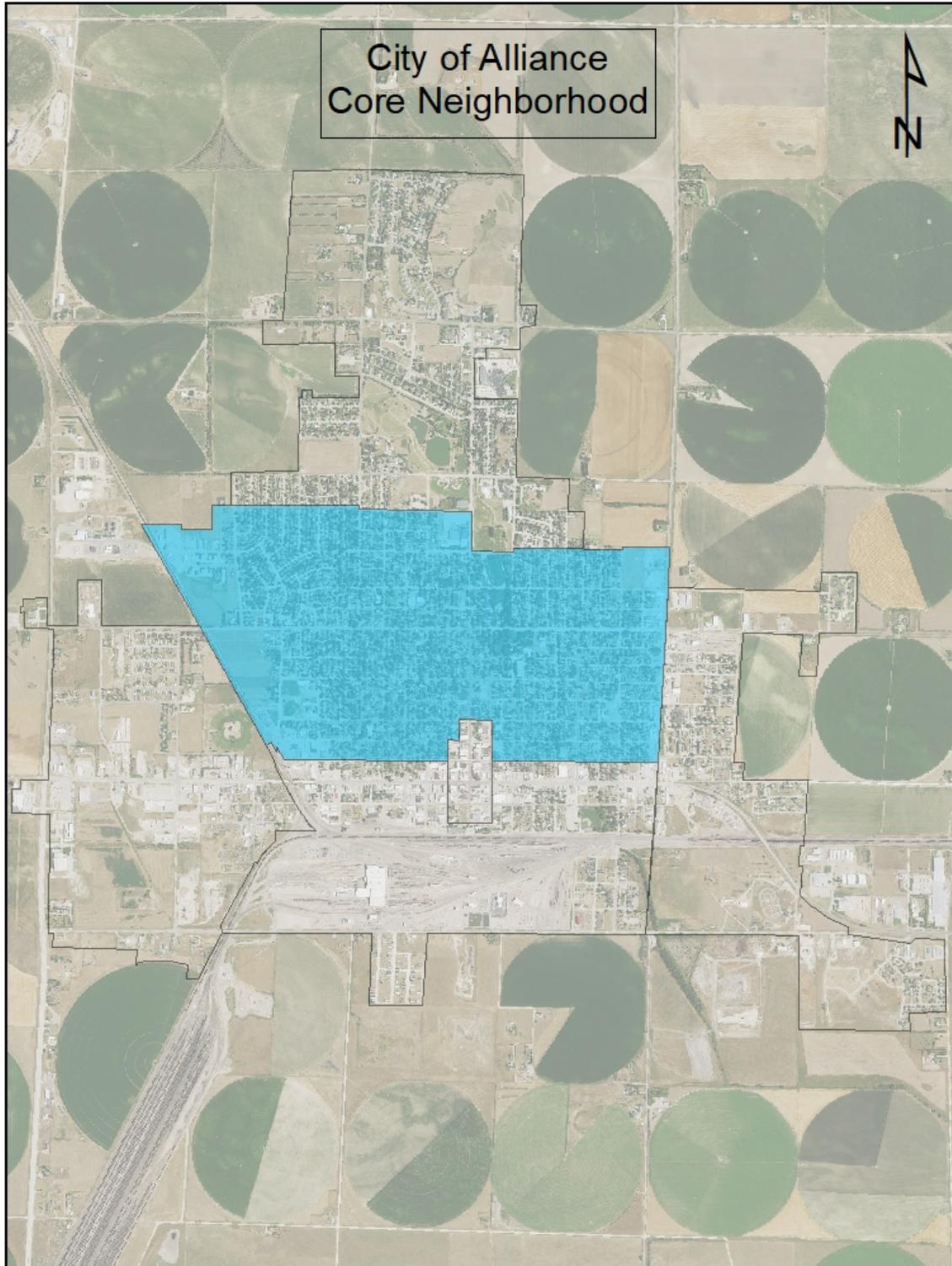


Fig. LU6



**Building the Best Hometown in America ®**

**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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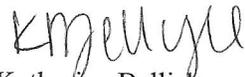
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substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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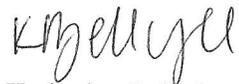
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During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, flowing style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

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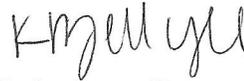
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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

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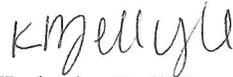
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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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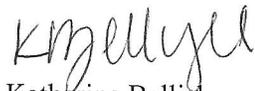
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Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item E

Public Hearing

Resolution PC25-005

Blight and Substandard Study

“Area I”

**RESOLUTION PC25-005**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Tenth Street to the North, Mississippi to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area “9” in the Southwest corner.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area I”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).

d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY  
OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

**Blight and Substandard Study**  
**Nebraska, County, 2<sup>nd</sup> County, Unplatted**  
**Addition Areas**  
**“Area I”**  
**City of Alliance, Nebraska**

**June 20, 2025**

# Introduction

## Background

The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but 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.

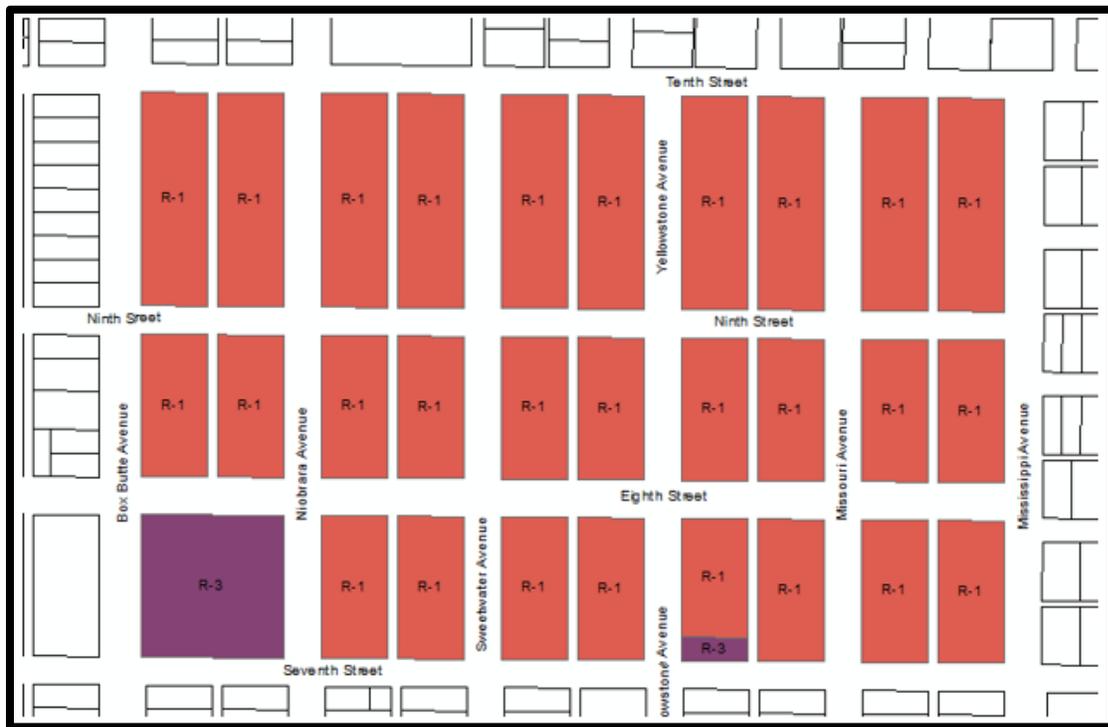
This designation allows the use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is later “refunded” for the purpose of land acquisition, site preparation, and placing public improvements on the site. The program has worked well in Alliance with it most recently being used for the Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Sheridan, Wyoming, Second, County, and Second County Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Tenth Street to the north, Mississippi to the east, East Seventh Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area “9” in the southwest corner. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.

Generally, the area is residential located on long, narrow lots. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.



### 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 18-2155.

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**

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area for analysis is generally described as the area bordered by Tenth Street to the north, Mississippi to the east, East Seventh Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner.

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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects which improve local conditions, minimizing 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 residential. This particular area was selected for several reasons:

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

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 is Statutorily Defined in §18-2103 as:**

(3) Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(31)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

### *No Problem*

- 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

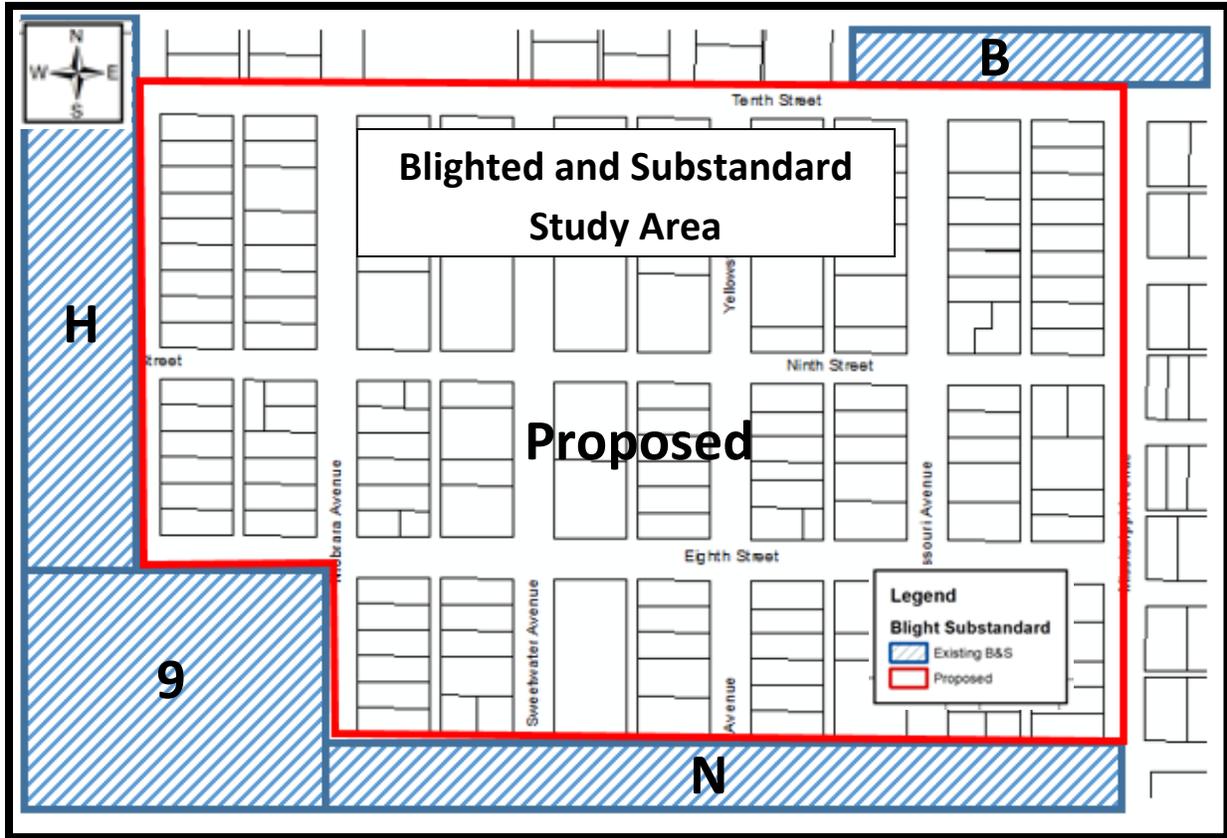
### *Dilapidated Condition*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The following map delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.



The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 739.05 acres currently designated or under consideration as “Blighted and Substandard” or 23.59% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 50.19 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 789.24 acres or 25.19% of the total area of the City of Alliance. This remains well within the allowed 35%, providing future opportunity to add more areas.

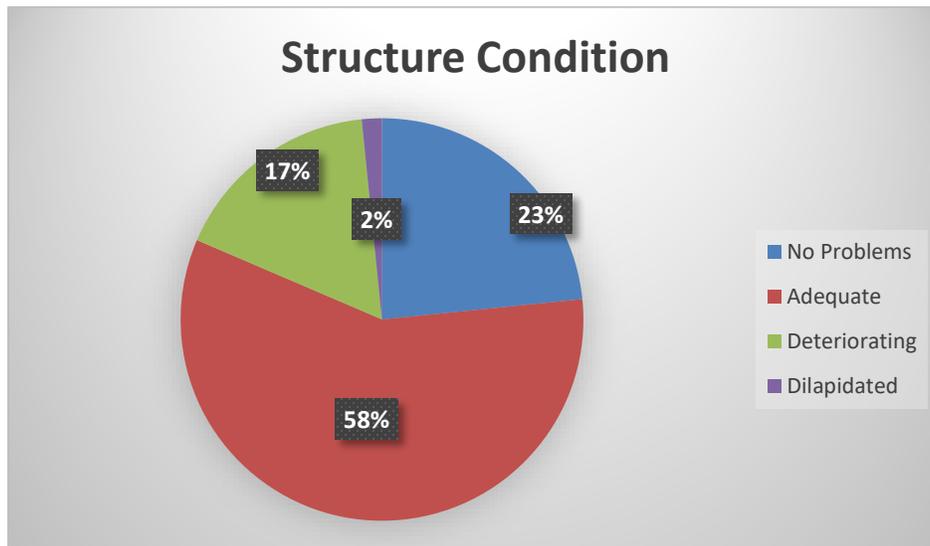
## Findings and Contributing Factors

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 November of 2023. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing 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.

## Substantial Number of Deteriorated or Deteriorating Structures

### Exterior Inspection of Buildings

There were a total of 124 structures evaluated using the Blighted and Substandard criteria as described on page 8 of this report with additional commercial and undeveloped lots. However only the primary structures were evaluated under the Blighted and Substandard definition and 12 lots had no rating associated with them due to being exempt, parkland, or commercial property. If outbuildings or other structures were present they were not included in the survey. Field surveys concluded that 29 of the structures had no problems, 72 were adequate, 21 were deteriorating, and 2 were dilapidated.



### Defective or Inadequate Infrastructure

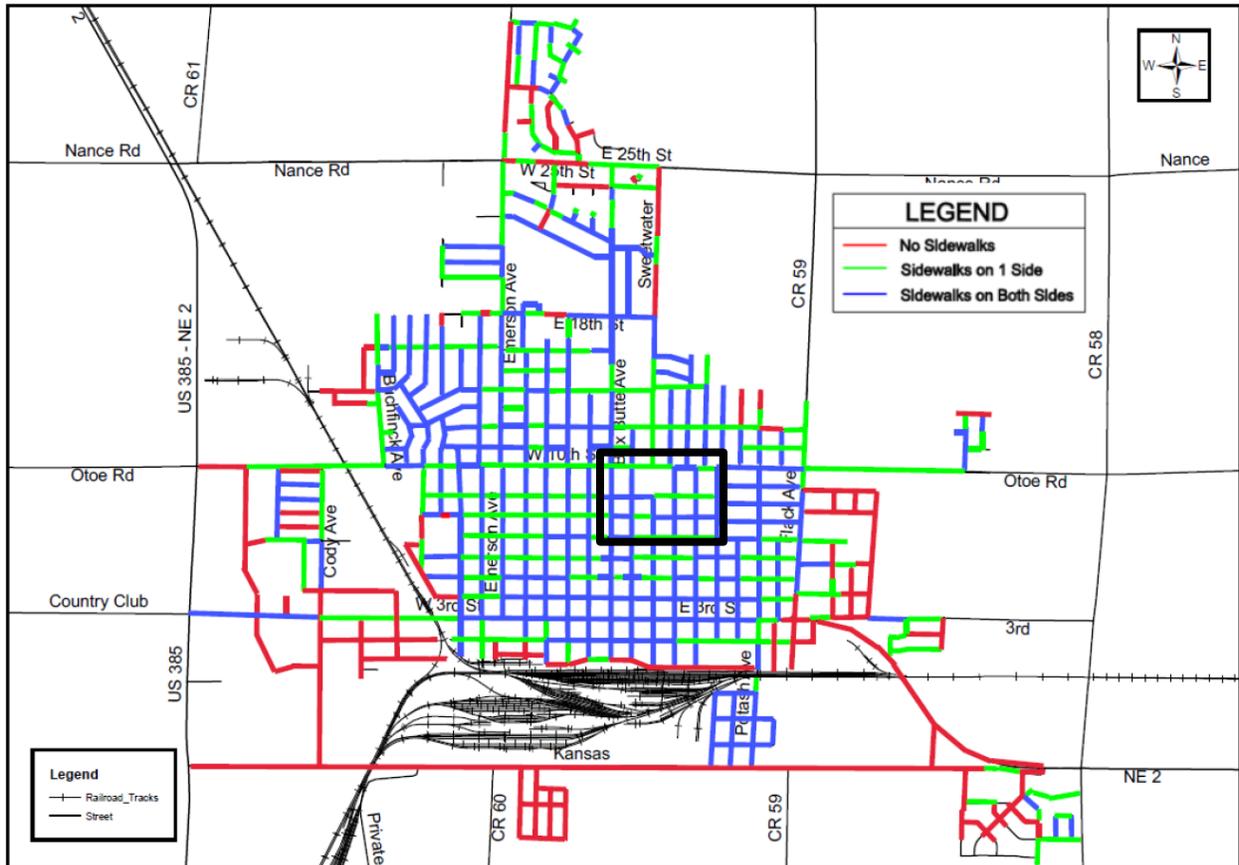
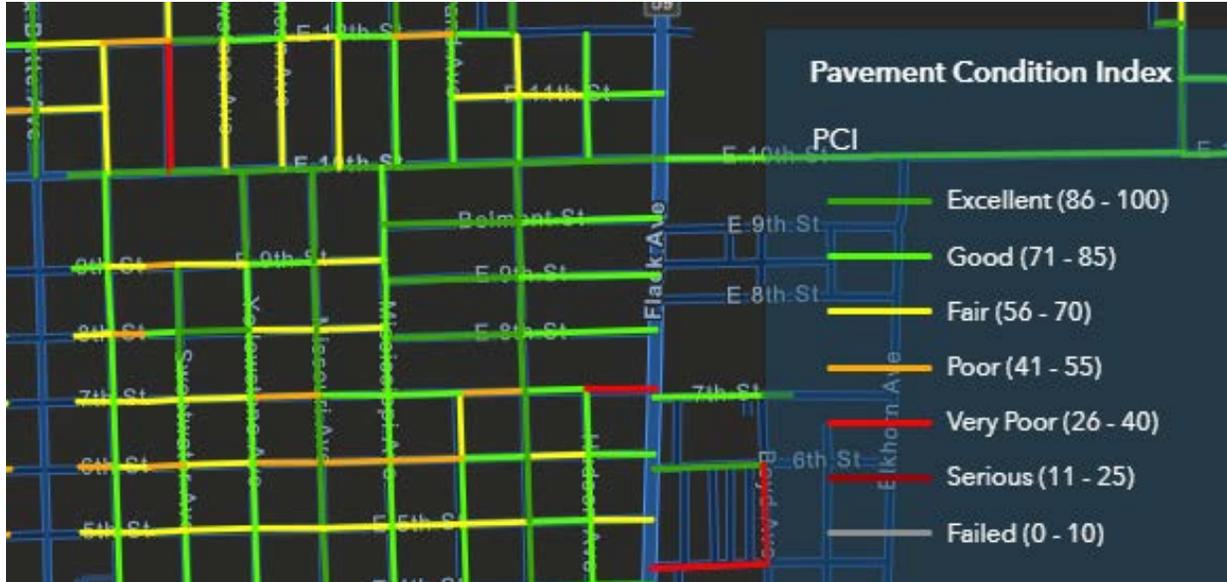
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

### Public Utilities

All utilities are available in the Study Area. Water is provided by the City in sizes ranging from 2" to 10" with some installations going back to the early 1910. The newest line was installed in 2002 and mostly installed in 1921, 1929, and 1947. Lines since 2002 are PVC material, with all other lines being cast iron pipe. Sewer lines were installed starting in 1910, with the newest line being installed in 1982, most being installed in 1940 and no mains being lined. Sewer is installed in the alleyways. Electric service is supplied to the entire area with street lighting. Storm sewer dates back to the 1940's.

## Street Conditions and Accessibility

The surface condition of roads in the study area vary from excellent to poor. Utilities rely on the street ROW that has been dedicated and easements.



Area I exhibits several issues that need be addressed.

1. Extremely aged infrastructure
2. Majority of interior streets are in fair or poor condition, in need of new sidewalk and additional sidewalk.
3. Vacant or underutilized lots in need of development
4. Number of buildings in dilapidated or deteriorating condition



Typical Roadway Conditions



Missing Sidewalk

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

The Study Area has been platted and has a mix of lot sizes and arrangements which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is largely residential with some commercial to the east. This area is located adjacent to already-declared Blight and Substandard areas to the southeast. The lack of infill development on empty lots reflects poorly on the neighborhood.

### **Dilapidated and Deteriorating Structures**

19% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.



Dilapidated home



Undeveloped Lot

## **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

## **Improper Subdivision or Obsolete Platting**

### **Improper Subdivision of Land**

Most of the Study Area has been platted as long, deep lots. Single land owners would need to be contacted to inquire about residential infill development.

## **The Existence of Conditions Which Endanger Life or Property**

### **Sidewalk Conditions**

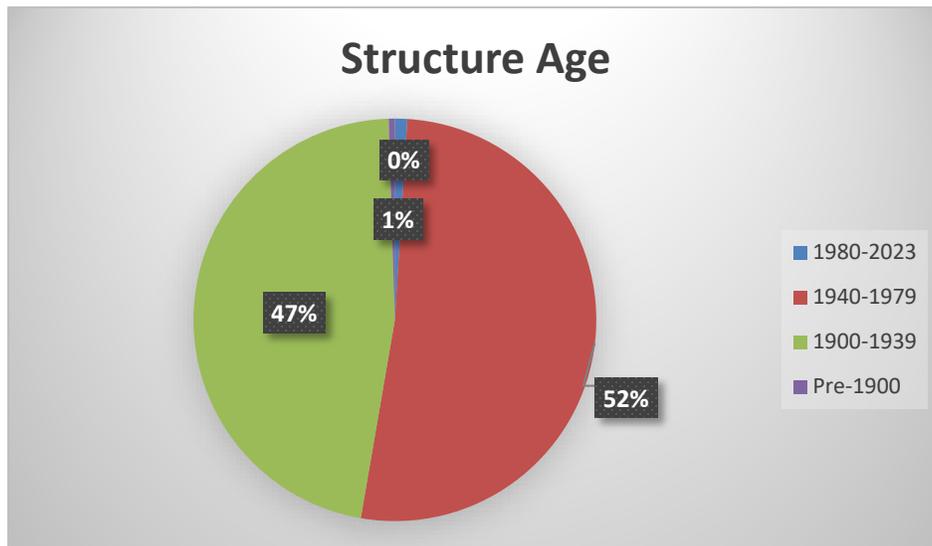
The Study Area is served by sidewalks however there are areas that are missing sidewalk. There are multiple areas where sidewalk conditions do not meet ADA minimum requirements. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.



Sidewalk Conditions

## Structure Age

The average age of the structures in the area is 97 years. Those structures built before 1983 qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute. This area has no new structures built since 1983. 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, 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.



## 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 based on the following:

### Blighted and Substandard Conditions:

- 19% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 97 years.
- The street system, including sidewalk does not meet acceptable asset management standards.
- Water, sewer, and storm sewer infrastructure is well beyond 40 years of age.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting exists in the area.
- Conditions exist which endanger life or property by other causes.

- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is not occurring.
- Conditions existing 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.

**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. Several of unimproved lots include parking lots or are vacant due to building demolitions.

**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 primarily residential.

**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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### Core Neighborhood

#### Boundaries

The Core Neighborhood is bounded generally by 16th Street to the north, Flack Avenue to the east, the BNSF Railroad tracks to the west, and 4th Street to the south. (Fig. LU6)

#### Synopsis

The Core Neighborhood should be considered the “heart” of Alliance. Its location, classic ambiance, and parks create and project a distinct character and image. The neighborhood serves as a transition area between downtown Alliance and newer Alliance. The well-designed park and trail system connects and links community landmarks and activity centers along the north-south park corridor. The importance of this neighborhood to the community cannot be overstated.

#### Transportation

The streets and roadways within the Core Neighborhood follow a traditional grid pattern and are well connected via sidewalks. Generally, the roadways are wider and allow for on-street parking. Shorter setbacks and a consistent sidewalk network are traits that make the Core Neighborhood inviting and pedestrian friendly. Major street corridors, such as Box Butte Avenue, Flack Avenue, and 10th Street, serve as commercial areas, cultural areas, and activity centers. Subdivision speed limits (25-30 mph) throughout the neighborhood help maintain a safe environment for vehicles and pedestrians. Over time, the natural elements of the area have matured, creating strong streetscapes. Additional streetscape improvements have been made along Box Butte Avenue, which also

enhance the neighborhood. The area has a significant amount of one-way streets. While these one-way streets move traffic very efficiently, they can also be incredibly confusing for visitors especially around the Grand View Elementary School area where the one-way streets reverse direction.

#### Residential

The Core Neighborhood contains many of the oldest and finest homes in the community. Classic and historic Alliance homes line Box Butte Avenue and surrounding streets. These homes, combined with a linear park and trail system, produce a memorable residential area. The condition of the housing within the neighborhood is generally good; however, some units within the area are beginning to deteriorate.

The diversity of housing styles, sizes, and price points within the area is broad. Units located on or near main corridors are typically larger and in better condition, while other areas contain smaller homes and smaller lots. The density of the neighborhood is generally higher than other areas due, in large part, to narrower lots, which allows for a greater number of dwelling units per acre.

The transition between “Classic Alliance” and “New Alliance” can be seen on the northern and western edges of this area as it transitions into the housing and infrastructure developed during the railroad boom of the 1970’s.

#### Commercial

The neighborhood is predominantly residential but does contain some commercial and employment along Box Butte and Flack Avenues.

There are also professional offices located adjacent to arterials in the residential neighborhoods. This is a good example of the neighborhood commercial zoning that works similar to form based zoning allowing nonresidential uses provided they meet the same setback and parking requirements that residential zoning requires.

#### Industrial

There are a few industrial land uses located in the southwest portion of this neighborhood near the railroad tracks. The remainder of the neighborhood is currently shielded from this land use and should remain so.

#### Landmarks and Activity Centers

Central Park, Bandshell Park, and the linear trail system highlight the excellent recreational uses within the area. The parks and trail system connect schools and neighborhoods, helping to make this neighborhood the heart of the community. The City of Alliance has converted once topographic constraints (floodplain, floodway) into dynamic parks and recreation uses and functions.

Significant community landmarks and activity centers within the area include Central Park, Knight Museum and Sandhills Center, and Bulldog Stadium.

#### Vacant Land

Vacant land in the Core Neighborhood consists primarily of narrower lots that aren’t conducive to modern home layouts. There are 17 vacant lots at the time this document was prepared. Vacant land is undesirable as it creates a gap in the appearance of an otherwise filled out neighborhood. It also encourages outdoor

**Neighborhoods**

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storage. Both of which detract from the neighborhoods appearance and desirability.

**Land Use Conflicts**

The primary land use conflict within the Core Neighborhood is created by the intrusion of preexisting higher density residential development into single-family housing unit neighborhoods. Preexisting multi-family housing sites are scattered throughout this neighborhood. The primary conflict created at these sites involves traffic safety concerns due to limited, or a complete lack of, off-street parking.

The city should ensure that future multi-family housing projects in all areas of the city provide adequate off-street parking and work with property owners to install off street parking for existing dwellings regardless of size. Having adequate off street parking will help eliminate traffic issues in these areas and the amount of parking in the curb strip

Additional conflicts are created in residential areas along Box Butte Avenue, Tenth Street, and Emerson Avenue due to existing traffic patterns. These street systems are heavily utilized for inter-city and intra-city commuter and shopping routes. Options for the removal of these conflicts appear to be limited.

**Future Land Use**

The Core Neighborhood is primarily single family residential with some two family and multi-family dwellings. There is some neighborhood commercial mixed with the residential along the arterial streets but it is otherwise a residential neighborhood. The current land uses in this neighborhood should be

maintained. Multifamily and neighborhood commercial may be considered appropriate when the lot sizes and transportation systems are shown to be conducive to the increase in density and traffic.

**Neighborhood Goals**

Residential: Infill of existing residential neighborhoods is one of the most economical way to increase housing stock. The lots in the Core Neighborhood make it difficult to fit modern house layouts without combining two lots which necessitates razing two houses instead of one. The City should work with stakeholders to find housing solutions for these narrower lots including the possibility of attractive manufactured housing. Manufactured housing has progressed greatly in the past 30 years and may act as a solution to building on vacant lots.

Some of the existing housing stock is exhibiting signs of deterioration. To reduce the number of houses needing razed and increasing the number of vacant lots that aren't easily redeveloped, the City should begin identifying issues with houses located in this neighborhood before they become large problems. The City can use the adopted property maintenance code and nuisance abatement code to help accomplish this.

The City should consider adding another single-family residential zoning district to accommodate the Belmont and Duncan's Residence Tract areas as they were developed on smaller lots with shorter setbacks. This has created problems for property owners trying to make improvements to the housing in this area. The City should also create code accommodating

improvement of existing reverse corner lot houses without allowing the creation of new ones.

Commercial: The City should be cautious about any commercial development in the Core Neighborhood as it may damage the neighborhoods character. The City has adopted a neighborhood commercial zoning district but its use should be limited to its intent.

Industrial: The existing industrial land uses located in the southwest portion of the neighborhood should remain shielded from the residential and light commercial uses to protect the character of the neighborhood.

Transportation: The Core Neighborhood is well connected to the rest of the City by way of sidewalk. This is an asset of this neighborhood; however, because this neighborhoods infrastructure is comparatively older to other neighborhoods, sidewalks here exhibit more instances of heaving, cracking, and spalling.

There are also intersections where there aren't ramps or wheelchair provisions at street crossings. Ramps and indicator pads should be retrofitted during street repaving projects but also budgeted for as individual improvement projects on streets that were recently repaved.

The City should encourage people to take advantage of the sidewalk replacement program and return their sidewalks to good condition. The streets in this neighborhood are the oldest in Alliance and many of them have been

*Neighborhoods*

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repaved over the past 10 years. This trend should continue as there are still many streets in the Core neighborhood that are in need of repaving as opposed to just annual maintenance.

Code Enforcement: This area could benefit greatly from code enforcement to avoid an increase in the amount clutter, outdoor storage, and streetscape overgrowth. These detract from the character and ambiance of the Core Neighborhood and from the City in general. The City should identify properties that may be in violation of the property maintenance code and work with the owner to fix it up before the structure must be razed.

Neighborhoods

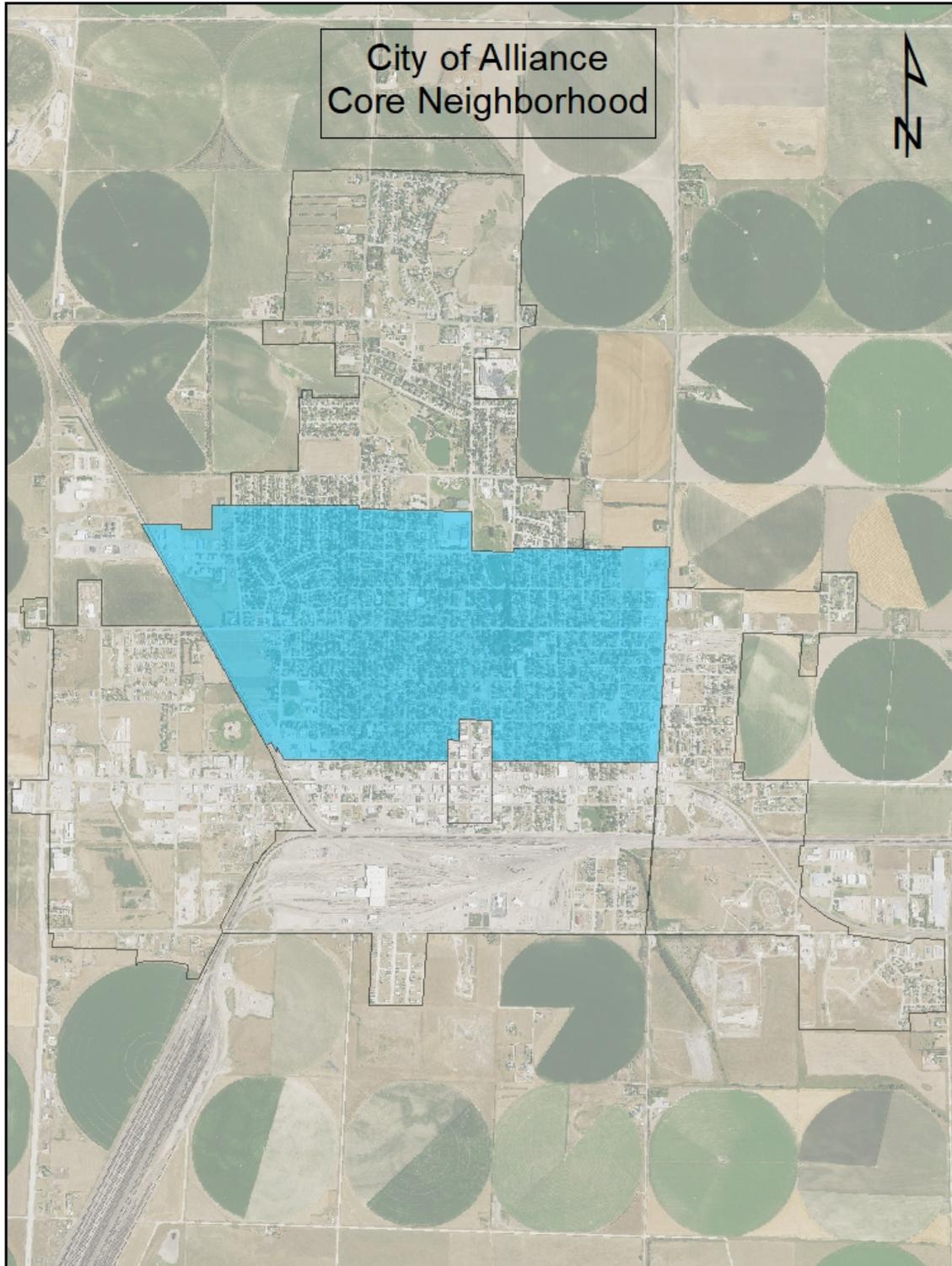


Fig. LU6



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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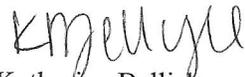
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



**Building the Best Hometown in America®**

**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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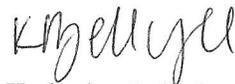
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During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, flowing style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

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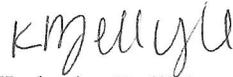
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Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

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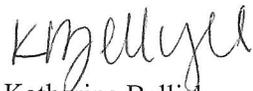
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Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item F

Public Hearing

Resolution PC25-006

Blight and Substandard Study

“Area M”

**RESOLUTION PC25-006**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

- a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.
- b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Emerson Avenue to the West, West 7<sup>th</sup> Street to the North, Laramie Avenue to the East, and West 3<sup>rd</sup> Street to the South.
- c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area M”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).
- d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.
- e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

- 1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
- 2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.
- 3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
- 4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

**Blight and Substandard Study**  
**Sheridan, Wyoming, Second, First, Original**  
**Town Addition Areas**  
**“Area M”**  
**City of Alliance, Nebraska**

**June 20, 2025**

# Introduction

## Background

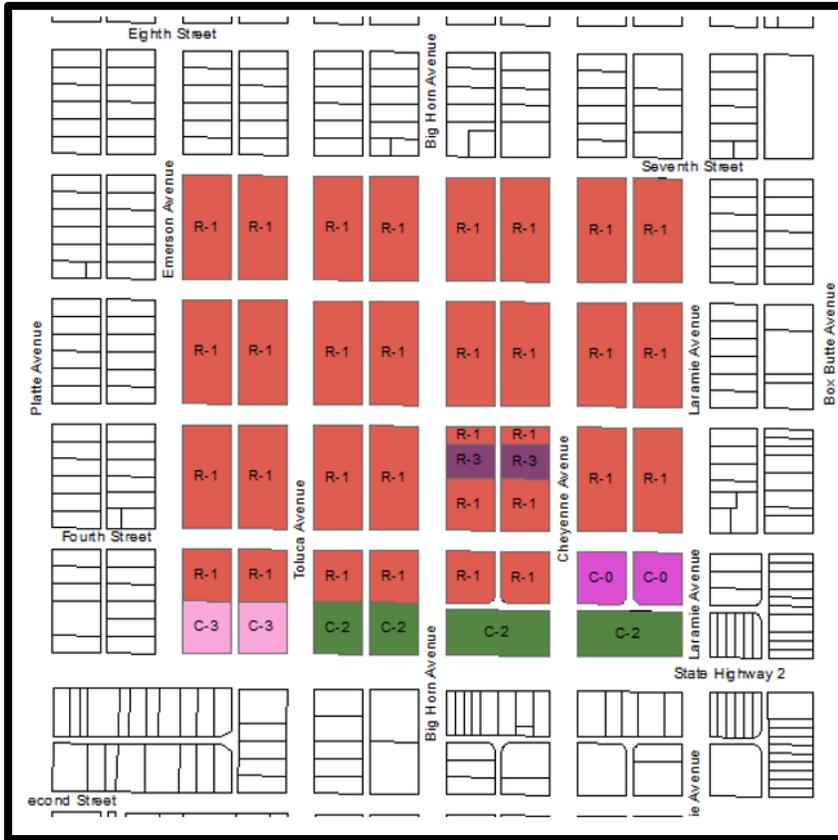
The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Sheridan, Wyoming, Second, First, and Original Town Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Seventh Street to the north, Laramie Avenue to the east, Third Street to the south and Emerson Avenue to the west. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area includes the Third Street/Highway 2 corridor has a few long-standing businesses located on long, skinny lots. Reinvestment in commercial structures is not on par with the overall community's growth and level of private investment. Developers have recently opted to invest in the West Alliance Redevelopment District rather than near the historic downtown area. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

### 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 18-2155.

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**

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area can generally be described to include land bound by Seventh Street to the north, Laramie Avenue to the east, Third Street to the south and Emerson Avenue to the west

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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects which improve local conditions, minimizing 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 residential with some commercial. This particular area was selected for several reasons:

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

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 is Statutorily Defined in §18-2103 as:**

(3) Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(31)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

### *No Problem*

- 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

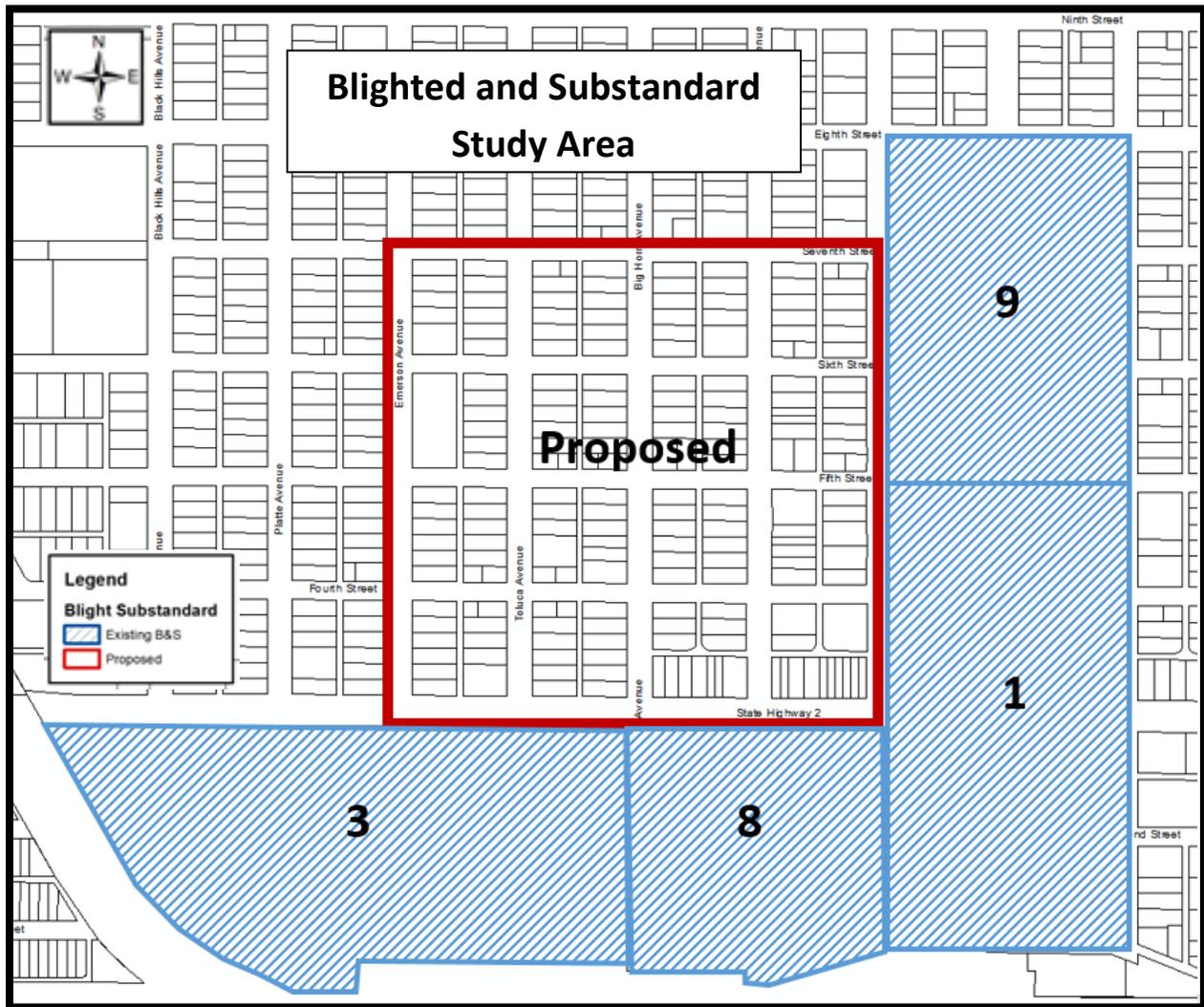
### *Dilapidated Condition*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The following map delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's eastern and southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.



The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 500.1 acres currently designated or under consideration as “Blighted and Substandard” which is slightly less than 16% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 52.4 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 552.5 acres or 17.6% of the total area of the City of Alliance. This remains well within the allowed 35%, providing future opportunity to add more areas.

### Findings and Contributing Factors

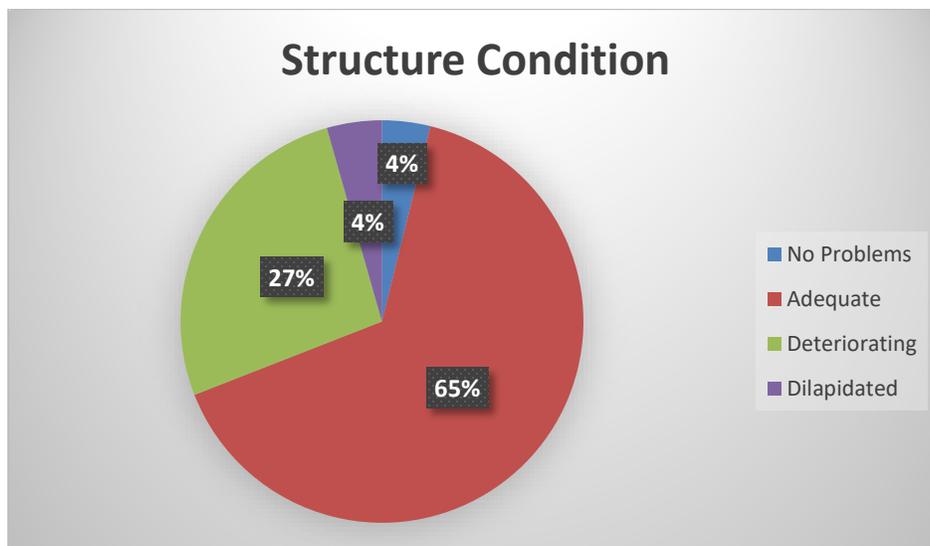
The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential to develop. The field survey work was done in June of 2022, updated in July of 2023. Findings support the initial impressions that the area is stagnant and that portions had

declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing 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.

## **Substantial Number of Deteriorated or Deteriorating Structures**

### **Exterior Inspection of Buildings**

There were a total of 181 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 181 buildings and structures. Field surveys concluded that 7 of the structures had no problems, 118 were adequate, 48 were deteriorating, and 8 were dilapidated.



### **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.

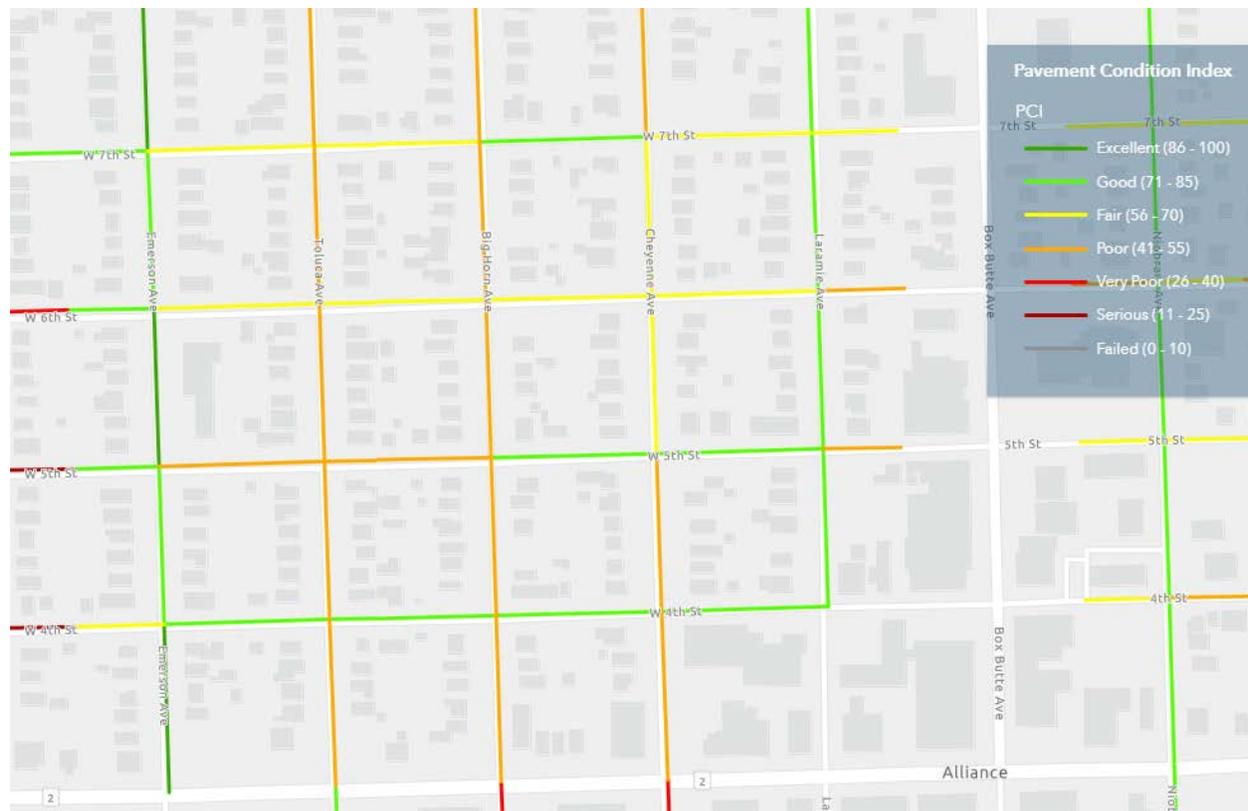
### **Public Utilities**

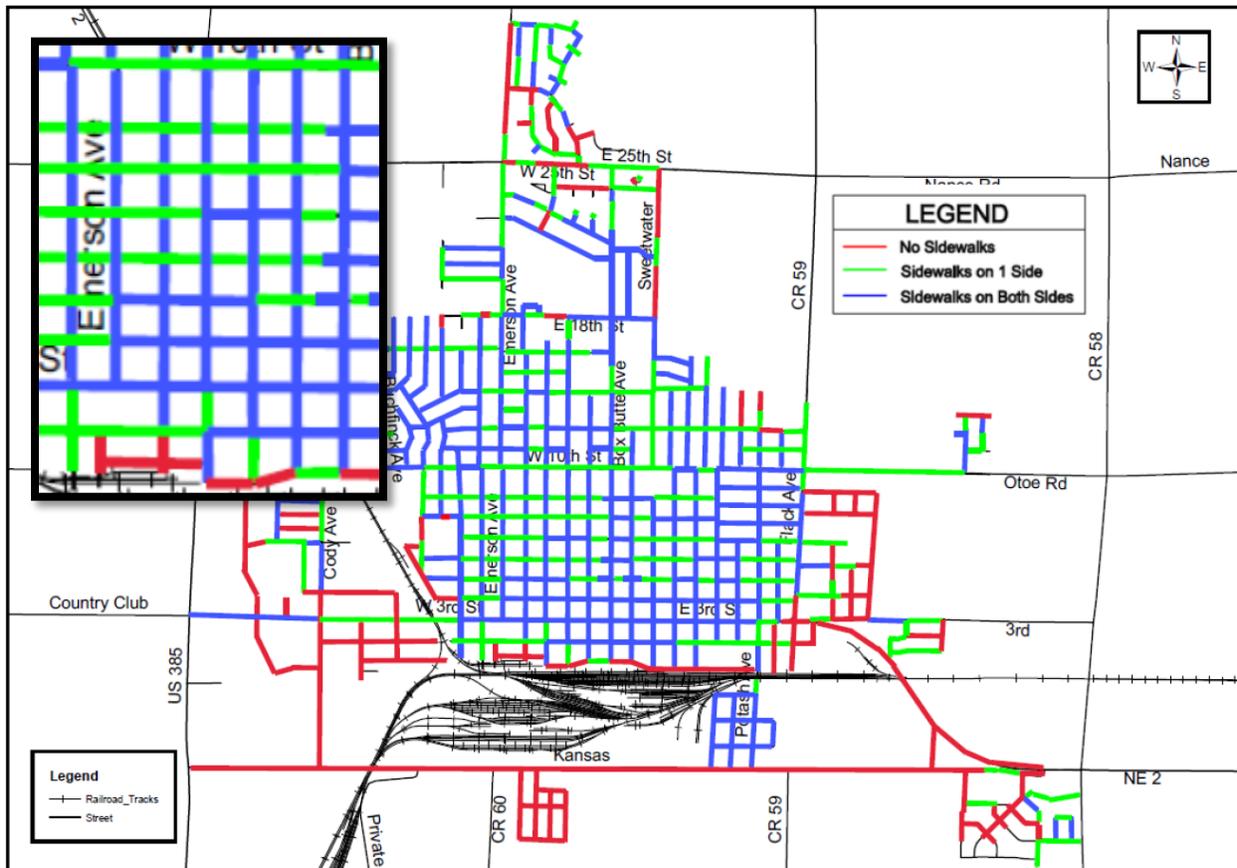
All utilities are available in the Study Area. Water is provided by the City in sizes ranging from 4" to 12" with some installations going back to the early 1900's. The newest line was

installed in 2002. Lines since 1990 are PVC material, with all other lines being cast iron pipe. Sewer lines were installed in 1910 and 1920 and with the exception of lines along Seventh Street all others have not been lined. Most sewer is installed in the alleyways. Electric service is supplied to the entire area with street lighting. Storm sewer infrastructure exists with primary lines running east-west along Third, Fifth and Seventh Streets. Storm sewer dates back to the late 1920's and early 1930's.

### Street Conditions and Accessibility

The surface condition of roads in the study area vary from good to poor, with portions of Emerson on the perimeter rated as excellent with all areas served by curb and gutter with a mix of sidewalk on either one or both sides of the road. Utilities rely on the street ROW that has been dedicated and easements.





Area M exhibits several issues that need be addressed.

1. Extremely aged infrastructure
2. Majority of streets are in fair or poor condition, in need of new sidewalk and additional sidewalk.
3. Vacant or underutilized lots in need of development
4. Number of buildings in dilapidated or deteriorating condition



Corner lot along Third Street serving as an undeveloped parking lot



Recently demolished dilapidated building site



Typical Roadway Conditions

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

The Study Area has been platted and has a mix of long, narrow lots and lots which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is a mix of residential and commercial, with commercial located primarily along Third Street. This area is located adjacent to already-declared Blight and Substandard areas to the south and east. The lack of infill development on empty lots reflects poorly on the neighborhood.

## **Dilapidated and Deteriorating Structures**

31% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.





Dilapidated house, mobile home, and outbuildings.

## **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

## **Improper Subdivision or Obsolete Platting**

### **Improper Subdivision of Land**

Most of the Study Area has been platted as long, deep lots, including the commercial areas, possibly preventing development of commercial opportunities. Multiple owners would require land to be aggregated prior to development.

## **The Existence of Conditions Which Endanger Life or Property**

### **Sidewalk Conditions**

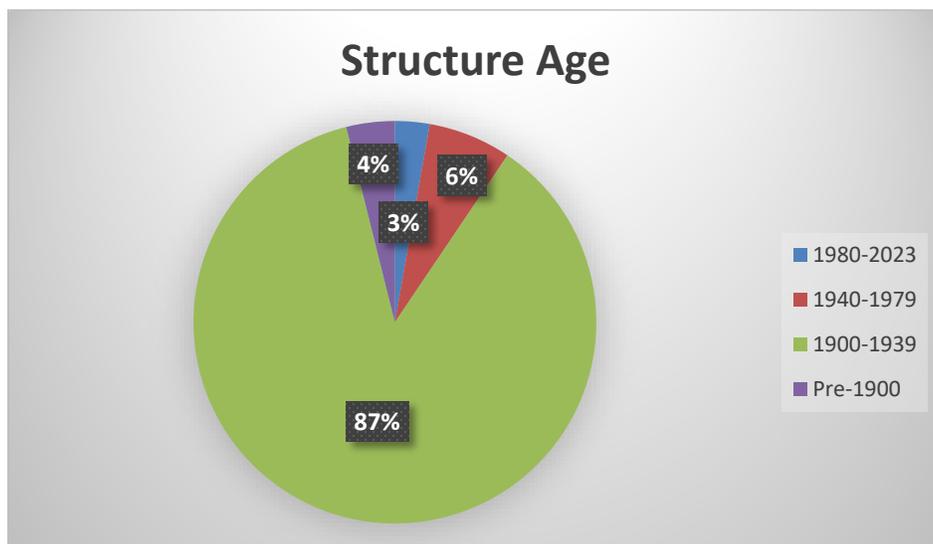
The Study Area is served by sidewalks, however there are areas that are only served on one side of the street. There are multiple areas where sidewalk conditions are impacted by the root growth of mature trees introducing tripping hazards and which do not meet ADA minimum requirements. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.



Buckled sidewalk

### Structure Age

The average age of the structures in the area is 107 years. 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, 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 1983 qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute.



## **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 based on the following:

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

- 31% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 107 years.
- The street system does not meet acceptable asset management standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting exists in the area.
- Conditions exist which endanger life or property by other causes.
- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is not occurring.

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

- There are not more than half of the platted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time. Several of unimproved lots include parking lots or are vacant due to building demolitions.
- Conditions existing 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.

### **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 primarily residential with commercial along Third Street.

## **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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### Core Neighborhood

#### Boundaries

The Core Neighborhood is bounded generally by 16th Street to the north, Flack Avenue to the east, the BNSF Railroad tracks to the west, and 4th Street to the south. (Fig. LU6)

#### Synopsis

The Core Neighborhood should be considered the “heart” of Alliance. Its location, classic ambiance, and parks create and project a distinct character and image. The neighborhood serves as a transition area between downtown Alliance and newer Alliance. The well-designed park and trail system connects and links community landmarks and activity centers along the north-south park corridor. The importance of this neighborhood to the community cannot be overstated.

#### Transportation

The streets and roadways within the Core Neighborhood follow a traditional grid pattern and are well connected via sidewalks. Generally, the roadways are wider and allow for on-street parking. Shorter setbacks and a consistent sidewalk network are traits that make the Core Neighborhood inviting and pedestrian friendly. Major street corridors, such as Box Butte Avenue, Flack Avenue, and 10th Street, serve as commercial areas, cultural areas, and activity centers. Subdivision speed limits (25-30 mph) throughout the neighborhood help maintain a safe environment for vehicles and pedestrians. Over time, the natural elements of the area have matured, creating strong streetscapes. Additional streetscape improvements have been made along Box Butte Avenue, which also

enhance the neighborhood. The area has a significant amount of one-way streets. While these one-way streets move traffic very efficiently, they can also be incredibly confusing for visitors especially around the Grand View Elementary School area where the one-way streets reverse direction.

#### Residential

The Core Neighborhood contains many of the oldest and finest homes in the community. Classic and historic Alliance homes line Box Butte Avenue and surrounding streets. These homes, combined with a linear park and trail system, produce a memorable residential area. The condition of the housing within the neighborhood is generally good; however, some units within the area are beginning to deteriorate.

The diversity of housing styles, sizes, and price points within the area is broad. Units located on or near main corridors are typically larger and in better condition, while other areas contain smaller homes and smaller lots. The density of the neighborhood is generally higher than other areas due, in large part, to narrower lots, which allows for a greater number of dwelling units per acre.

The transition between “Classic Alliance” and “New Alliance” can be seen on the northern and western edges of this area as it transitions into the housing and infrastructure developed during the railroad boom of the 1970's.

#### Commercial

The neighborhood is predominantly residential but does contain some commercial and employment along Box Butte and Flack Avenues.

There are also professional offices located adjacent to arterials in the residential neighborhoods. This is a good example of the neighborhood commercial zoning that works similar to form based zoning allowing nonresidential uses provided they meet the same setback and parking requirements that residential zoning requires.

#### Industrial

There are a few industrial land uses located in the southwest portion of this neighborhood near the railroad tracks. The remainder of the neighborhood is currently shielded from this land use and should remain so.

#### Landmarks and Activity Centers

Central Park, Bandshell Park, and the linear trail system highlight the excellent recreational uses within the area. The parks and trail system connect schools and neighborhoods, helping to make this neighborhood the heart of the community. The City of Alliance has converted once topographic constraints (floodplain, floodway) into dynamic parks and recreation uses and functions.

Significant community landmarks and activity centers within the area include Central Park, Knight Museum and Sandhills Center, and Bulldog Stadium.

#### Vacant Land

Vacant land in the Core Neighborhood consists primarily of narrower lots that aren't conducive to modern home layouts. There are 17 vacant lots at the time this document was prepared. Vacant land is undesirable as it creates a gap in the appearance of an otherwise filled out neighborhood. It also encourages outdoor

**Neighborhoods**

storage. Both of which detract from the neighborhoods appearance and desirability.

**Land Use Conflicts**

The primary land use conflict within the Core Neighborhood is created by the intrusion of preexisting higher density residential development into single-family housing unit neighborhoods. Preexisting multi-family housing sites are scattered throughout this neighborhood. The primary conflict created at these sites involves traffic safety concerns due to limited, or a complete lack of, off-street parking.

The city should ensure that future multi-family housing projects in all areas of the city provide adequate off-street parking and work with property owners to install off street parking for existing dwellings regardless of size. Having adequate off street parking will help eliminate traffic issues in these areas and the amount of parking in the curb strip

Additional conflicts are created in residential areas along Box Butte Avenue, Tenth Street, and Emerson Avenue due to existing traffic patterns. These street systems are heavily utilized for inter-city and intra-city commuter and shopping routes. Options for the removal of these conflicts appear to be limited.

**Future Land Use**

The Core Neighborhood is primarily single family residential with some two family and multi-family dwellings. There is some neighborhood commercial mixed with the residential along the arterial streets but it is otherwise a residential neighborhood. The current land uses in this neighborhood should be

maintained. Multifamily and neighborhood commercial may be considered appropriate when the lot sizes and transportation systems are shown to be conducive to the increase in density and traffic.

**Neighborhood Goals**

Residential: Infill of existing residential neighborhoods is one of the most economical way to increase housing stock. The lots in the Core Neighborhood make it difficult to fit modern house layouts without combining two lots which necessitates razing two houses instead of one. The City should work with stakeholders to find housing solutions for these narrower lots including the possibility of attractive manufactured housing. Manufactured housing has progressed greatly in the past 30 years and may act as a solution to building on vacant lots.

Some of the existing housing stock is exhibiting signs of deterioration. To reduce the number of houses needing razed and increasing the number of vacant lots that aren't easily redeveloped, the City should begin identifying issues with houses located in this neighborhood before they become large problems. The City can use the adopted property maintenance code and nuisance abatement code to help accomplish this.

The City should consider adding another single-family residential zoning district to accommodate the Belmont and Duncan's Residence Tract areas as they were developed on smaller lots with shorter setbacks. This has created problems for property owners trying to make improvements to the housing in this area. The City should also create code accommodating

improvement of existing reverse corner lot houses without allowing the creation of new ones.

Commercial: The City should be cautious about any commercial development in the Core Neighborhood as it may damage the neighborhoods character. The City has adopted a neighborhood commercial zoning district but its use should be limited to its intent.

Industrial: The existing industrial land uses located in the southwest portion of the neighborhood should remain shielded from the residential and light commercial uses to protect the character of the neighborhood.

Transportation: The Core Neighborhood is well connected to the rest of the City by way of sidewalk. This is an asset of this neighborhood; however, because this neighborhoods infrastructure is comparatively older to other neighborhoods, sidewalks here exhibit more instances of heaving, cracking, and spalling.

There are also intersections where there aren't ramps or wheelchair provisions at street crossings. Ramps and indicator pads should be retrofitted during street repaving projects but also budgeted for as individual improvement projects on streets that were recently repaved.

The City should encourage people to take advantage of the sidewalk replacement program and return their sidewalks to good condition. The streets in this neighborhood are the oldest in Alliance and many of them have been

*Neighborhoods*

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repaved over the past 10 years. This trend should continue as there are still many streets in the Core neighborhood that are in need of repaving as opposed to just annual maintenance.

Code Enforcement: This area could benefit greatly from code enforcement to avoid an increase in the amount clutter, outdoor storage, and streetscape overgrowth. These detract from the character and ambiance of the Core Neighborhood and from the City in general. The City should identify properties that may be in violation of the property maintenance code and work with the owner to fix it up before the structure must be razed.

*Neighborhoods*

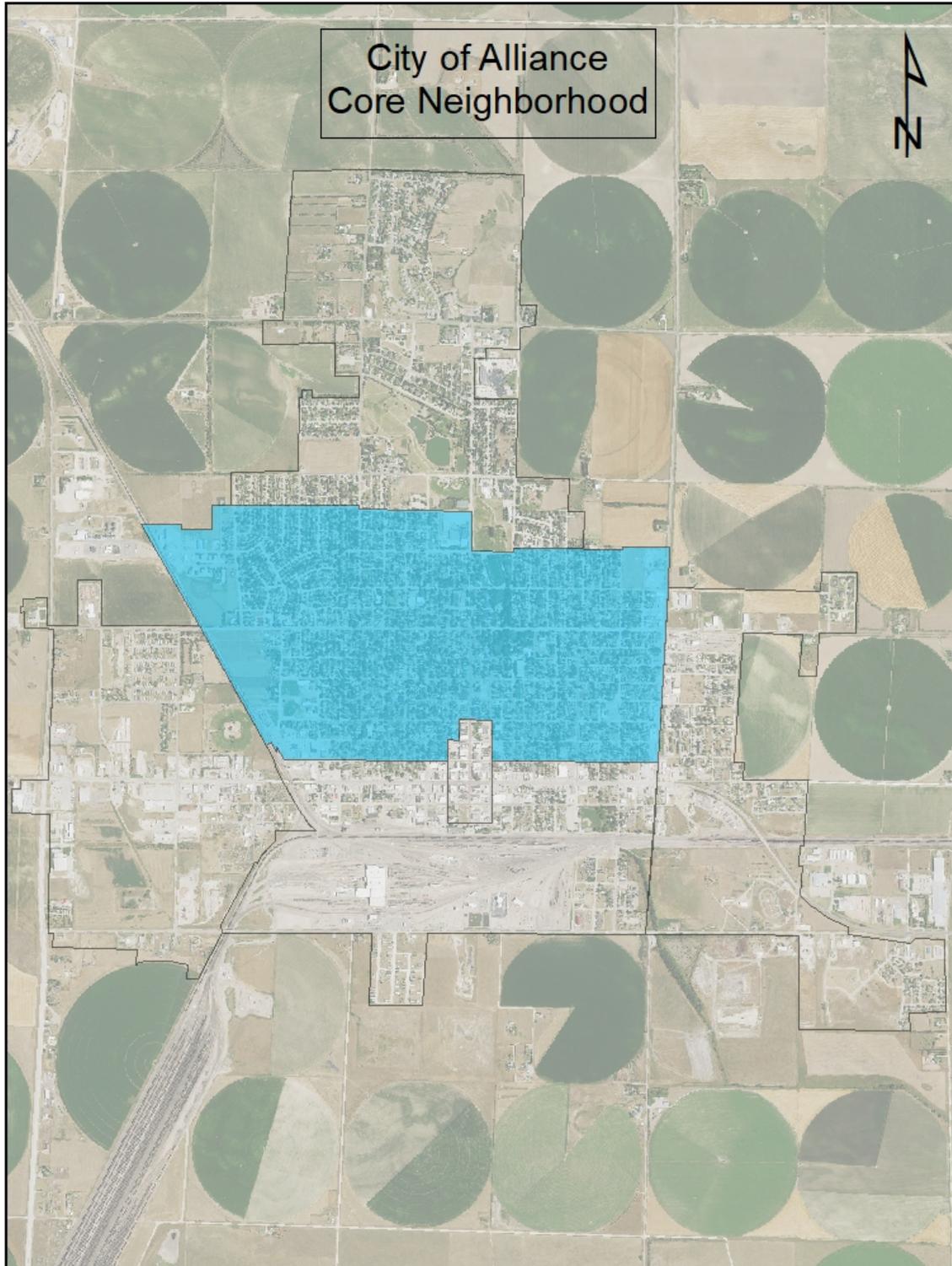


Fig. LU6



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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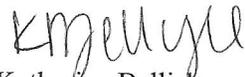
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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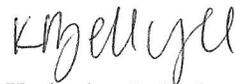
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, flowing style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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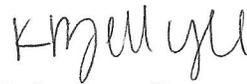
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, somewhat stylized font.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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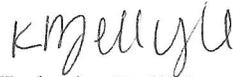
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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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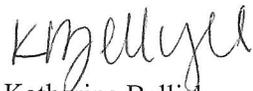
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Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item G

Public Hearing

Resolution PC25-007

Blight and Substandard Study

“Area N”

**RESOLUTION PC25-007**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bordered by East 7<sup>th</sup> Street to the North, Mississippi Avenue to the East, East 1<sup>st</sup> Street to the South, and Niobrara Avenue to the West.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area N”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).

d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

e

**Blight and Substandard Study**  
**Original Town, County, Second County, First**  
**Addition Areas**  
**“Area N”**  
**City of Alliance, Nebraska**

**June 20, 2025**

# Introduction

## Background

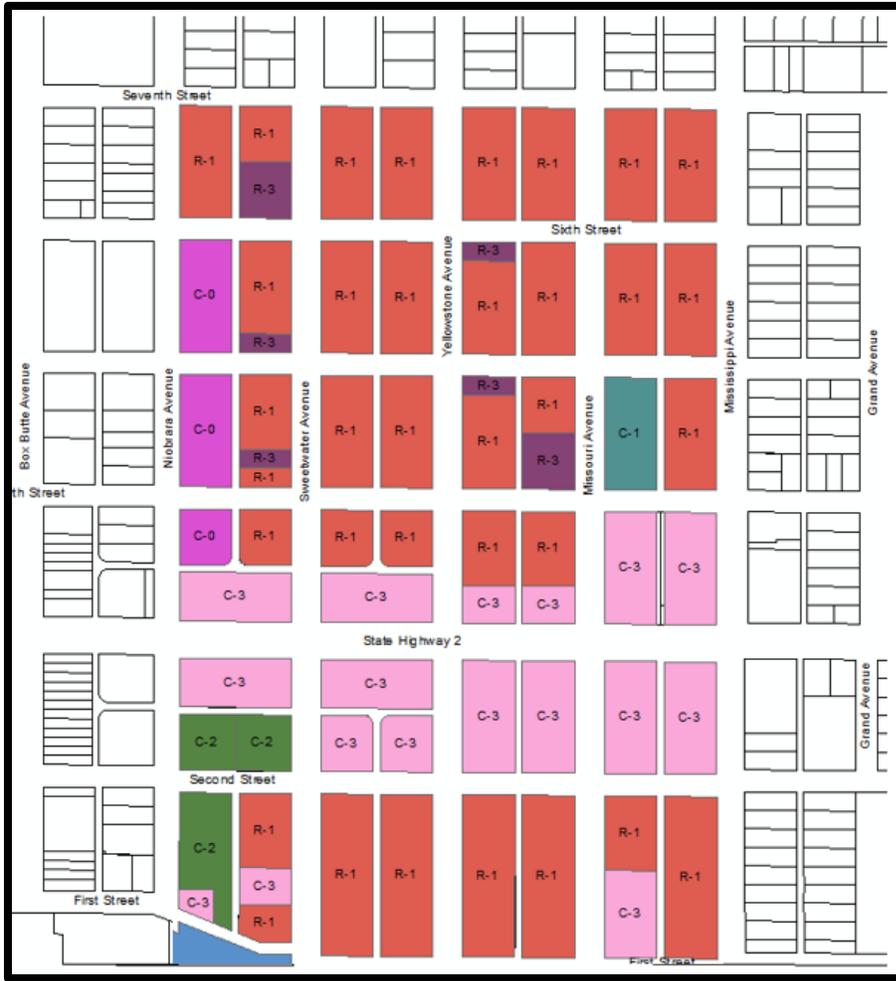
The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Sheridan, Wyoming, Second, County, and Second County Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Seventh Street to the north, Mississippi Avenue to the east, First Street to the south and Niobrara Avenue to the west. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area is residential located on long, skinny lots with intermixed commercial indicative of not adhering to strict zoning standards. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

### 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 18-2155.

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**

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area can generally be described as the area bordered by Seventh Street to the north, Mississippi Avenue to the east, First Street to the south and Niobrara Avenue to the west.

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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects which improve local conditions, minimizing 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 mixed residential and commercial, with among the highest concentration of apartment buildings and rented homes of any area in the City. This particular area was selected for several reasons:

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

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 is Statutorily Defined in §18-2103 as:**

**(3)** Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(31)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

### *No Problem*

- 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

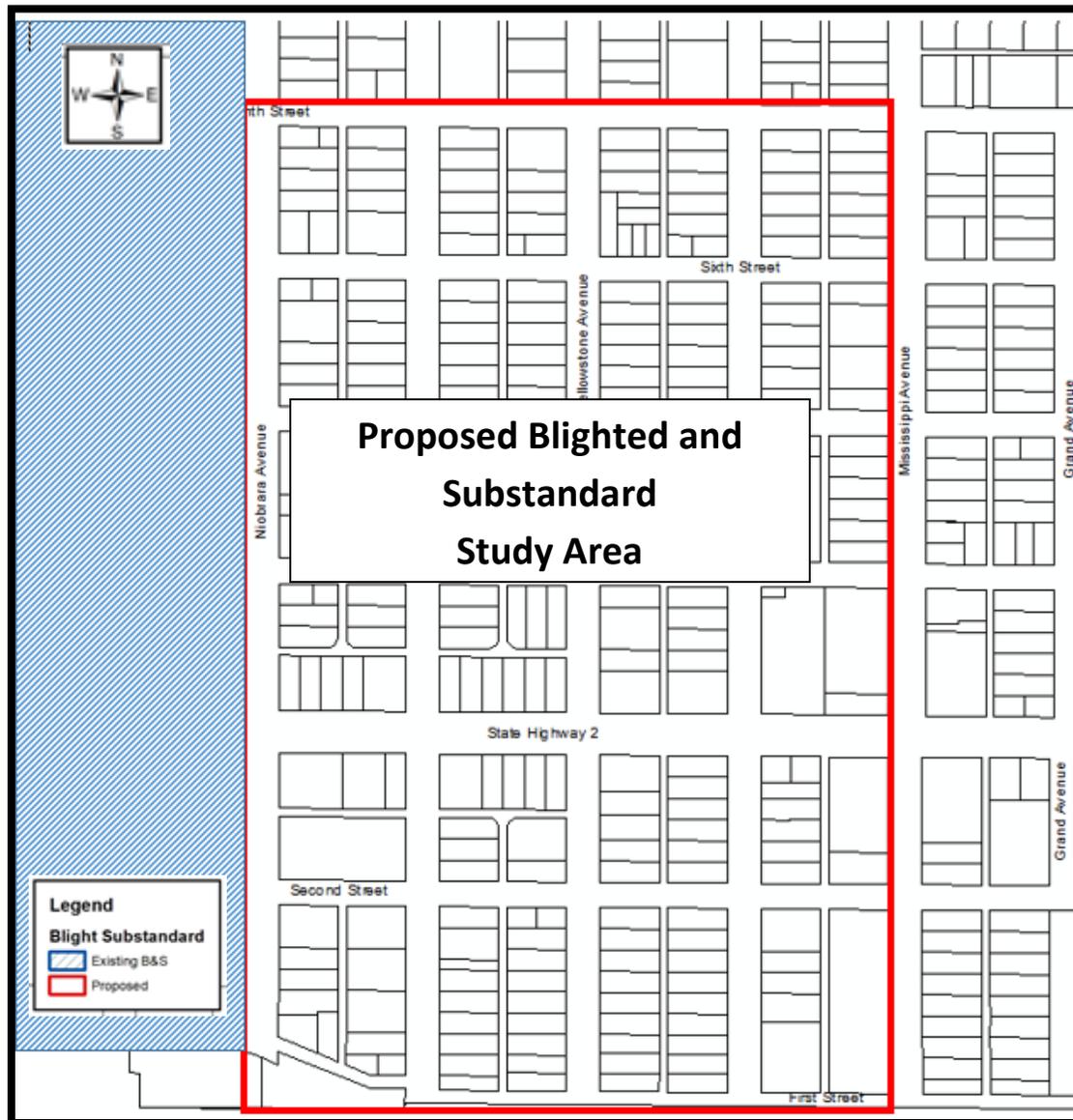
### *Dilapidated Condition*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The following map delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.



The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 607.3 acres currently designated or under consideration as “Blighted and Substandard” or 19.4% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 81.88 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 689.18 acres or 22.0% of the total area of the City of Alliance. This remains well within the allowed 35%, providing future opportunity to add more areas.

### **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

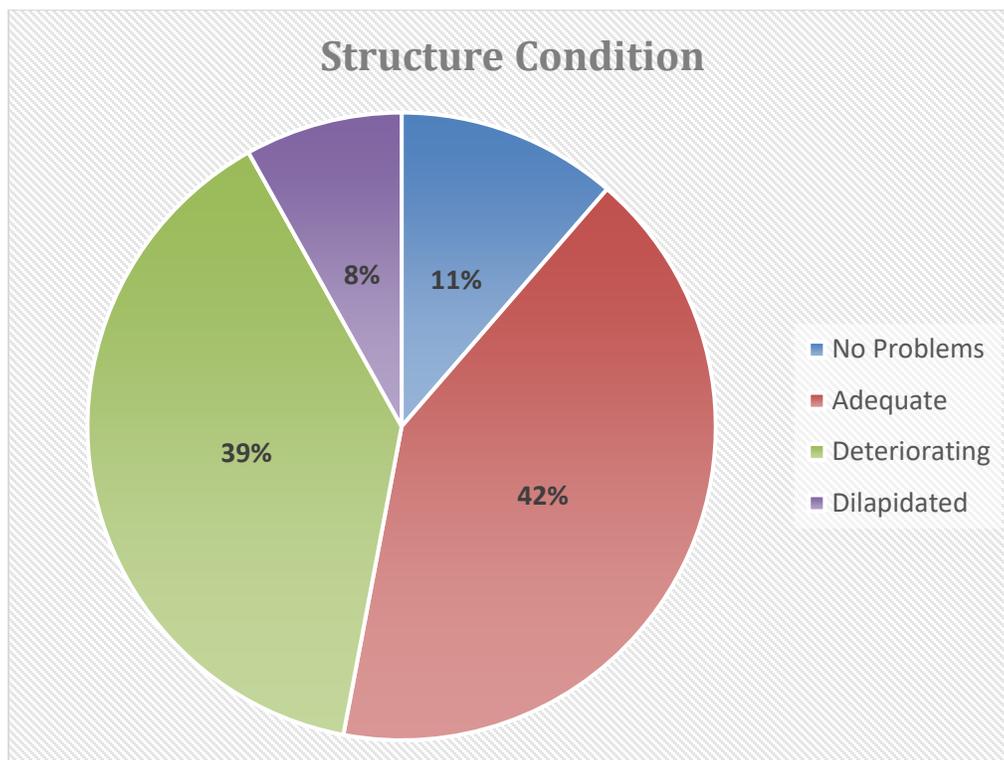
to develop. The field survey work was done in November of 2023. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing 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.

## Substantial Number of Deteriorated or Deteriorating Structures

### Exterior Inspection of Buildings

There are 257 lots within the study area with 58 commercial properties contained therein. Several of these commercial properties are apartment complexes which generally represent the same cross-section of structure conditions as the rest of the area. Residential lots, which represent the greatest majority of lots in the study area, have been used to determine the structure condition breakout shown below. Fourteen (14) unimproved lots are included in the study area.

A total of 185 structures were evaluated using the Blighted and Substandard criteria as described on page 8 of this report. Commercial structures had no rating associated with them. If outbuildings or other structures were present they were not included in the survey. Field surveys concluded that 21 of the structures had no problems, 77 were adequate, 72 were deteriorating, and 15 were dilapidated.



## 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.

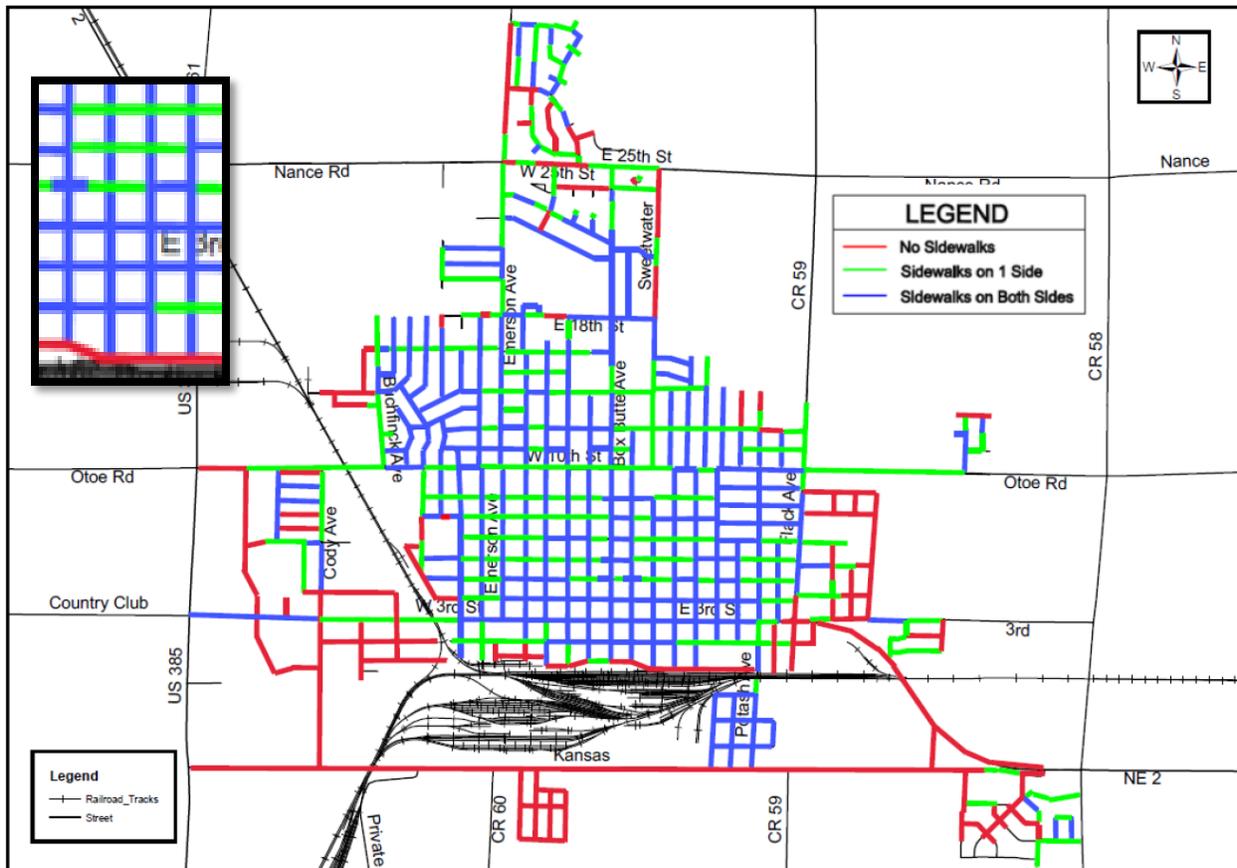
## Public Utilities

All utilities are available in the Study Area. Water is provided by the City in sizes ranging from 4" to 8" with most installations going back to the early 1900's and the original construction of the neighborhood. Most lines are either cast iron pipe or asphalt-concrete. Sewer lines range from 8" to 15", original to the neighborhood, constructed of vitrified clay tile. Electric service is supplied to the entire area with street lighting. Storm sewer infrastructure was constructed in various stages between 1919 and 1949, with much of the city's storm water system connecting in this area.

## Street Conditions and Accessibility

The surface condition of roads in the study area vary from excellent to fair. All areas are served by curb and gutter with a mix of sidewalk on either one or both sides of the road.





Area N exhibits several issues that need addressed.

1. Extremely aged infrastructure
2. Additional sidewalk needed
3. Retaining wall replacements
4. Vacant or underutilized lots in need of development
5. Number of buildings in dilapidated or deteriorating condition



Vacant Lots



Typical Roadway Conditions

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

The Study Area has been platted and has a mix of long, narrow lots and lots which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is residential and commercial, with several instances of spot zoning. This area is located adjacent to already-declared Blight and Substandard areas to the west. The lack of infill development on empty lots reflects poorly on the neighborhood.

## Dilapidated and Deteriorating Structures

47% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.





Dilapidated house, mobile home, and outbuildings.

## **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

## **Improper Subdivision or Obsolete Platting**

### **Improper Subdivision of Land**

Most of the Study Area has been platted as long, deep lots, with several inside corner lots making for smaller than normal acreage. Single land owners would need to be contacted to inquire about residential infill development.

## The Existence of Conditions Which Endanger Life or Property

### Sidewalk Conditions

The Study Area is served by sidewalks, however there are areas that are only served on one side of the street. There are multiple areas where sidewalk conditions are impacted by the root growth of mature trees introducing tripping hazards and which do not meet ADA minimum requirements. Due to sloping conditions, several sidewalks require retaining walls which are in need of repair and replacement. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.



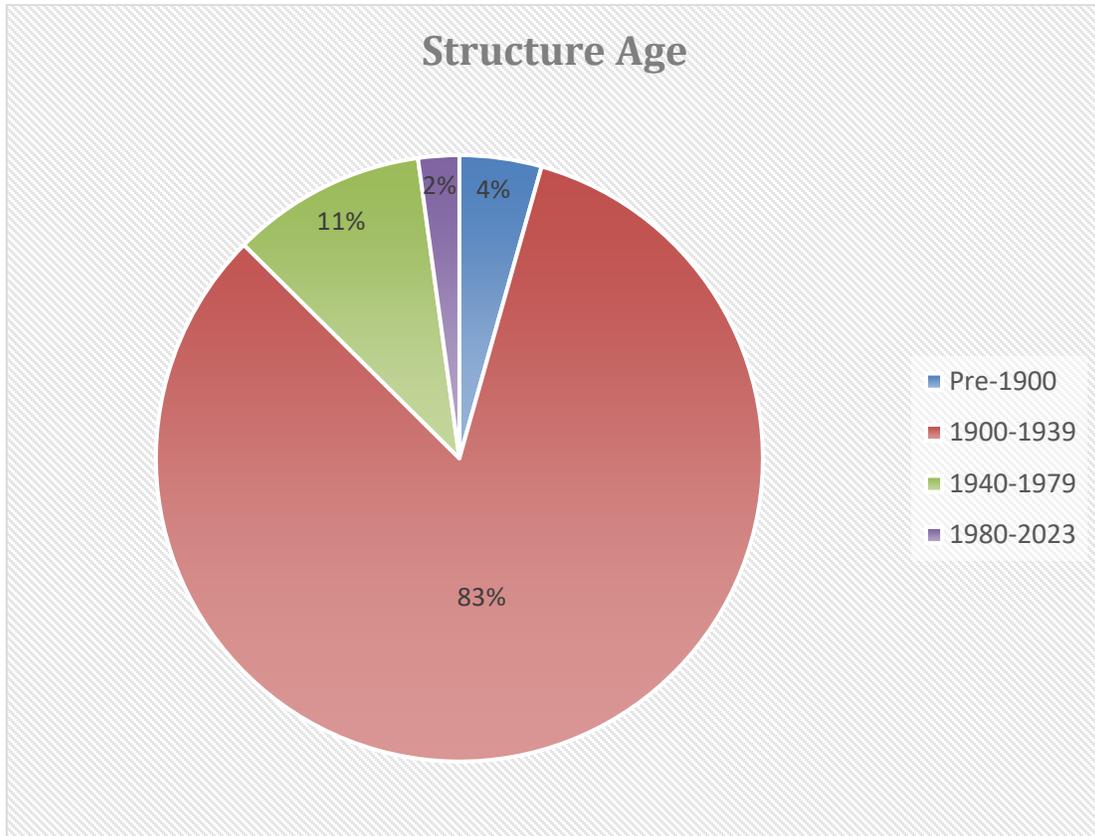


Sidewalk and Retaining Wall Conditions

### Structure Age

The average age of the structures in the area is 104 years. 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, 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 1983 qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute.



### **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 based on the following:

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

- 47% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 104 years, with 98% surpassing the 40-year minimum required to be considered for blighted and substandard.
- The street system, including sidewalk and retaining walls, does not meet acceptable asset management standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting and zoning exists in the area.
- Conditions exist which endanger life or property by other causes.

- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is rarely occurring.

**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. Several of unimproved lots include parking lots or are vacant due to building demolitions.
- Conditions existing 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.

**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 primarily residential.

## **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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### Core Neighborhood

#### Boundaries

The Core Neighborhood is bounded generally by 16th Street to the north, Flack Avenue to the east, the BNSF Railroad tracks to the west, and 4th Street to the south. (Fig. LU6)

#### Synopsis

The Core Neighborhood should be considered the “heart” of Alliance. Its location, classic ambiance, and parks create and project a distinct character and image. The neighborhood serves as a transition area between downtown Alliance and newer Alliance. The well-designed park and trail system connects and links community landmarks and activity centers along the north-south park corridor. The importance of this neighborhood to the community cannot be overstated.

#### Transportation

The streets and roadways within the Core Neighborhood follow a traditional grid pattern and are well connected via sidewalks. Generally, the roadways are wider and allow for on-street parking. Shorter setbacks and a consistent sidewalk network are traits that make the Core Neighborhood inviting and pedestrian friendly. Major street corridors, such as Box Butte Avenue, Flack Avenue, and 10th Street, serve as commercial areas, cultural areas, and activity centers. Subdivision speed limits (25-30 mph) throughout the neighborhood help maintain a safe environment for vehicles and pedestrians. Over time, the natural elements of the area have matured, creating strong streetscapes. Additional streetscape improvements have been made along Box Butte Avenue, which also

enhance the neighborhood. The area has a significant amount of one-way streets. While these one-way streets move traffic very efficiently, they can also be incredibly confusing for visitors especially around the Grand View Elementary School area where the one-way streets reverse direction.

#### Residential

The Core Neighborhood contains many of the oldest and finest homes in the community. Classic and historic Alliance homes line Box Butte Avenue and surrounding streets. These homes, combined with a linear park and trail system, produce a memorable residential area. The condition of the housing within the neighborhood is generally good; however, some units within the area are beginning to deteriorate.

The diversity of housing styles, sizes, and price points within the area is broad. Units located on or near main corridors are typically larger and in better condition, while other areas contain smaller homes and smaller lots. The density of the neighborhood is generally higher than other areas due, in large part, to narrower lots, which allows for a greater number of dwelling units per acre.

The transition between “Classic Alliance” and “New Alliance” can be seen on the northern and western edges of this area as it transitions into the housing and infrastructure developed during the railroad boom of the 1970's.

#### Commercial

The neighborhood is predominantly residential but does contain some commercial and employment along Box Butte and Flack Avenues.

There are also professional offices located adjacent to arterials in the residential neighborhoods. This is a good example of the neighborhood commercial zoning that works similar to form based zoning allowing nonresidential uses provided they meet the same setback and parking requirements that residential zoning requires.

#### Industrial

There are a few industrial land uses located in the southwest portion of this neighborhood near the railroad tracks. The remainder of the neighborhood is currently shielded from this land use and should remain so.

#### Landmarks and Activity Centers

Central Park, Bandshell Park, and the linear trail system highlight the excellent recreational uses within the area. The parks and trail system connect schools and neighborhoods, helping to make this neighborhood the heart of the community. The City of Alliance has converted once topographic constraints (floodplain, floodway) into dynamic parks and recreation uses and functions.

Significant community landmarks and activity centers within the area include Central Park, Knight Museum and Sandhills Center, and Bulldog Stadium.

#### Vacant Land

Vacant land in the Core Neighborhood consists primarily of narrower lots that aren't conducive to modern home layouts. There are 17 vacant lots at the time this document was prepared. Vacant land is undesirable as it creates a gap in the appearance of an otherwise filled out neighborhood. It also encourages outdoor

**Neighborhoods**

storage. Both of which detract from the neighborhoods appearance and desirability.

**Land Use Conflicts**

The primary land use conflict within the Core Neighborhood is created by the intrusion of preexisting higher density residential development into single-family housing unit neighborhoods. Preexisting multi-family housing sites are scattered throughout this neighborhood. The primary conflict created at these sites involves traffic safety concerns due to limited, or a complete lack of, off-street parking.

The city should ensure that future multi-family housing projects in all areas of the city provide adequate off-street parking and work with property owners to install off street parking for existing dwellings regardless of size. Having adequate off street parking will help eliminate traffic issues in these areas and the amount of parking in the curb strip

Additional conflicts are created in residential areas along Box Butte Avenue, Tenth Street, and Emerson Avenue due to existing traffic patterns. These street systems are heavily utilized for inter-city and intra-city commuter and shopping routes. Options for the removal of these conflicts appear to be limited.

**Future Land Use**

The Core Neighborhood is primarily single family residential with some two family and multi-family dwellings. There is some neighborhood commercial mixed with the residential along the arterial streets but it is otherwise a residential neighborhood. The current land uses in this neighborhood should be

maintained. Multifamily and neighborhood commercial may be considered appropriate when the lot sizes and transportation systems are shown to be conducive to the increase in density and traffic.

**Neighborhood Goals**

Residential: Infill of existing residential neighborhoods is one of the most economical way to increase housing stock. The lots in the Core Neighborhood make it difficult to fit modern house layouts without combining two lots which necessitates razing two houses instead of one. The City should work with stakeholders to find housing solutions for these narrower lots including the possibility of attractive manufactured housing. Manufactured housing has progressed greatly in the past 30 years and may act as a solution to building on vacant lots.

Some of the existing housing stock is exhibiting signs of deterioration. To reduce the number of houses needing razed and increasing the number of vacant lots that aren't easily redeveloped, the City should begin identifying issues with houses located in this neighborhood before they become large problems. The City can use the adopted property maintenance code and nuisance abatement code to help accomplish this.

The City should consider adding another single-family residential zoning district to accommodate the Belmont and Duncan's Residence Tract areas as they were developed on smaller lots with shorter setbacks. This has created problems for property owners trying to make improvements to the housing in this area. The City should also create code accommodating

improvement of existing reverse corner lot houses without allowing the creation of new ones.

Commercial: The City should be cautious about any commercial development in the Core Neighborhood as it may damage the neighborhoods character. The City has adopted a neighborhood commercial zoning district but its use should be limited to its intent.

Industrial: The existing industrial land uses located in the southwest portion of the neighborhood should remain shielded from the residential and light commercial uses to protect the character of the neighborhood.

Transportation: The Core Neighborhood is well connected to the rest of the City by way of sidewalk. This is an asset of this neighborhood; however, because this neighborhoods infrastructure is comparatively older to other neighborhoods, sidewalks here exhibit more instances of heaving, cracking, and spalling.

There are also intersections where there aren't ramps or wheelchair provisions at street crossings. Ramps and indicator pads should be retrofitted during street repaving projects but also budgeted for as individual improvement projects on streets that were recently repaved.

The City should encourage people to take advantage of the sidewalk replacement program and return their sidewalks to good condition. The streets in this neighborhood are the oldest in Alliance and many of them have been

*Neighborhoods*

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repaved over the past 10 years. This trend should continue as there are still many streets in the Core neighborhood that are in need of repaving as opposed to just annual maintenance.

Code Enforcement: This area could benefit greatly from code enforcement to avoid an increase in the amount clutter, outdoor storage, and streetscape overgrowth. These detract from the character and ambiance of the Core Neighborhood and from the City in general. The City should identify properties that may be in violation of the property maintenance code and work with the owner to fix it up before the structure must be razed.

*Neighborhoods*

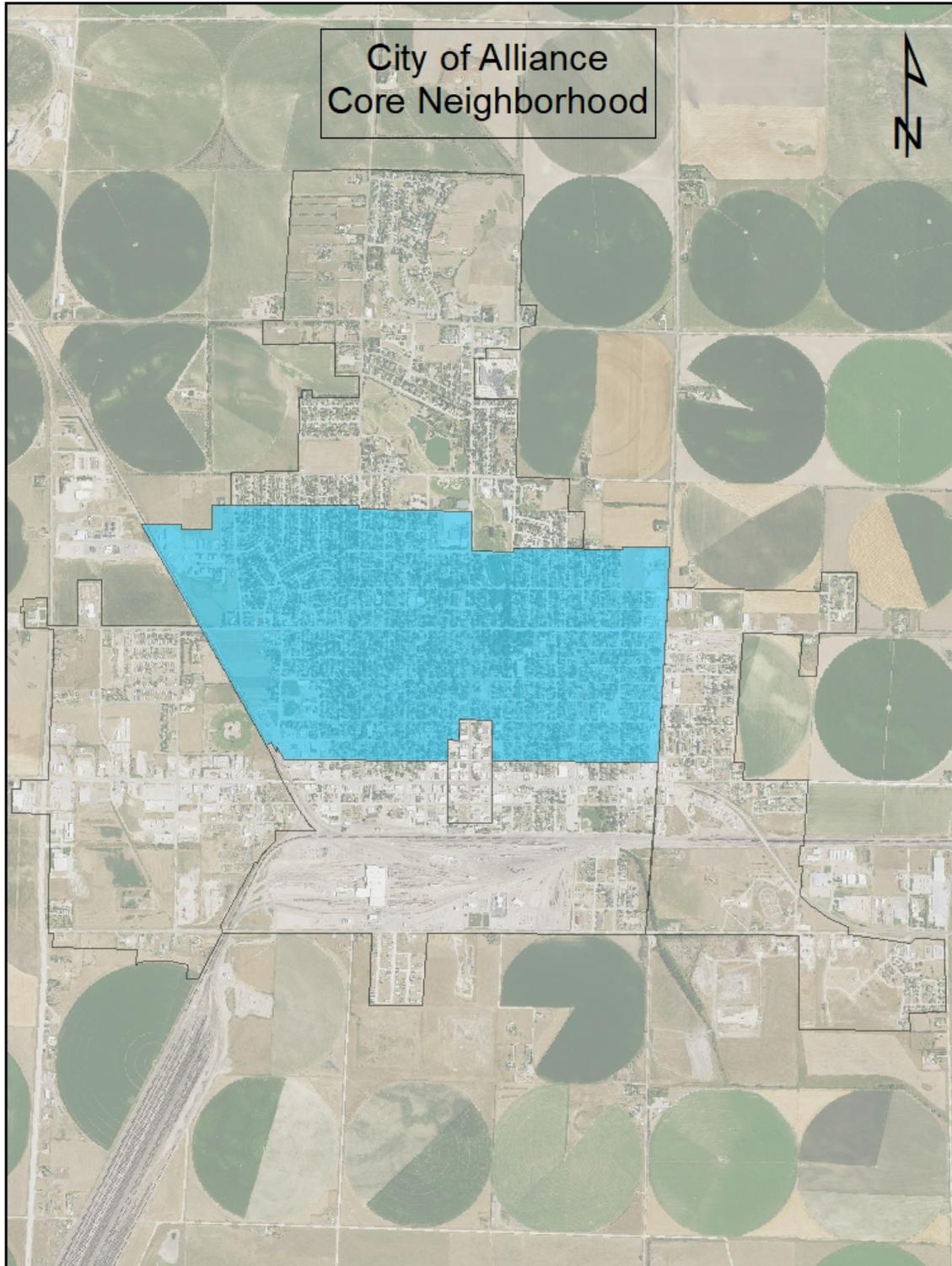


Fig. LU6



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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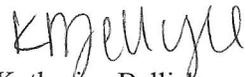
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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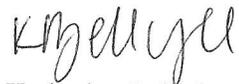
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, flowing style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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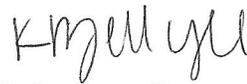
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Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle".

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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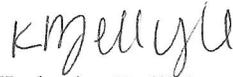
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

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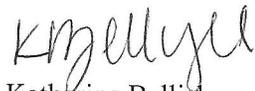
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Sincerely,

A handwritten signature in cursive script, appearing to read "K Bellisle".

Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item H

Public Hearing

Resolution PC25-008

Blight and Substandard Study

“Area E”

**RESOLUTION PC25-008**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

- a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.
- b. The “Redevelopment Area” generally encompasses the following area in Alliance, Nebraska: The area bordered by lands owned by Leonard and Kathryn Jedlicka to the north, BNSF railroad tracks to the east, W 3<sup>rd</sup> to the south and Cody Avenue to the west.
- c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area E”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).
- d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.
- e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

- 1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
- 2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.
- 3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
- 4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

**Blight and Substandard Study**  
**Land in Corp Limits, Cody, Anthony, Frontier,**  
**Thompson, Hereford, Staab, and Western**  
**Nebraska Addition Areas**  
**“Area E”**  
**City of Alliance, Nebraska**

**August 5, 2025**

# Introduction

## Background

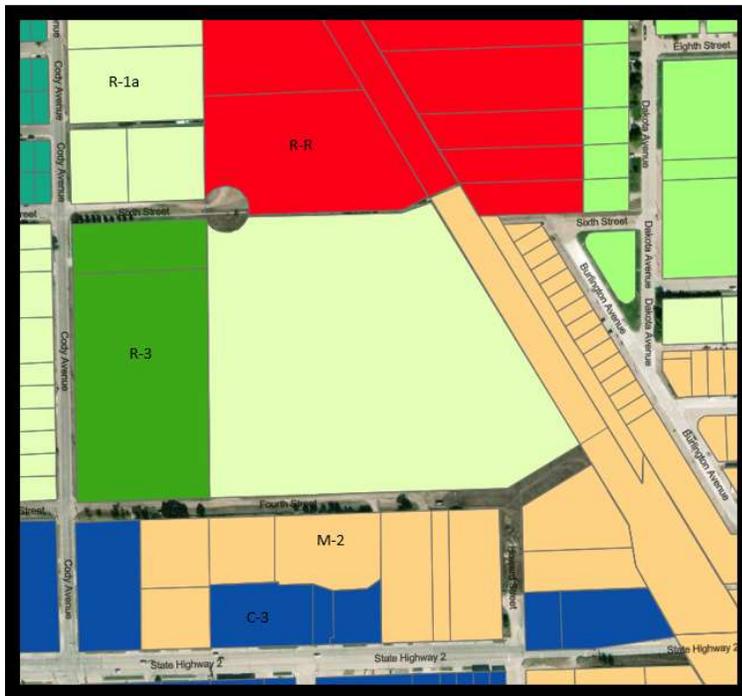
The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true for Area “E”, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Cody Avenue to the West, the back of those Cody Avenue-adjacent properties to the east, 4<sup>th</sup> Street to the north (except those properties on Cody Ave.) and 3<sup>rd</sup> Street to the south, form an “L” shape. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area includes the Third Street/Highway 2 corridor has a few long- standing businesses with a mix of M-2 and C-3 zoning. The newest investment, being the O’Reilly’s auto parts store, built in 2020, with the next newest construction completed in 2003. Development has been slow with the majority of buildings gradually constructed between 1960 and 1998. Much of the construction is fabricated metal buildings with little to no architectural features. Over half of the designated area remains undeveloped since being within city limits.

### 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 18-2155.

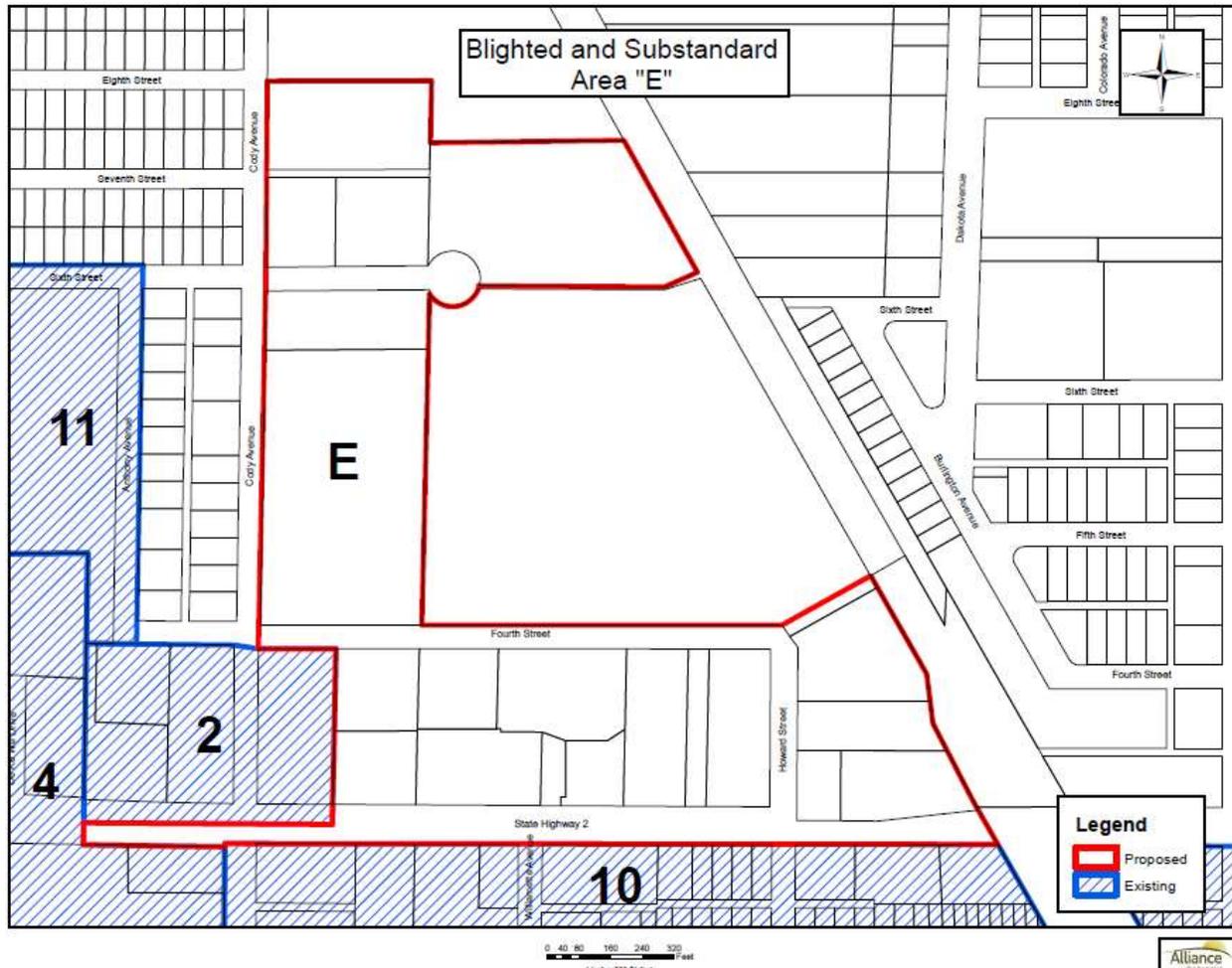
The law states that there are a number of reasons an area goes beyond remedy and control *solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise* without aid. Such things as overcrowding, unsafe, unsanitary conditions,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

This Blighted and Substandard study 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 while highlighting locations and opportunities

for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map below. The area can generally be described to include land bound by Cody Avenue to the west, BNSF railroad tracks to the east, and Third Street to the south.



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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects which improve local conditions, minimizing 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 commercial. This particular area was selected for several reasons:

1. There is a need to improve infrastructure due to substandard existing conditions.
2. The area has been largely underdeveloped and with low density on a major corridor.
3. A need was apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
4. Other aspects which meet the definition of blighted and substandard conditions.

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 is Statutorily Defined in §18-2103 as:**

(3) Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(3.1)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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**

This study did not consider structural conditions of buildings as they are almost exclusively commercial in nature.

### **Analysis of Study Area**

#### **Proposed Blighted Area**

The map shown on page 4 delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. Area E's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.

The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 1013.25 acres currently designated or under consideration as "Blighted and Substandard" or 32.3% of the City's total acreage, including the approximately 37.5 acres in Area "E". This remains well within the allowed 35%, providing future opportunity to add more areas.

### **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 completed in July of 2025. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing age, 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.

## **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**

All utilities are available in the Study Area. Water is provided by the City in sizes ranging from 6" to 12". The 6" line (cast-iron) on 3<sup>rd</sup> Street was installed in 1949. The 12" line (ductile iron) on Cody Avenue was installed in 1981. 10" Sewer lines were installed along 3<sup>rd</sup> Street in 1951 and the 12" sewer line on Cody was installed in 1968. Electric service is provided to the entire area with street lighting (street lighting is not present on the undeveloped roads). Storm sewer infrastructure exists circa 1956.

### **Street Conditions and Accessibility**

With the exception of 3<sup>rd</sup> Street, which is owned and maintained by the State of Nebraska all remaining roads, namely Fourth, Sixth, and Howard are either gravel or poorly maintained chipseal without curb, sidewalk, or drainage. There is a lack of sidewalk connectivity and pedestrian accommodations.



Fourth Street looking East



Undeveloped property at Fourth and Cody



Underdeveloped property at Howard Street



Undeveloped Sixth Street



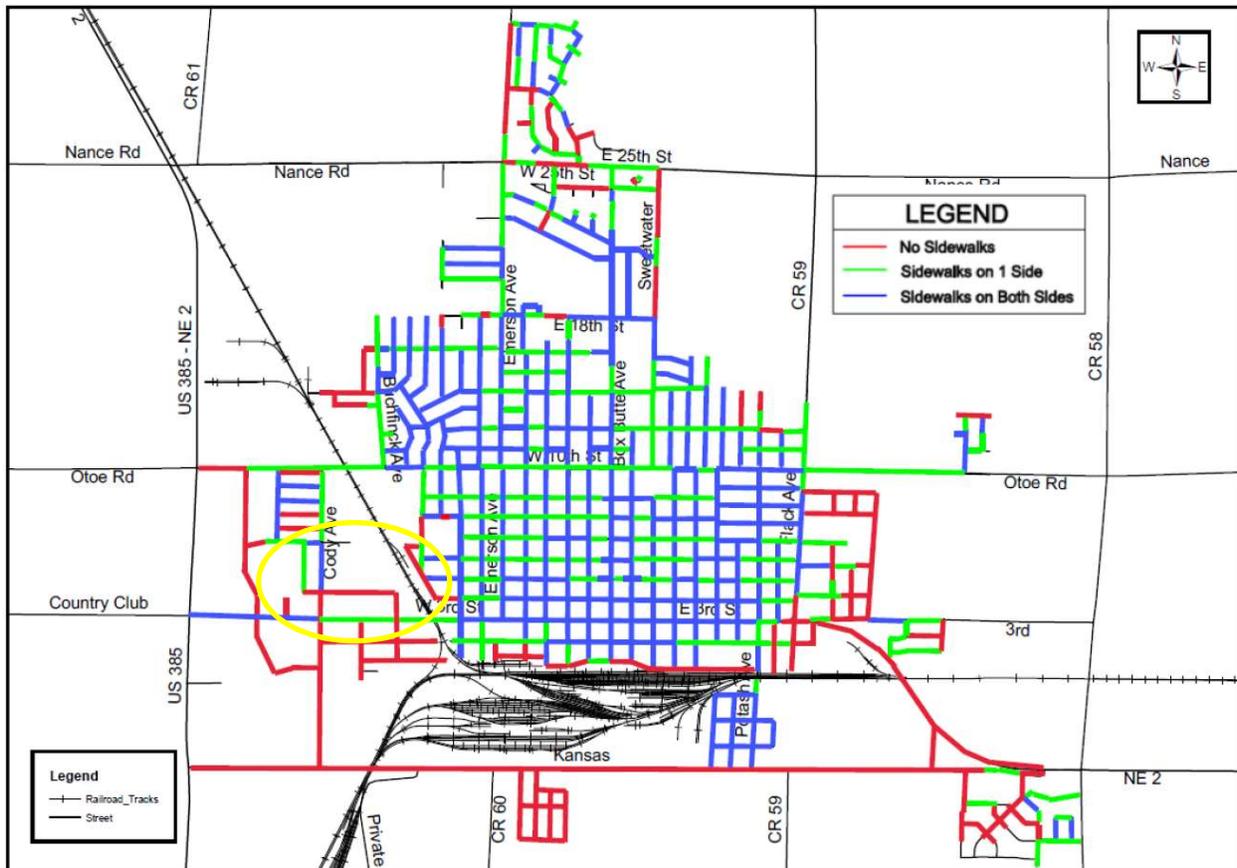
Undeveloped property between Howard and RR



Vacant commercial property



Metal building next to the newest, built in 2020



Area E exhibits several issues that need to be addressed.

1. Aged infrastructure
2. Fourth Street, 6<sup>th</sup> Street, and Howard Street are unpaved and do not meet the City's construction criteria.
3. Lack of pedestrian facilities.
4. Vacant or underutilized lots in need of development

### **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

### **The Existence of Conditions Which Endanger Life or Property**

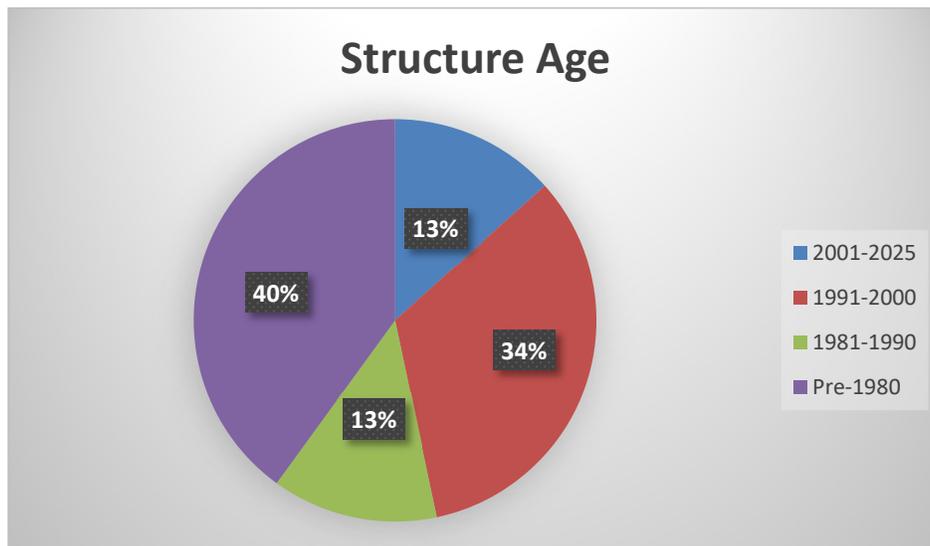
#### **Sidewalk Conditions**

The Study Area is partially served by sidewalk however there are areas that are only served on one side of the street and connectivity is an issue contributing to unsafe conditions for pedestrians. City code requires that sidewalks be installed as part of the

development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.

### Structure Age

The average age of the structures in the area is around 40 years (average year of construction is 1985.6). 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, 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. 40% of the buildings meet the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute, with 47% being constructed in the 1980's and 1990's, most being 30+ years in age and over half of the total acreage in the study area being undeveloped.



### 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 based on the following:

#### Blighted and Substandard Conditions:

- The average age of the structures in the area is almost 40 years.
- More than half of the area, being within city limits for at least 40 years, is undeveloped.
- The street system does not meet acceptable asset management standards.

- Conditions exist which endanger life or property by other causes.

**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 primarily residential with commercial along Third Street.

## **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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

**Neighborhoods**

**West Gateway Neighborhood**

**Boundaries**

The West Gateway Neighborhood is generally bound by US Highway 385 on the west, City Limits on the north, and the railroad tracks on the south and east. (Fig. LU5)

**Synopsis**

The West Gateway Neighborhood is best described as an eclectic mix of uses and functions. As the primary gateway into the community, the overarching theme of the area is difficult to grasp. The lack of continuity between uses and streetscape conditions detracts from the initial impression of the community. Design standards for building material, setbacks, and signage would promote more aesthetically pleasing structures and development.

**Transportation**

The streets and roadways of the West Gateway Neighborhood follow an inconsistent pattern. Some of the streets follow a traditional grid-like pattern, while others follow an irregular pattern. Streets and roadways in the neighborhood are generally wide, many serving as major transportation corridors within the community. The conditions of the streets are generally good.

This neighborhood has an inconsistent and unconnected sidewalk network. The neighborhood lacks continuity among setbacks along the main transportation corridors and is void of any recognizable or memorable streetscape design. The neighborhood contains 3rd Street, 10th Street, and Highway 385, which are all major transportation corridors in the community.

**Residential**

Housing in the West Gateway Neighborhood is mostly localized to the north-central segment of the area. Subdivisions are predominantly made up of single-family units and mobile home residential units. The condition of the manufactured homes is generally poor, while the condition of single-family units is fair to good.

In terms of diversifying housing value, the neighborhood contains housing best suited for lower incomes, but also contains some middle-income housing stock. The general age of housing units within the district is 40 years for single-family dwellings. Mobile homes are currently being replaced by the park owner however this does not encompass all the houses in the park.

Residential density is higher than other neighborhoods because of the close proximity of the mobile homes to each other compared to typical single-family construction housing.

**Commercial**

Retail and commercial uses are primarily concentrated along 3rd Street and Highway 385. In the west portion of this neighborhood, there are large tracts of vacant land that serve as transition areas between uses and functions. There is a clear delineation between uses, mostly due to lack of development in select areas.

**Industrial**

The neighborhood also possesses a variety of industrial uses that were outside the community in the past. As the City grew west towards Highway 385, commercial land uses adjacent to the highway grew around the industrial

uses and they now detract from the overall image of the community.

**Landmarks and Activity Centers**

Hal Murray Softball Complex and the Lions Park are located in this neighborhood as well as the primary entrance to the City from the Heartland Expressway.

**Vacant Land**

There is approximately 168 acres of vacant land located in the West Gateway Neighborhood. Most of it is located behind the strip development along West 3rd Street and US Highway 385. The development and land subdivision pattern adjacent to these streets is irregular and makes development adjacent to and behind these strip developments difficult.

**Land Use Conflicts**

The West Gateway Neighborhood was once located at the western edge of the City. As such, there were many industrial uses that would be considered inappropriate adjacent to gateway streets within City limits. At one time there were four salvage yards in this neighborhood but only one is left. As the City grew around these land uses they were slowly redeveloped into commercial land use. There also exists the opportunity for intrusion of commercial land use in to residential areas.

**Future Land Use**

The current zoning map should be changed to reflect the commercial nature of the property adjacent to West 3rd Street. The land uses along the north side of 3rd Street are permitted by the commercial zoning but still remain zoned industrial. The

**Neighborhoods**

---

industrial land uses that exist adjacent to residential zoning and West 3rd street should be shielded from the less intense land uses and rights of way.

**Neighborhood Goals**

**Residential:** The City should pursue declaring more of the West Gateway as Blighted and Substandard to allow for Tax Increment Financing and pursue grant funding for workforce housing. There are 7 vacant lots adjacent to Cody Avenue zoned for single family residential and a block between Cody Avenue and the Softball Complex that is zoned for multifamily residential.

**Commercial:** The proposed land use in the West Gateway Neighborhood, particularly adjacent to highways, is commercial. There are some commercial land uses that have taken the place of industrial uses but the zoning remained unchanged. The zoning north of 3rd Street should be changed to Commercial to prevent the land uses from reverting to heavy industrial. A significant portion of the commercial property in the West Gateway is already blighted and substandard.

**Industrial:** Some of the historic industrial land uses still exist in the West Gateway Neighborhood. The commercial development that followed the increase in

traffic along Highway 2 and US 385 grew around the industrial land uses and in many instances replaced it.

Extra care should be taken to keep the industrial land uses from interfering with the commercial and residential land uses. Landscaping requirements should be considered along the West 3rd Street corridor to soften the image of the remaining industrial land uses and the heavy commercial land uses.

**Transportation:** The West Gateway Neighborhood is not well connected with sidewalks. The residential areas in the north are not connected via sidewalk to the commercial areas along West 3rd Street. This is due to a lack of sidewalk along vacant lots and lots that were developed but no sidewalk was installed. The sidewalks in the mobile home park are not compliant with current City code or accessibility code. They lack ramps at intersections and are only 2.5 feet wide. Options to improve these sidewalks could include grants and assessments to repave them to meet code.

The City should plan to extend the trail system from Central Park to Lions Park as this could add Emerson Elementary School, Jaycees Park, the Lions Park, and the Softball Complex to the trail system and make the West Gateway Neighborhood

more accessible to the rest of the community via sidewalk.

The streets in this neighborhood range from very good to poor. There is a large number of gravel streets south of West 3rd Street and the streets in the mobile home park are beginning to exhibit large fissures in the pavement. West 4th Street provides access to the softball complex but is paved with asphalt fines, lacks curb and gutter, and regularly has large holes in the roadway.

**Code Enforcement:** This area would benefit greatly from an increase in code enforcement. As the primary gateway to the community from the Heartland Expressway this area provides visitors and potential developers with their first impression of Alliance.

The City of Alliance should consider gateway design regulations on signage, landscaping, setbacks, and streetscapes to ensure a more positive "first impression" of the community. This could be an overlay zone for properties developed within a certain distance from the gateway or the arterial street. Care should be taken to adopt a code that improves the appearance of new development or redevelopment that doesn't deter the project from happening.

*Neighborhoods*

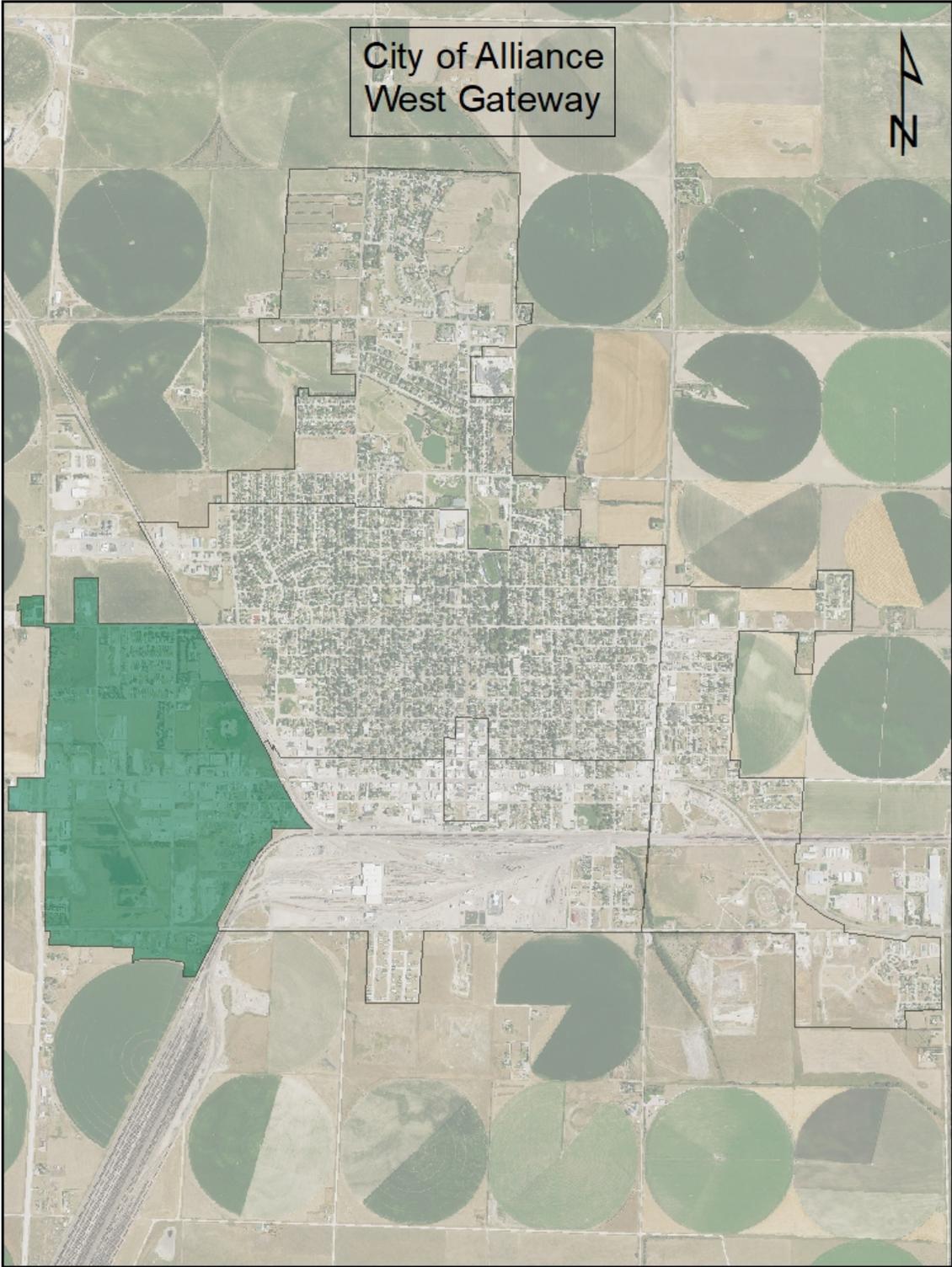


Fig. LU5



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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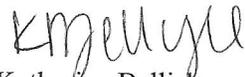
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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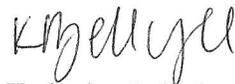
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



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During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, flowing style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, somewhat stylized font.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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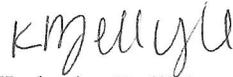
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Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area “5” in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area “9” in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area “5” to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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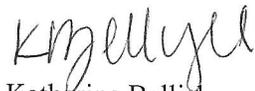
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
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During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item I

Public Hearing

Resolution PC25-009

Blight and Substandard Study

“Area J”

**RESOLUTION PC25-009**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” generally encompasses the following area in Alliance, Nebraska: The area bordered by 10<sup>th</sup> to the north, Area “5” to the east, Seventh Street to the south and Mississippi Avenue to the west.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area J”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).

d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

# **Blight and Substandard Study**

## **Belmont Addition Area**

### **“Area J”**

## **City of Alliance, Nebraska**

**July 9, 2025**

# Introduction

## Background

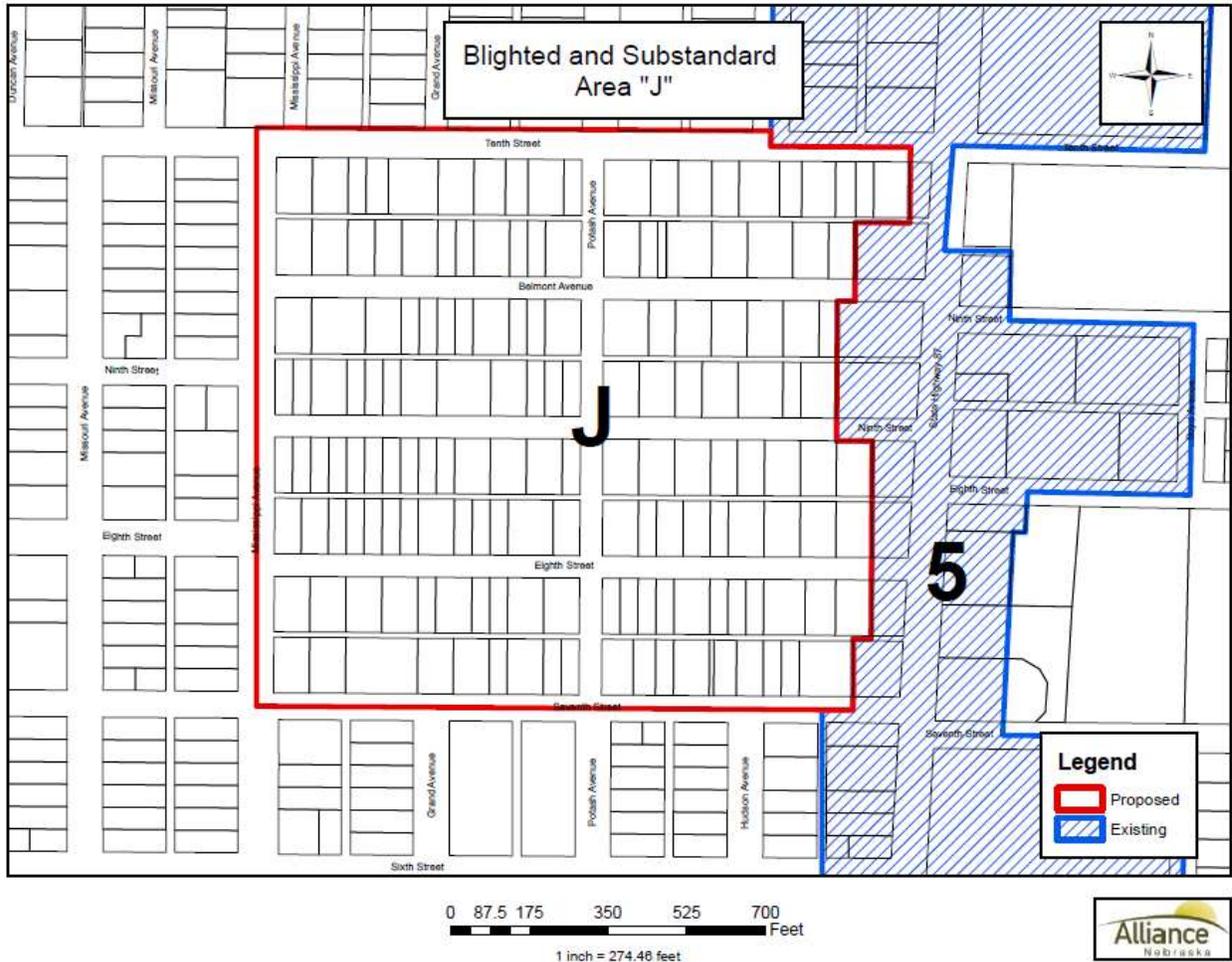
The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Belmont Addition Area, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Tenth Street to the north, Blighted and Substandard Area “5” to the east, Seventh Street to the south and Mississippi Avenue to the west. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area is residential located on long, skinny lots. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

### 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 18-2155.

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**

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area can generally be described as the area bordered by Tenth Street to the north, Blighted and Substandard Area "5" to the east, Seventh Street to the south and Mississippi Avenue to the west.

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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs

or projects which improve local conditions, minimizing 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 mostly residential with some commercial apartments. This particular area was selected for several reasons:

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

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 is Statutorily Defined in §18-2103 as:**

(3) Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(3.1)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

#### *No Problem*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The map on page 3 delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.

The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 1013.25 acres currently designated or under consideration as “Blighted and Substandard” or 32.3% of the City’s total acreage, including the approximately 40 acres in Area “J” This remains well within the allowed 35%, providing future opportunity to add more areas.

## Findings and Contributing Factors

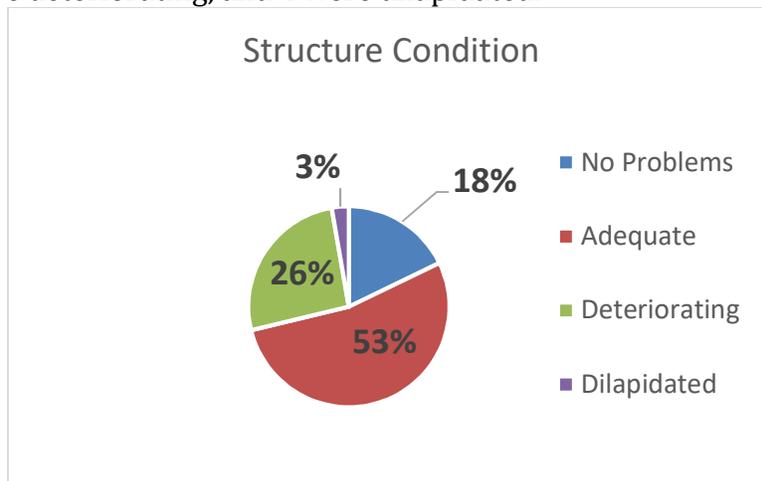
The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential to develop. The field survey work was done in December of 2023. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing 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.

## Substantial Number of Deteriorated or Deteriorating Structures

### Exterior Inspection of Buildings

There are 157 lots within the study area with 1 commercial property contained therein. Residential lots, which represent the greatest majority of lots in the study area, have been used to determine the structure condition breakout shown below. Eight (8) unimproved lots are included in the study area.

A total of 146 structures were evaluated using the Blighted and Substandard criteria as described on page 8 of this report. Commercial structures had no rating associated with them. If outbuildings or other structures were present they were not included in the survey. Field surveys concluded that 26 of the structures had no problems, 78 were adequate, 38 were deteriorating, and 4 were dilapidated.



## Defective or Inadequate Infrastructure

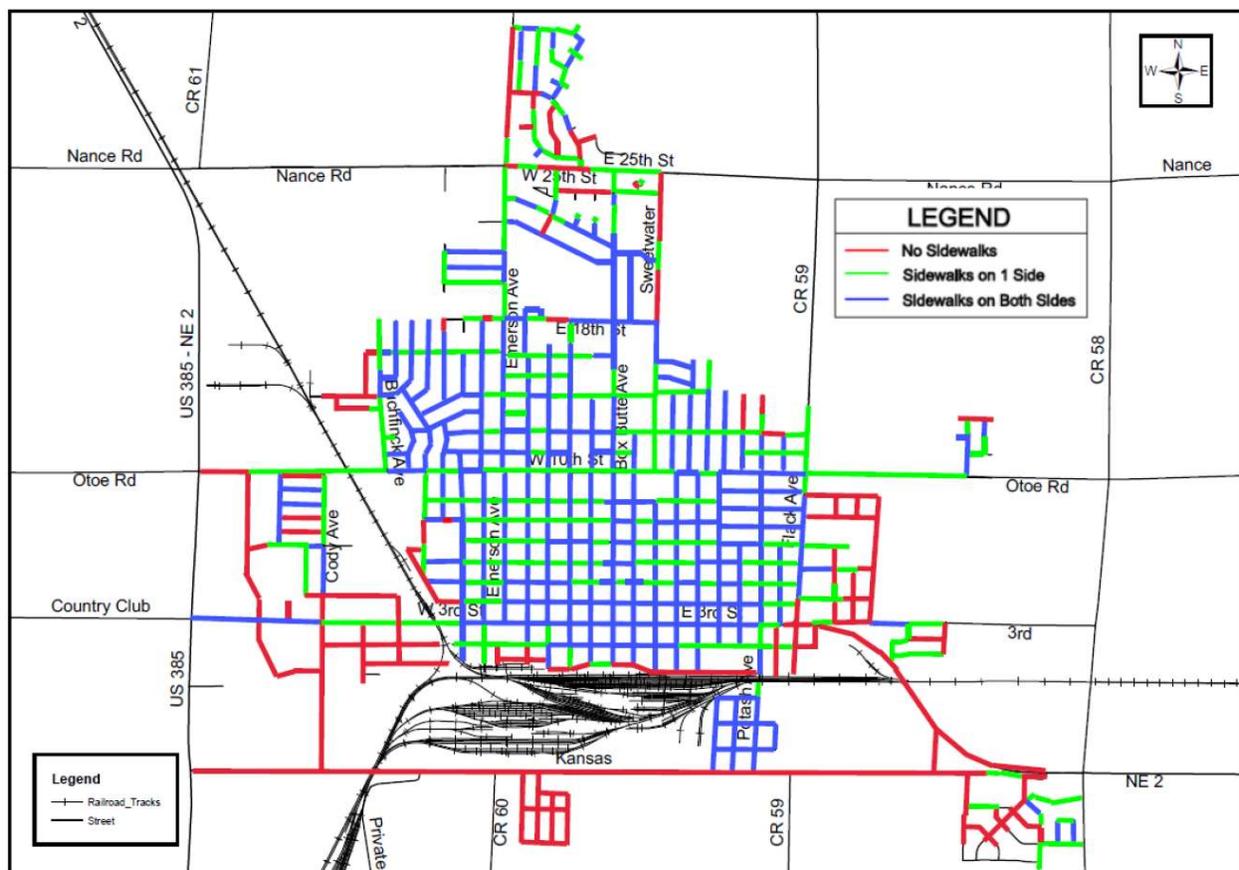
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

## Public Utilities

All utilities are available in the Study Area. Water is provided by the City in 6" PVC, installed circa 2001. Sanitary and Storm sewer are original to the neighborhood with an age of around 95 years. Electric service is supplied to the entire area with street lighting.

## Street Conditions and Accessibility

The surface condition of roads in the study area vary from Fair to failed. All areas are served by curb and gutter with sidewalk on both sides of the road.



Area J exhibits several issues that need addressed.

1. Extremely aged infrastructure
2. Additional sidewalk needed
3. Retaining wall replacements
4. Vacant or underutilized lots in need of development
5. Number of buildings in dilapidated or deteriorating condition



Vacant Lots



Typical Roadway Conditions

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

The Study Area has been platted and has a mix of long, narrow lots and lots which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is residential and commercial, with several instances of spot zoning. This area is located adjacent to already-declared Blight and Substandard areas to the west. The lack of infill development on empty lots reflects poorly on the neighborhood.

### **Dilapidated and Deteriorating Structures**

29% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for

vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.











Dilapidated homes

## **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

## **Improper Subdivision or Obsolete Platting**

### **Improper Subdivision of Land**

Most of the Study Area has been platted as long, deep lots, with several inside corner lots making for smaller than normal acreage. Single land owners would need to be contacted to inquire about residential infill development.

## The Existence of Conditions Which Endanger Life or Property

### Sidewalk Conditions

City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.

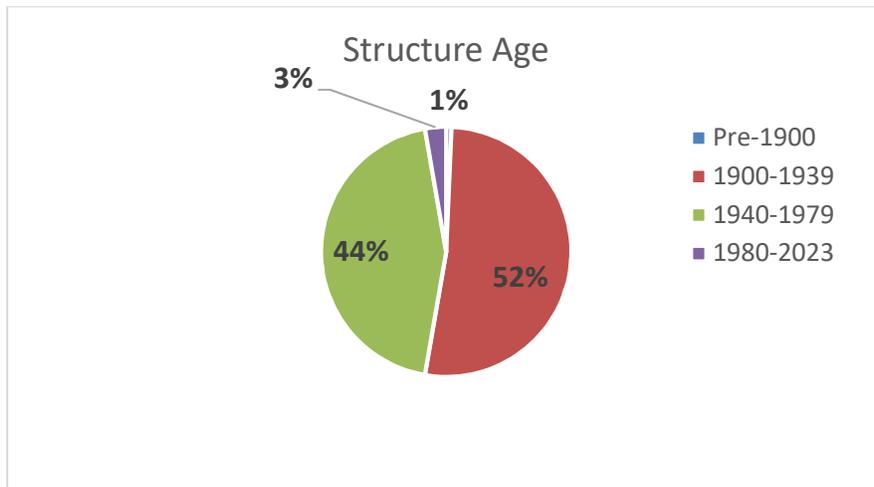




Sidewalk Conditions

### Structure Age

The average age of the structures in the area is 85 years. 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, 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. All structures in this area were built before 1985 and qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute.



## **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 based on the following:

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

- 29% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 85 years, with 100% surpassing the 40-year minimum required to be considered for blighted and substandard.
- The street system, including sidewalk, does not meet acceptable asset management standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting and zoning exists in the area.
- Conditions exist which endanger life or property by other causes.
- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is rarely occurring.

### **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. Several of unimproved lots include parking lots or are vacant due to building demolitions.
- Conditions existing 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.

### **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 primarily residential.

## **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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### Core Neighborhood

#### Boundaries

The Core Neighborhood is bounded generally by 16th Street to the north, Flack Avenue to the east, the BNSF Railroad tracks to the west, and 4th Street to the south. (Fig. LU6)

#### Synopsis

The Core Neighborhood should be considered the “heart” of Alliance. Its location, classic ambiance, and parks create and project a distinct character and image. The neighborhood serves as a transition area between downtown Alliance and newer Alliance. The well-designed park and trail system connects and links community landmarks and activity centers along the north-south park corridor. The importance of this neighborhood to the community cannot be overstated.

#### Transportation

The streets and roadways within the Core Neighborhood follow a traditional grid pattern and are well connected via sidewalks. Generally, the roadways are wider and allow for on-street parking. Shorter setbacks and a consistent sidewalk network are traits that make the Core Neighborhood inviting and pedestrian friendly. Major street corridors, such as Box Butte Avenue, Flack Avenue, and 10th Street, serve as commercial areas, cultural areas, and activity centers. Subdivision speed limits (25-30 mph) throughout the neighborhood help maintain a safe environment for vehicles and pedestrians. Over time, the natural elements of the area have matured, creating strong streetscapes. Additional streetscape improvements have been made along Box Butte Avenue, which also

enhance the neighborhood. The area has a significant amount of one-way streets. While these one-way streets move traffic very efficiently, they can also be incredibly confusing for visitors especially around the Grand View Elementary School area where the one-way streets reverse direction.

#### Residential

The Core Neighborhood contains many of the oldest and finest homes in the community. Classic and historic Alliance homes line Box Butte Avenue and surrounding streets. These homes, combined with a linear park and trail system, produce a memorable residential area. The condition of the housing within the neighborhood is generally good; however, some units within the area are beginning to deteriorate.

The diversity of housing styles, sizes, and price points within the area is broad. Units located on or near main corridors are typically larger and in better condition, while other areas contain smaller homes and smaller lots. The density of the neighborhood is generally higher than other areas due, in large part, to narrower lots, which allows for a greater number of dwelling units per acre.

The transition between “Classic Alliance” and “New Alliance” can be seen on the northern and western edges of this area as it transitions into the housing and infrastructure developed during the railroad boom of the 1970's.

#### Commercial

The neighborhood is predominantly residential but does contain some commercial and employment along Box Butte and Flack Avenues.

There are also professional offices located adjacent to arterials in the residential neighborhoods. This is a good example of the neighborhood commercial zoning that works similar to form based zoning allowing nonresidential uses provided they meet the same setback and parking requirements that residential zoning requires.

#### Industrial

There are a few industrial land uses located in the southwest portion of this neighborhood near the railroad tracks. The remainder of the neighborhood is currently shielded from this land use and should remain so.

#### Landmarks and Activity Centers

Central Park, Bandshell Park, and the linear trail system highlight the excellent recreational uses within the area. The parks and trail system connect schools and neighborhoods, helping to make this neighborhood the heart of the community. The City of Alliance has converted once topographic constraints (floodplain, floodway) into dynamic parks and recreation uses and functions.

Significant community landmarks and activity centers within the area include Central Park, Knight Museum and Sandhills Center, and Bulldog Stadium.

#### Vacant Land

Vacant land in the Core Neighborhood consists primarily of narrower lots that aren't conducive to modern home layouts. There are 17 vacant lots at the time this document was prepared. Vacant land is undesirable as it creates a gap in the appearance of an otherwise filled out neighborhood. It also encourages outdoor

**Neighborhoods**

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storage. Both of which detract from the neighborhoods appearance and desirability.

**Land Use Conflicts**

The primary land use conflict within the Core Neighborhood is created by the intrusion of preexisting higher density residential development into single-family housing unit neighborhoods. Preexisting multi-family housing sites are scattered throughout this neighborhood. The primary conflict created at these sites involves traffic safety concerns due to limited, or a complete lack of, off-street parking.

The city should ensure that future multi-family housing projects in all areas of the city provide adequate off-street parking and work with property owners to install off street parking for existing dwellings regardless of size. Having adequate off street parking will help eliminate traffic issues in these areas and the amount of parking in the curb strip

Additional conflicts are created in residential areas along Box Butte Avenue, Tenth Street, and Emerson Avenue due to existing traffic patterns. These street systems are heavily utilized for inter-city and intra-city commuter and shopping routes. Options for the removal of these conflicts appear to be limited.

**Future Land Use**

The Core Neighborhood is primarily single family residential with some two family and multi-family dwellings. There is some neighborhood commercial mixed with the residential along the arterial streets but it is otherwise a residential neighborhood. The current land uses in this neighborhood should be

maintained. Multifamily and neighborhood commercial may be considered appropriate when the lot sizes and transportation systems are shown to be conducive to the increase in density and traffic.

**Neighborhood Goals**

Residential: Infill of existing residential neighborhoods is one of the most economical way to increase housing stock. The lots in the Core Neighborhood make it difficult to fit modern house layouts without combining two lots which necessitates razing two houses instead of one. The City should work with stakeholders to find housing solutions for these narrower lots including the possibility of attractive manufactured housing. Manufactured housing has progressed greatly in the past 30 years and may act as a solution to building on vacant lots.

Some of the existing housing stock is exhibiting signs of deterioration. To reduce the number of houses needing razed and increasing the number of vacant lots that aren't easily redeveloped, the City should begin identifying issues with houses located in this neighborhood before they become large problems. The City can use the adopted property maintenance code and nuisance abatement code to help accomplish this.

The City should consider adding another single-family residential zoning district to accommodate the Belmont and Duncan's Residence Tract areas as they were developed on smaller lots with shorter setbacks. This has created problems for property owners trying to make improvements to the housing in this area. The City should also create code accommodating

improvement of existing reverse corner lot houses without allowing the creation of new ones.

Commercial: The City should be cautious about any commercial development in the Core Neighborhood as it may damage the neighborhoods character. The City has adopted a neighborhood commercial zoning district but its use should be limited to its intent.

Industrial: The existing industrial land uses located in the southwest portion of the neighborhood should remain shielded from the residential and light commercial uses to protect the character of the neighborhood.

Transportation: The Core Neighborhood is well connected to the rest of the City by way of sidewalk. This is an asset of this neighborhood; however, because this neighborhoods infrastructure is comparatively older to other neighborhoods, sidewalks here exhibit more instances of heaving, cracking, and spalling.

There are also intersections where there aren't ramps or wheelchair provisions at street crossings. Ramps and indicator pads should be retrofitted during street repaving projects but also budgeted for as individual improvement projects on streets that were recently repaved.

The City should encourage people to take advantage of the sidewalk replacement program and return their sidewalks to good condition. The streets in this neighborhood are the oldest in Alliance and many of them have been

*Neighborhoods*

---

repaved over the past 10 years. This trend should continue as there are still many streets in the Core neighborhood that are in need of repaving as opposed to just annual maintenance.

Code Enforcement: This area could benefit greatly from code enforcement to avoid an increase in the amount clutter, outdoor storage, and streetscape overgrowth. These detract from the character and ambiance of the Core Neighborhood and from the City in general. The City should identify properties that may be in violation of the property maintenance code and work with the owner to fix it up before the structure must be razed.

*Neighborhoods*

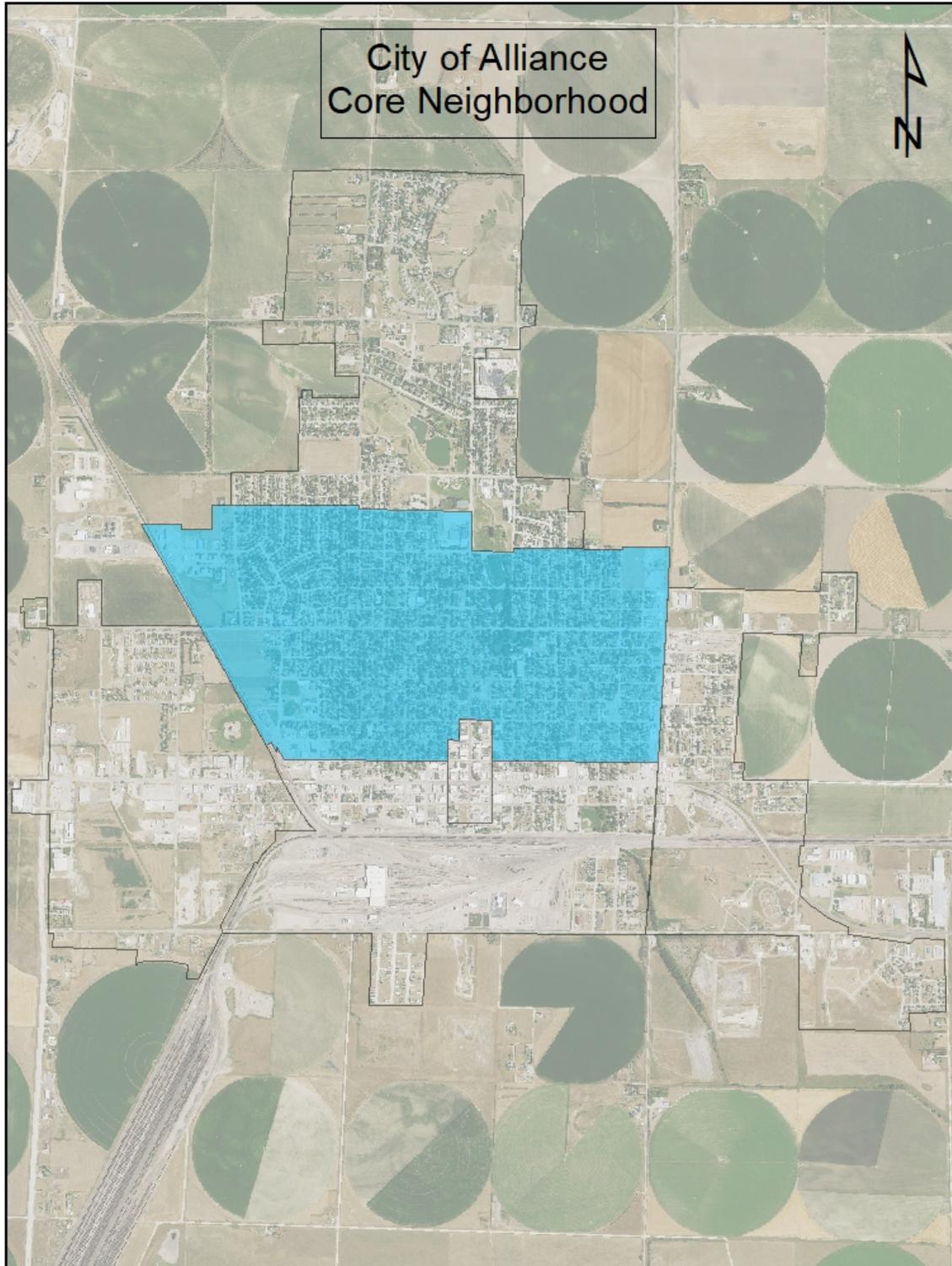


Fig. LU6



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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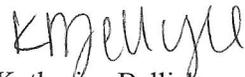
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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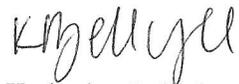
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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



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During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, flowing style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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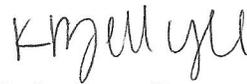
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

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Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, somewhat stylized font.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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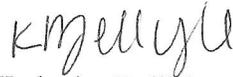
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
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Sincerely,

A handwritten signature in black ink, appearing to read 'K Bellisle', written in a cursive style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area “5” in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area “9” in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area “5” to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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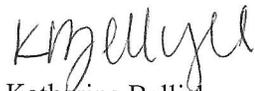
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
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Sincerely,

A handwritten signature in cursive script, appearing to read "K Bellisle".

Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item J

Public Hearing

Resolution PC25-010

Blight and Substandard Study

“Area P”

**RESOLUTION PC25-010**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” generally encompasses the following area in Alliance, Nebraska: The area bordered by 1<sup>st</sup> Street to the north, lands owned by Western Potatoes Inc to the east, Kansas Street to the south and South Mississippi Avenue to the west.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area P”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).

d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

# **Blight and Substandard Study**

**South Alliance, 1<sup>st</sup> Addition South Alliance  
Addition Areas**

**“Area P”**

**City of Alliance, Nebraska**

**August 5, 2025**

# Introduction

## Background

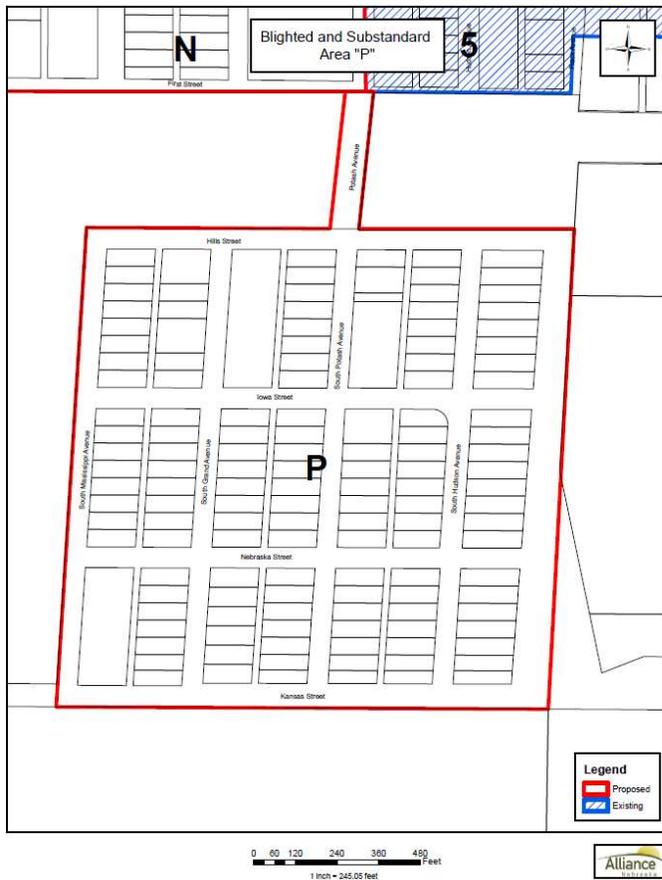
The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the South Alliance, 1st Addition South Alliance Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Hills Street to the north, Mississippi Avenue to the west, Kansas Street to the south and what would be the extension of CR 59 to the east (if it extended north as shown in the City’s Comprehensive Plan). A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area is residential located on long, skinny lots with intermixed commercial indicative of not adhering to strict zoning standards. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

### 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 18-2155.

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

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study

Area is highlighted on the map on page 3 of this report. The area can generally be described as the area bordered by Hills Street to the north, Mississippi Avenue to the west, Kansas Street to the south and what would be the extension of CR 59 to the east (if it extended north as shown in the City's Comprehensive Plan). 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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects which improve local conditions, minimizing 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 mostly residential. This particular area was selected for several reasons:

1. There is a need to improve infrastructure due to substandard existing conditions.
2. There is obvious economic decline and functionally obsolete uses within the area.
3. There was the presence of blighted and substandard characteristics within the area.

4. A need was apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
5. Other aspects which meet the definition of blighted and substandard conditions.

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 is Statutorily Defined in §18-2103 as:**

**(3)** Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(3.1)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

#### *No Problem*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The map on page 3 delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's northern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.

The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 1013.25 acres currently designated or under consideration as "Blighted and Substandard" or 32.3% of the City's total acreage, including the approximately 44.9 acres in Area "P". This remains well within the allowed 35%, providing future opportunity to add more areas.

### **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 March 2023 and July 2025. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing building and structure conditions,

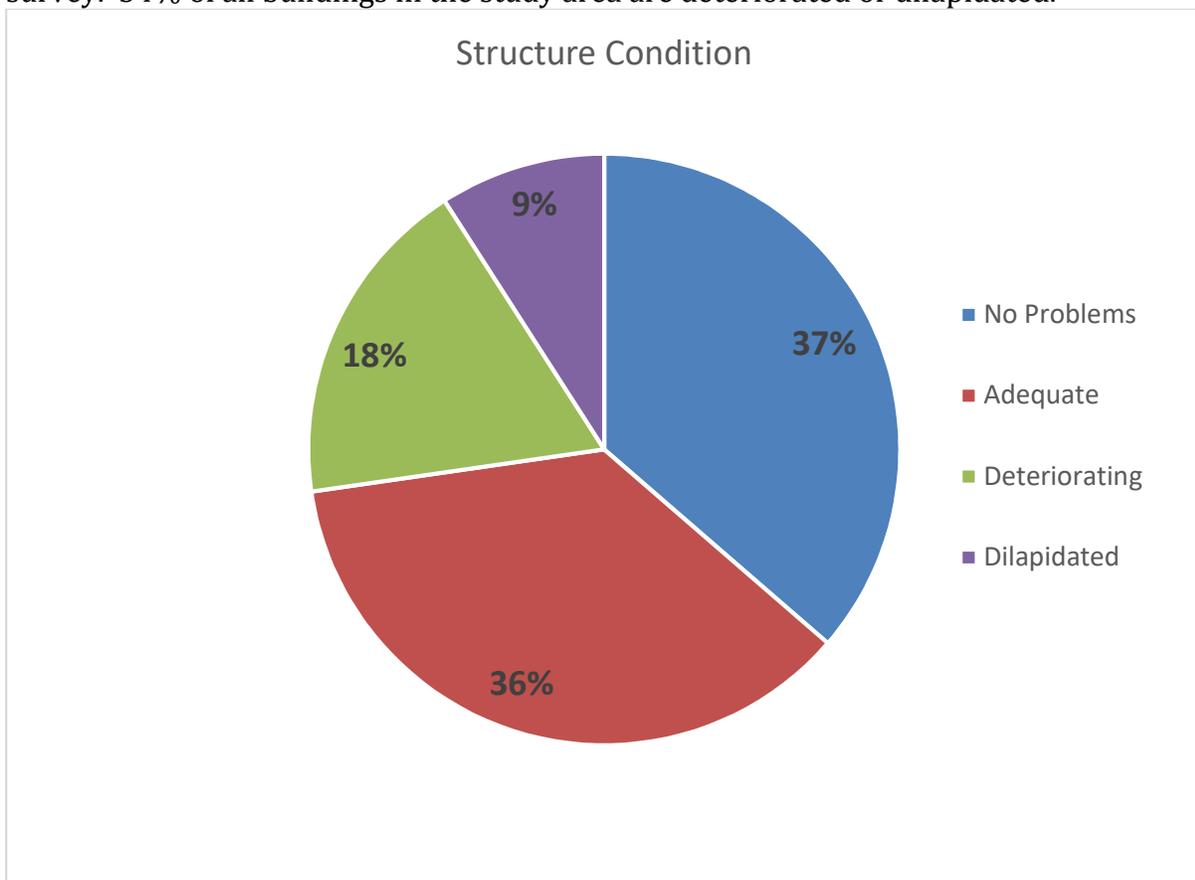
infrastructure, and land use found in the area based on statutory definitions, observations and explains the identified contributing factors as set forth in Nebraska legislation.

## Substantial Number of Deteriorated or Deteriorating Structures

### Exterior Inspection of Buildings

There are 68 lots within the study area. Residential lots, which represent the greatest majority of lots in the study area, have been used to determine the structure condition breakout shown below. 29 lots, or 47% of the study area are vacant or undeveloped.

A total of 34 structures were evaluated using the Blighted and Substandard criteria as described on pages 7-8 of this report. Commercial structures had no rating associated with them. If outbuildings or other structures were present they were not included in the survey. 54% of all buildings in the study area are deteriorated or dilapidated.





Dilapidated homes

## **Defective or Inadequate Infrastructure**

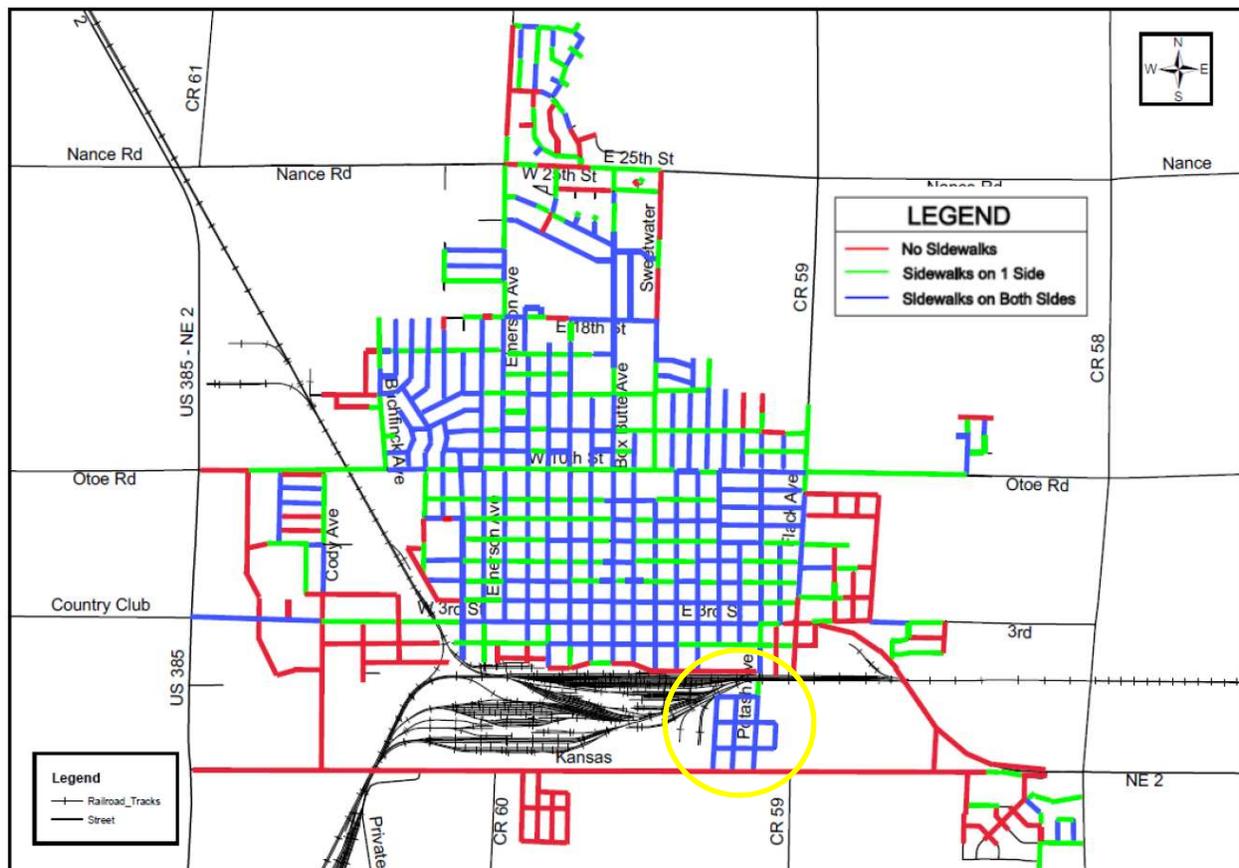
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

## Public Utilities

All utilities are available in the Study Area. Water lines range from 4" to 6" and were last replaced in the 1940's and 1950's. Sewer is mostly 6" and 8" and was built in the 1950's, 60's and 70's. Storm sewer was constructed circa 1978 and only covers approximately 25% of the study area, and the subdivision is adjacent to floodplain. Electric service is supplied to the entire area with street lighting.

## Street Conditions and Accessibility

The surface condition of roads in the study area vary from good to fair. Most of the area is served by curb and gutter with sidewalk on both sides of the road.



Roads east of Potash are in poor/failing condition. Potash Avenue itself is in good condition, and all roads west of Potash are gravel/poor condition.



Roads

Area P exhibits several issues that need addressed.

1. Aged infrastructure
2. Sidewalk repair needed
3. Lack of road paving
4. Vacant or underutilized lots in need of development
5. Narrow lots
6. Number of buildings in dilapidated or deteriorating condition

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



The Study Area has been platted and has a mix of long, narrow lots and lots which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is residential and commercial, with several instances of spot zoning. This area is located adjacent to already-declared Blight and Substandard areas to the west. The lack of infill development on empty lots reflects poorly on the neighborhood.





Vacant Lots

## **Dilapidated and Deteriorating Structures**

54% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.

## **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

## **Improper Subdivision or Obsolete Platting**

### **Improper Subdivision of Land**

Most of the Study Area has been platted as long, deep lots, with several inside corner lots making for smaller than normal acreage. Single land owners would need to be contacted to inquire about residential infill development.

## **The Existence of Conditions Which Endanger Life or Property**

### **Sidewalk Conditions**

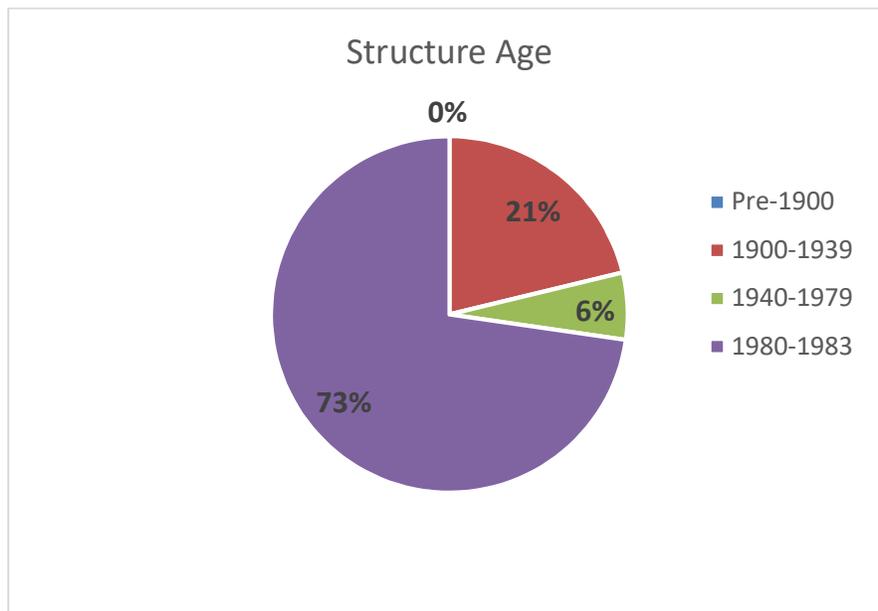
The Study Area is served by sidewalks, and some curb, despite many of the streets being unpaved. Almost all sidewalk is three feet wide. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.



Sidewalk with tripping hazard

## Structure Age

The average age of the structures in the area is 58 years. 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, 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. Records show that all structures in this area were built before 1985 and qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute.



## 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 based on the following:

### Blighted and Substandard Conditions:

- 54% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 58 years, with 100% surpassing the 40-year minimum required to be considered for blighted and substandard.
- The street system does not meet acceptable asset management standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.

- 47% of the lots are vacant or underdeveloped, and represent approximately 50% of the total area.
- Inefficient and obsolete platting and zoning exists in the area.
- Conditions exist which endanger life or property by other causes.
- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is rarely occurring.

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

- There are not more than half of the platted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time. Several of unimproved lots include parking lots or are vacant due to building demolitions.
- Conditions existing 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.

**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 primarily residential.

**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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### Southside Neighborhood

#### Boundaries

The Southside Neighborhood is generally bound by 4th Street to the north, Flack Avenue to the east, the railroad tracks to the west, and corporate City limits to the south. (Fig. LU8)

#### Synopsis

The current state of the district is fair at best and will require the continued attention of the community in redevelopment efforts. Improved housing and business conditions, more compatible land uses and functions, and a more attractive and healthy neighborhood can be achieved through creative and innovative thinking. The Southside Neighborhood can and should be a more formidable presence within the community.

#### Transportation

Streets and roadways within the Southside Neighborhood generally follow the same traditional grid pattern as found in the Core Neighborhood with the exception of 1st Street. Most of the roadways are wider, which allows for on-street parking. The condition of the roadways within this area is inconsistent. Some streets, such as 1st Street, are gravel and are in very poor condition and would benefit from improvements; however, other streets within the area are in good condition.

Inconsistent setbacks negatively impact the

continuity and overall image of the neighborhood. The area does have a consistent sidewalk network, often times on both sides of the street.

Major street corridors, such as 3rd Street and portions of Box Butte Avenue, serve as commercial areas, employment centers, and activity hubs. The neighborhood is substantially deficient in streetscape elements. Strong and natural streetscapes create more inviting neighborhoods and increase pride in ownership.

#### Residential

The Southside Neighborhood is marked by middle to low income housing units, many of which appear to be aging or deteriorated. The residential density within the neighborhood is moderate given the high number of vacant lots. An abundance of vacant lots and abandoned units project low pride of ownership and a lack of ongoing maintenance. The overall condition of housing in the area is best described as poor.

#### Commercial

The commercial land uses in the Southside Neighborhood are located primarily adjacent to 3rd Street and Box Butte Avenue. Behind that strip of commercial is light industrial and pockets of residential followed by the BNSF railroad yards.

#### Industrial

The area contains the largest employer in Alliance (BNSF Railway). Transitions between functions within the

neighborhood are generally poor. Residential units are located next to industrial and commercial areas, many times on the same street, with limited buffers in place. The industrial land uses are found primarily adjacent to the railroad and south of the commercial land uses along Third Street.

#### Landmarks and Activity Centers

BNSF Railway is a significant landmark within the community. BNSF has a staff of nearly 1,800, which also makes this neighborhood a major activity center. This neighborhood also contains Bower Park, Bower-Shankland Baseball Field, Maxwell Park, and the Landfill.

#### Vacant Land

The primary location of vacant land in the Southside Neighborhood is located in South Alliance. Its location adjacent to the railroad yards combined with the large amount of outdoor storage in South Alliance limits potential land uses of these vacant lots. Development of vacant land in this neighborhood in general will be difficult because of its location to existing industrial land uses and the number of unimproved streets adjacent to these lots.

#### Land Use Conflicts

There are many land use conflicts in the South Side Neighborhood. These include the residential land uses sandwiched between the industrial uses adjacent

**Neighborhoods**

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to and including the railroad yards, and the commercial land uses adjacent to Third Street. There is also a large amount of outdoor storage in this neighborhood, which greatly detracts from its appearance.

**Future Land Use**

The older residential development located between the commercial and industrial land uses presents a unique challenge. The residential area is concentrated and is a neighborhood within the neighborhood but is bordered by land uses that are less than ideal.

The intrusion of additional commercial and industrial uses should be avoided by landscaping and fencing requirements as well as a careful examination of the zoning map to ensure the residential development is preserved. The commercial and industrial uses located adjacent to the highway and railroad are appropriate for their location.

**Neighborhood Goals**

**Residential:** The existing residences should be protected from further intrusion of commercial and industrial uses. This may include things such as landscaping and

fencing requirements for expansion of existing commercial and industrial land uses as well as for new commercial or industrial uses. Grants for owner occupied housing improvements would help rehabilitate some of the existing housing and keep the residential blocks in this neighborhood from becoming vacant or re-purposed as commercial or industrial. Additional rezones may be necessary to maintain the existing housing in this neighborhood.

**Industrial:** The primary industrial use in the South Side neighborhood is the BNSF Railroad. There are also industrial land uses located adjacent to the railroad property along the southeast and southwest portions of the neighborhood.

**Transportation:** The South Side neighborhood is relatively well connected to the core of the city. The grid street system common in the Core neighborhood extends to the South Side Neighborhood and as such exhibits the same sidewalk development patterns. There are areas, particularly in South Alliance without sidewalk along vacant lots.

but is otherwise well developed. The condition of the sidewalks is fair to poor as they exhibit signs of heaving and cracking.

There are a number of streets in this neighborhood that are unpaved both with and without curb and gutter. The City should pursue grant opportunities to pave the streets and repave sidewalks in this neighborhood as well as work to acquire additional land for the right of way for First Street. It does not meet minimum width requirements in multiple places.

**Code Enforcement:** This area would benefit greatly from code enforcement as there is a substantial amount of clutter, outdoor storage, and streetscape overgrowth. These detract from the character and ambiance of the neighborhood and from the City in general. The City should identify properties that may be in violation of the property maintenance code and work with the owner to fix it before the structure must be razed. Owner occupied housing rehabilitation grants and TIF could be used to help achieve this goal.

*Neighborhoods*

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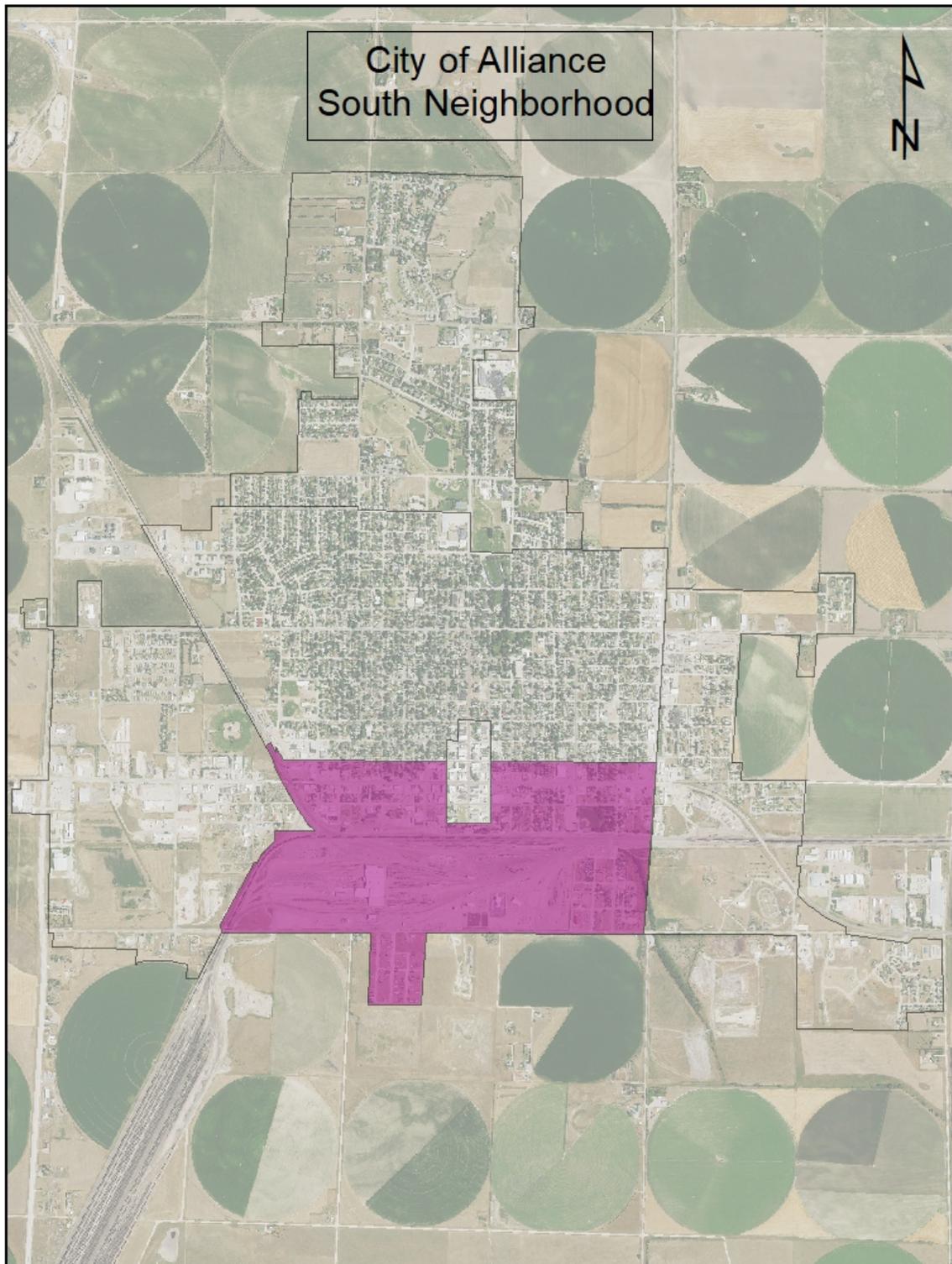


Fig. LU8



**Building the Best Hometown in America ®**

**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

**Building the Best Hometown in America®**

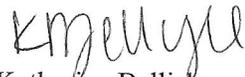
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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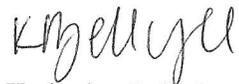
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Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

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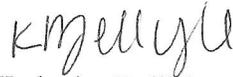
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Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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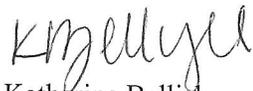
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Sincerely,

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item K

Public Hearing

Resolution PC25-011

Blight and Substandard Study

“Area Q”

**RESOLUTION PC25-011**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:**

**Recitals:**

- a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.
- b. The “Redevelopment Area” generally encompasses the following area in Alliance, Nebraska: The area bordered by Kansas Street to the north, County Road 59 to the east, lands owned by Joseph Weber to the south and lands owned by the City of Alliance to the west.
- c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area Q”, City of Alliance, Nebraska, dated June 20, 2025 (the “Study”).
- d. The Planning Commission conducted a public hearing on August 12, 2025 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.
- e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

**Resolved:**

- 1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
- 2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.
- 3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
- 4. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on August 12, 2025

**PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

# **Blight and Substandard Study**

## **Homestead, 1<sup>st</sup> Addition Homestead, and Lands in Corporate Limits Addition Areas**

**“Area Q”**

**City of Alliance, Nebraska**

**August 5, 2025**

# Introduction

## Background

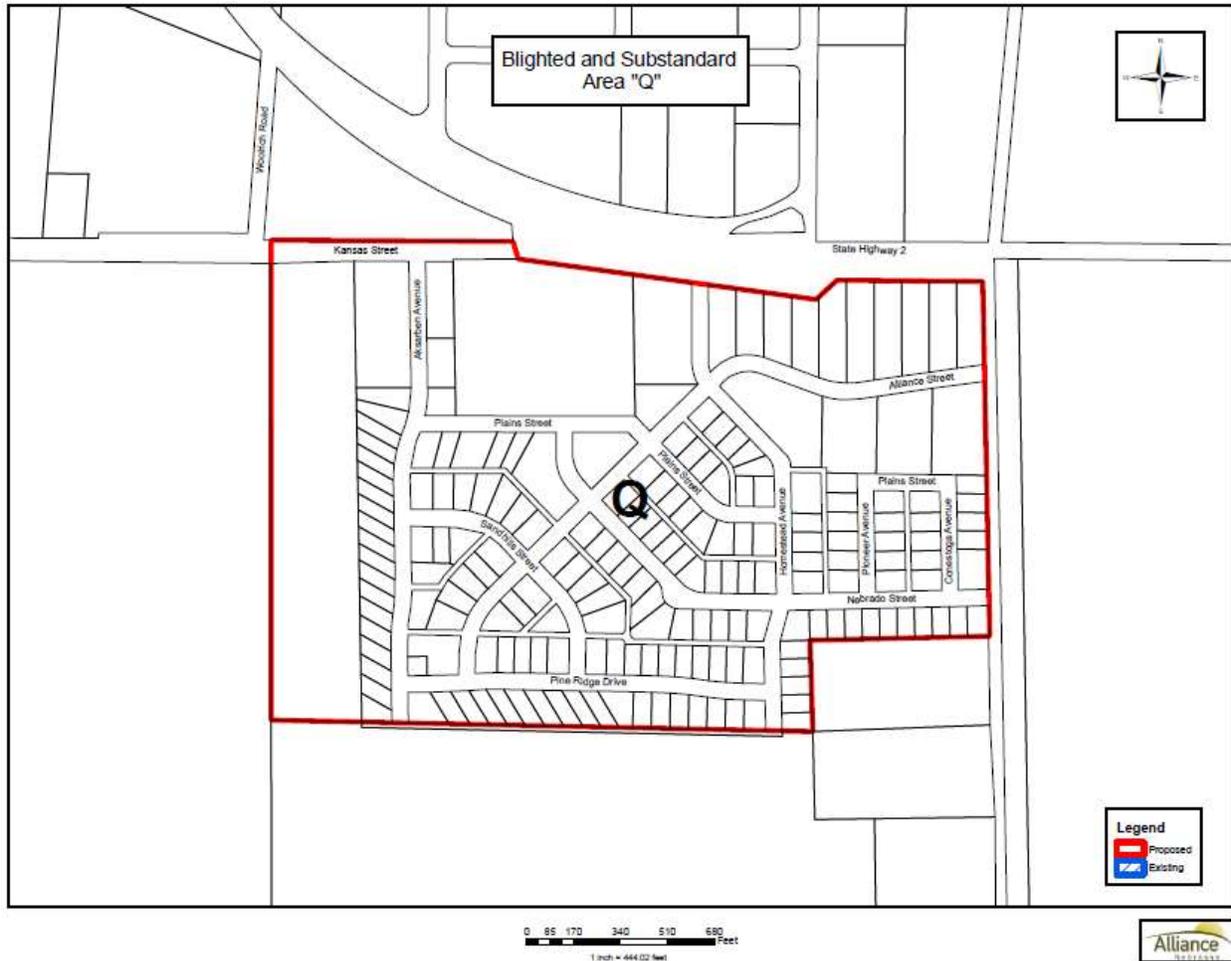
The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the 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 later “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 Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, 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 overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Homestead, 1st Addition Homestead, and Lands in Corporate Limits Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

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

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Kansas Street to the north, Alliance Landfill to the west, Parcel 070050112 and Parcel 070050082 to the south and CR 58 to the east. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally this area can be described as having commercial fronting Kansas Street and State Highway 2 and along Alliance Street from CR 58 to Homestead Avenue. This area has been replatted multiple times. Despite being in existence since the 1970's, infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

**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 18-2155.

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**

This Blighted and Substandard study 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 while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area can generally be as the area bordered by Kansas Street to the north, Alliance Landfill to the west, Parcel 070050112 and Parcel 070050082 to the south and CR 58 to the east. 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 of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan 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.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs

or projects which improve local conditions, minimizing 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 mostly residential. This particular area was selected for several reasons:

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

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 is Statutorily Defined in §18-2103 as:**

(3) Blighted area means an area (a) which, 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 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

**(3.1)** Substandard area 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.

### **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 120% of state or national average census data
  - b. The average age of residential and commercial units at least 40 years
  - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
  - 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 (highlighted in *italics* below):

### *No Problem*

- 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.

## **Analysis of Study Area**

### **Proposed Blighted Area**

The map on page 3 delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary.

The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 1013.25 acres currently designated or under consideration as “Blighted and Substandard” or 32.3% of the City’s total acreage, including the approximately 101.8 acres in Area “Q”. This remains well within the allowed 35%, providing future opportunity to add more areas.

## Findings and Contributing Factors

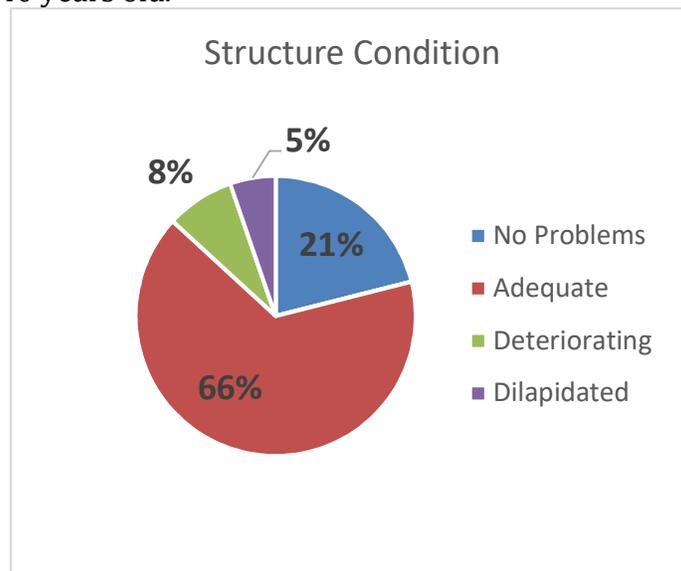
The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential to develop. The field survey work was done in July 2025. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing 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.

### Substantial Number of Deteriorated or Deteriorating Structures

#### Exterior Inspection of Buildings

There are 189 lots within the study area. Residential lots, which represent the greatest majority of lots in the study area, have been used to determine the structure condition breakout shown below. 131 lots, or 69% of the study area are vacant or undeveloped.

A total of 41 structures were evaluated using the Blighted and Substandard criteria as described on page 8 of this report. Commercial structures had no rating associated with them. If outbuildings or other structures were present they were not included in the survey. Only 13% of the structures are dilapidated or deteriorating but all but two structures are over 40 years old.





Dilapidated homes

## **Defective or Inadequate Infrastructure**

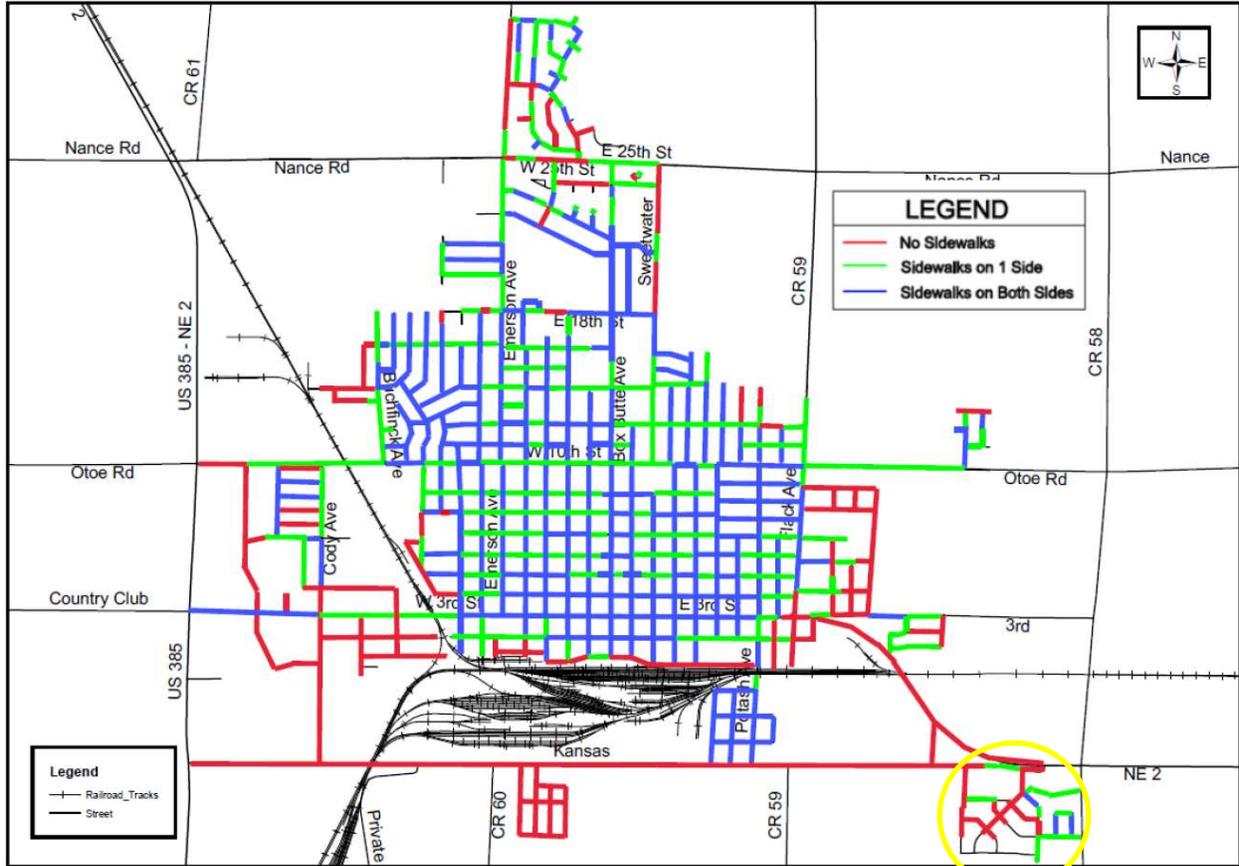
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

### **Public Utilities**

All utilities are available in the Study Area. Water lines range from 4" to 8". Sewer is mostly 6" and 8". Storm sewer sizes vary widely. All wet utilities were installed between 1978 and 1981 and are nearing the end of expected life. Electric service is supplied to the area with street lighting except in those areas where the road was not built out. Water and sewer were not extended to those areas not built out. Storm sewer is lacking throughout the area.

## Street Conditions and Accessibility

The surface condition of roads in the study area vary from fair to failed. Most of the area is served by curb and gutter but lacks sidewalk. There are several platted roadways that have never been constructed.





Roads



Unfinished roadways

Area Q exhibits several issues that need addressed.

1. Aged infrastructure
2. Sidewalk needed
3. Lack of road paving and failed pavement
4. Vacant or underutilized lots in need of development
5. Narrow lots

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



The Study Area has been platted and has a mix of long, narrow lots and lots which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is residential and commercial, with several instances of spot zoning. This area is located adjacent to already-declared Blight and Substandard areas to the west. The lack of infill development on empty lots reflects poorly on the neighborhood.





Vacant Lots

## **Dilapidated and Deteriorating Structures**

13% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.

## **Diversity of Ownership**

Property ownership records shows diverse ownership among all lots, including vacant lots.

## **Improper Subdivision or Obsolete Platting**

### **Improper Subdivision of Land**

Some of the Study Area has been platted as long, deep lots. Single land owners would need to be contacted to inquire about residential infill development.

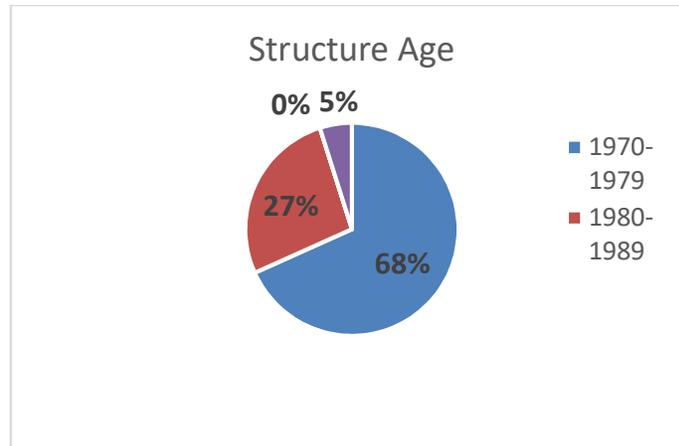
## **The Existence of Conditions Which Endanger Life or Property**

### **Sidewalk Conditions**

The Study Area is served by sidewalks, and some curb, despite many of the streets being unpaved however there is a lack of connectivity both within the subdivision and connecting back to the main body of the City. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.

### **Structure Age**

The average age of the structures in the area is 45 years. 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, 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. Records show that all but two structures in this area were built before 1985 and qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute.



## 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 based on the following:

### Blighted and Substandard Conditions:

- 13% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 45 years, with 95% surpassing the 40-year minimum required to be considered for blighted and substandard.
- The street system does not meet acceptable asset management standards and needs to be completed to access many of the platted lots.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- 69% of the lots are vacant or underdeveloped, and represent more than 50% of the total area.
- Inefficient and obsolete platting and zoning exists in the area.
- Conditions exist which endanger life or property by other causes.
- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is rarely occurring.

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

- Conditions existing 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.

**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 primarily residential.

**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, latest version.**

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: Blight and Substandard Studies**

**Date: August 12, 2025**

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For the Planning Commissions consideration are 10 Blight and Substandard Studies. Declaring an area Blighted and Substandard makes the area eligible for Tax Increment Financing (TIF) and MicroTIF. MicroTIF is relatively new and allows for an expedited review process for smaller projects. TIF is a tool used for development and redevelopment of distressed areas in communities.

It allows the increase in property taxes to pay off a bond that is used for development/redevelopment purposes as opposed to going to the local taxing entities. After the bond is paid off, the local taxing entities will receive the increased tax revenue from the improvement of the property.

The studies themselves are reports of blighted and substandard conditions that exist in certain areas of the city. The Planning Commission is to determine if declaring these areas Blighted and Substandard is consistent with the goals for the study area in the City Comprehensive Plan.

The Planning Commission determined that areas H, M, A, N, B, and I were consistent with the goals in the Comprehensive Plan in 2023 and 2024. Anticipating the completion of additional Blight and Substandard Studies, they were not taken to the City Council within one year after review and recommendation by the Planning Commission. The Planning Commission must review and determine if declaring these areas Blighted and Substandard is still consistent with the Comprehensive Plan.

All of these areas are located in neighborhoods that are primarily residential or mixed with some commercial. They are in the East Gateway (Area Q), South Alliance (Areas P

and part of N), Core Neighborhood (Areas N, J, B, I, H, and M), West Gateway (Area E), and Northside Neighborhood (Area A).

The Northside Neighborhood is residential and its primary goals are residential infill of the vacant lots and completion of missing infrastructure. TIF can be utilized for both of those goals.

The West Gateway is a mix of residential and commercial with some industrial. The Comprehensive Plan openly calls for additional parts of this neighborhood to be declared Blighted and Substandard. Additional infill on vacant lots, redevelopment of existing structures, and completion of the infrastructure are identified as goals in the Plan.

The Core Neighborhood goals include rehabilitation of existing development and infill development on the vacant lots. Declaring these areas blighted and substandard would aid in accomplishing those goals.

The primary goals for the East Gateway are cleaning up dilapidated structures, completion of missing infrastructure, and infill on vacant lots. Some portions of the East Gateway are already Blighted and Substandard.

South Alliance is identified in the plan as missing some transportation infrastructure, and housing that is becoming increasingly dilapidated. Infill of vacant lots, completion of the missing infrastructure, and rehabilitation of houses are goals of the Plan and TIF could be used to help achieve those goals.

## Neighborhoods

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### East Gateway Neighborhood

#### Boundaries

The East Gateway Neighborhood is generally bound by 12th Street to the north, Flack Avenue to the west, corporate boundaries to the south, and County Road 58 to the east. (Fig. LU7)

#### Synopsis

As the eastern gateway into the community, this area should contain some of the most prominent and memorable streetscapes, signage, and directional wayfaring. Existing conditions within this neighborhood portray a different environment.

The area is marked by poor housing and inconsistencies in roadway and pedestrian sidewalk infrastructure. The East Gateway Neighborhood would benefit greatly from design standards, housing rehabilitation, and landscaping requirements along Flack Avenue.

#### Transportation

The pattern of roads within the East Gateway Neighborhood is very inconsistent. Vacant lots contribute to a lack of continuity, and road networks produce streets that end abruptly. Street widths also are inconsistent. City roadways are typically wider and allow for on street parking, while private roadways and City Streets in mobile residential areas are narrower and unimproved. The overall condition of streets within the district is poor, and the neighborhood contains a significant amount of non-paved and unimproved roadways.

As with street pattern and width, setbacks and sidewalk provisions are also inconsistent. The variance in housing type and style contributes significantly to

inconsistent setbacks, while unimproved and inconsistent roadways contribute to poor sidewalk networks. Major transportation corridors within the neighborhood include Highway 87 (Flack Avenue) and Highway 2 (East 3rd Street).

The East Gateway Neighborhood is deficient in streetscape elements. The combination of all these factors produces poor pedestrian infrastructure, uninviting residential areas, and uninviting commercial areas. As the eastern gateway into the city and along the route to Carhenge, an emphasis must be placed on the beautification and presence of streetscapes and infrastructure within the area.

#### Residential

The East Gateway Neighborhood contains some of the community's most substandard housing. The overall condition of housing within the neighborhood is poor, with some areas appearing rundown. Many of the residential units within the area are mobile residential or public housing, an abandoned high-density nursing home complex suffers from deteriorated conditions. The diversity of housing value and style is limited and is typically reserved for lower income residents.

#### Commercial

The East Gateway Neighborhood is predominately residential but does contain limited highway commercial. As the designation for US highway 385 moved from Flack Avenue to Highway 2 west of Alliance, many of the businesses that cater to the traveling public in this neighborhood have relocated or gone out of businesses.

#### Industrial

In addition to commercial uses, heavy industrial uses provide various employment opportunities within the neighborhood. The industrial uses are located primarily in the southeast portion of the neighborhood adjacent to the BNSF railroad tracks.

#### Landmarks and Activity Centers

Although the area lacks a community park, it contains the Alliance Recreation Center (ARC), Carhenge, and is connected to the City trail system via the 10th Street trail extension. Access to a functional and usable open space area would benefit the residents of this neighborhood. This could be accomplished by better pedestrian connectivity to the Core Neighborhood or to the ARC.

#### Vacant Land

Vacant land in the Eastern Gateway Neighborhood is concentrated primarily in the southeast residential portions. This includes Homestead and HERB Additions. There are 118 vacant single family residential lots, one, two family residential zoned lot, and 3 multi family zoned lots in Homestead Addition of various sizes.

There are 25 single family residential zoned lots and 14 multifamily residential zoned lots in HERB Addition. Of those lots, three of the multifamily residential lots and 10 of the single family residential lots have access to all public infrastructure. There are also 2 lots between the mobile home communities and the vacant assisted living facility as well as various mobile home lots that are vacant.

#### Land Use Conflicts

There are land use conflicts that have deferred development primarily in the

**Neighborhoods**

HERB and Homestead Additions. The proximity of HERB addition to the BNSF railroad tracks and Nebraska State Highway 2 overpass detracts from the marketability of these lots as residential as there is no buffer between these heavily utilized transportation routes and the neighborhood.

Homestead addition suffers from similar land use conflicts but are caused by the commercial and educational land uses located to the north of the subdivision and the City Landfill to the west of it. The outdoor storage occurring in and around these subdivisions also detracts from these neighborhoods as desirable residential neighborhoods. They also suffer from isolation from the City as there isn't a way to safely walk or bike from these subdivisions without using arterial roadways.

**Future Land Use:**

Future land use in the East Gateway should focus on rehabilitation and redevelopment of existing land uses, particularly along Nebraska Highway 87 and Highway 2. This business corridor has struggled since the realignment of US Highway 385 to the west side of town. Zoning should be changed back to residential for existing houses located adjacent to the highway.

The commercial zoning that extends north out of City Limits should be changed back to Agriculture zoning. The City should remain flexible in returning their zoning back to commercial should the need arise but the current zoning is creating problems with home financing and improvements to the existing land uses. The rezoning to commercial

was in anticipation of Flack Avenue remaining the primary north-south highway through the City and growing into a major commercial corridor.

Much of the business corridor is already declared Blighted and Substandard. Design standards for Flack Avenue that incorporate landscaping, signage, and parking would help improve the community's appearance when redevelopment takes place.

Many of the developments along Flack Avenue were constructed when such criteria did not exist. This makes the corridor look dated, and in the case of sidewalk separation from parking lots, dangerous and unwelcoming. Changes of zoning to accommodate desired land use in this neighborhood is not generally required. Redevelopment and rehabilitation of existing land uses should be the priority.

**Neighborhood Goals:**

**Residential:** Four of Alliance mobile home parks are located in this neighborhood. One of the owners is actively improving their park by removing dilapidated housing and replacing them with new mobile homes. Increased property maintenance code and nuisance code enforcement would encourage other parks to do the same.

Homestead and HERB Additions would benefit greatly from the installation of sidewalks and/or a trail to connect them to the core of the City. They would also benefit from the City buffering the adjacent industrial and commercial land uses that detract from the neighborhoods and make them a more appealing place to move or construct a new home.

**Commercial:** The viability of the commercial development along Flack Avenue has been in question since the Heartland Expressway relocated US Highway 385 to the west City limit. The City has already declared the Flack Avenue corridor Blighted and Substandard so redevelopment activities are eligible for Tax Increment Financing. Even then, no redevelopment has occurred since 2013.

**Industrial:** The industrial land uses in the southeast corner of the Neighborhood are primarily older industrial developments and some are now abandoned. The lots adjacent to the highway east of A Street were declared Blighted and Substandard by the City but no redevelopment has taken place.

**Transportation:** The East Gateway Neighborhood is not well connected by way of pedestrian sidewalks. The residential areas east of the core community, including HERB and Homestead Additions, are not connected via sidewalk to the commercial areas along Flack Avenue or to the rest of the community. Installation of sidewalk or the extension of the trail system to Homestead Addition would remedy the lack of connectivity to the rest of the City but the intermittent sidewalk installation within subdivisions would still need to be corrected.

The Eastern Gateway Neighborhood contains a large amount of undeveloped and underdeveloped streets. The City should pursue development grants for the paving of the streets and sidewalks in the lower income portions of the community including those in this neighborhood.

*Neighborhoods*

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Underdeveloped streets require more maintenance than paved and appear to reflect less permanent and ad hoc development.

Code Enforcement: One of the largest obstacles of development in any neighborhood is outdoor storage. This area would benefit greatly from an increase in code enforcement to abate or cover up as much of the outdoor storage as possible. As the primary gateway to the community to and from Carhenge and all three cemeteries, this area provides many visitors and potential developers with their first impression of Alliance.

*Neighborhoods*

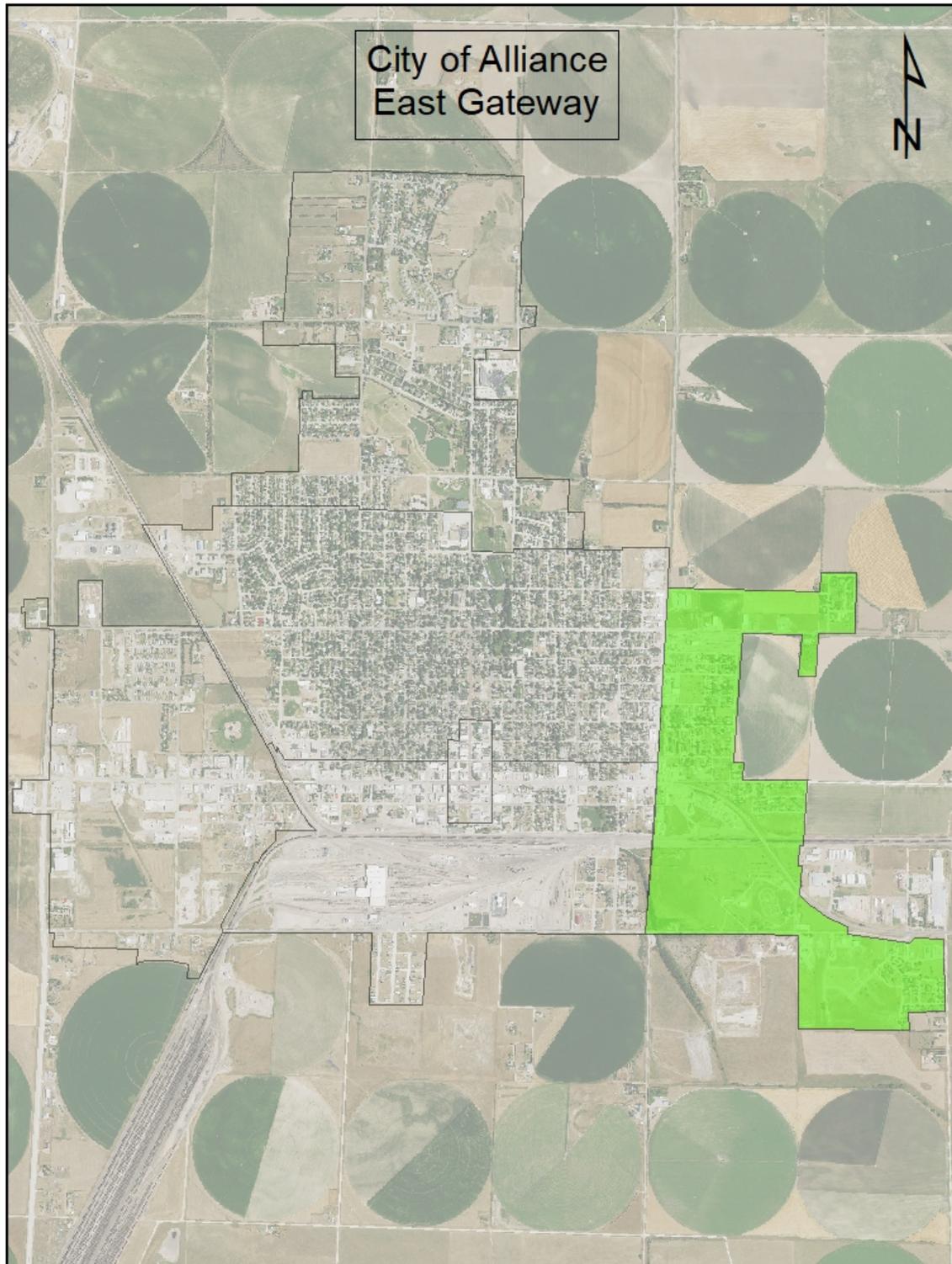


Fig. LU7



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
515 Box Butte Avenue #203  
PO Box 678  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared

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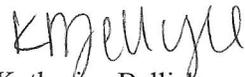
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



substandard and blighted is generally described as the area bordered by East Kansas Street to the north, County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Western Nebraska Community College  
c/o President of Board of Governors  
1601 E. 27<sup>th</sup>  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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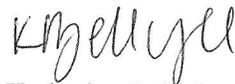
City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400  
[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, flowing style.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Education Services Unit #13  
c/o President of Board  
4215 Avenue I  
Scottsbluff, NE 69361

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold a public hearing at its regular meeting scheduled for Tuesday, August 12, 2025 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The first area proposed to be declared substandard and blighted is generally described as the area bordered by West 28<sup>th</sup> Street Terrace to the north, Cheyenne Avenue to the east, W 25<sup>th</sup> to the south and Emerson Avenue to the west. The second area to be declared substandard and blighted is generally described as the area bordered by 14<sup>th</sup> Street to the north, Nebraska Highway 87 to the east, East 10<sup>th</sup> Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner. The third area to be declared substandard and blighted is generally described as the area bordered by West 10<sup>th</sup> Street to the north, Box Butte Avenue to the east (except the area between Laramie and Box Butte from 7<sup>th</sup> to 8<sup>th</sup>), 7<sup>th</sup> Street to the south and Emerson Avenue to the west. The fourth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Mississippi to the east, East 7<sup>th</sup> Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner. The fifth area to be declared substandard and blighted is generally described as the area bordered by West 7<sup>th</sup> Street to the north, Laramie Avenue to the east, West 3<sup>rd</sup> Street to the south and Emerson Avenue to the west. The sixth area to be declared substandard and blighted is generally described as the area bordered by East 7<sup>th</sup> Street to the north, Mississippi Avenue to the east, East 1<sup>st</sup> Street to the south and Niobrara Avenue to the west. The seventh area to be declared substandard and blighted is generally described as the area bordered by Lot 1, Cody Addition to the City of Alliance to the north, BNSF railroad tracks to the east, West 3<sup>rd</sup> Street to the south and Cody Avenue to the west. The eighth area to be declared substandard and blighted is generally described as the area bordered by East 10<sup>th</sup> Street to the north, Area "5" to the east, East 7<sup>th</sup> Street to the south and Mississippi Avenue to the west. The ninth area to be declared substandard and blighted is generally described as the area bordered by Hills Street to the north, lands owned by South Flack Avenue to the east, East Kansas Street to the south and South Mississippi Avenue to the west. The tenth area to be declared substandard and blighted is generally described as the area bordered by East Kansas Street to the north,

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County Road 58 to the east, lands of Joseph Weber to the south and lands of the City of Alliance to the west otherwise known as 1441 East Kansas or the City of Alliance Landfill. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the area is substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in black ink, appearing to read "K Bellisle". The signature is written in a cursive, somewhat stylized font.

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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**July 14, 2025**

**Sent via Certified Mail: Return Receipt Requested**

Alliance Public Schools  
c/o President of Board of Education  
1604 Sweetwater Avenue  
Alliance, NE 69301

**Re: City of Alliance Planning Commission; Notice of Public Hearing**

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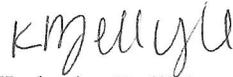
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Sincerely,



Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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July 14, 2025

**Sent via Certified Mail: Return Receipt Requested**

Upper Niobrara – White Natural Resources District  
c/o Chairperson of Board of Directors  
430 E. 2<sup>nd</sup> St.  
Chadron, NE 69337

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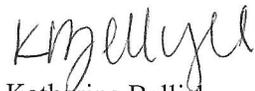
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Katherine Bellisle  
Administrative Secretary,  
City of Alliance

Item L

Public Hearing

2025-2026

Capital Improvement Budget

| Fund | Department         | Description  | Type    | Priority   | 2025-26   | Justification and/or Comments  |
|------|--------------------|--|---------|------------|-----------|--|
| 1    | Municipal Building | Replace breaker panel on Municipal Building Auditorium stage | Replace | Urgent     | 10,000    | Existing panel has Federal Pacific breakers which are known for catching on fire.  |
| 1    | Fire               | Joint Public Safety Center with EOC                          | Replace | Necessary  | 90,000    | Roll over amount. Total price is \$402,000   |
| 1    | Fire               | Fire - Class A Pumper #332                                   | New     | Necessary  |           |  |
| 1    | Fire               | Fire - Retaining Wall Project w/Electric Dept.               | New     | Desirable  | 50,000    |  |
| 1    | Fire               | Fire - QuantiFit 2 (SCBA Fit Test Machine)                   |         |            | 15,000    |  |
| 1    | Ambulance          | Ambulance - #314 Replacement                                 |         |            | 235,000   | Still checking with Ross and Seth on this amount   |
| 1    | Emergency Mgmt     | Emergency Mgmt - Repeater (Backups)                          |         |            | 42,000    | Roll over from last year plus current amount   |
| 1    | Emergency Mgmt     | Emergency Mgmt - Volunteer Paggers                           |         |            | 25,000    |  |
| 1    | Police             | Patrol Vehicles  |         |            | 200,000   |  |
| 1    | Police             | Body Worn Cameras & In-Car Cameras                           |         |            | 58,000    | Recurring - 5 yr. lease with \$1 buyout - 5 equal installments   |
| 1    | Police             | Mobile Radios  |         |            | 150,000   |  |
| 1    | Police             | Bola Wraps   |         |            | 20,000    |  |
| 1    | Police             | Drone  |         |            | 18,000    |  |
| 1    | Police             | Rifles and Accessories                                       |         |            | 45,000    |  |
| 1    | Museum             | HVAC Controller Upgrade                                      |         |            | \$16,000  |  |
| 1    | Parks              | Super Z Mower - 72"  |         |            | \$36,000  |  |
| 1    | Parks              | Train Repair/Repaint   |         |            | \$25,000  |  |
| 1    | Parks              | Central Park Grant   |         |            | \$378,000 |  |
| 1    | Parks              | Trail Extensions   |         |            | \$75,000  |  |
| 1    | Pool               | Basin Sand Blast & Paint                                     |         |            | \$175,000 |  |
| 1    | Pool               | Sand Filter Replacement                                      |         |            | \$66,000  |  |
| 5    | Electric Trans     | SCADA Upgrades   |         |            | 250,000   |  |
| 5    | Electric Urban     | Streetlight Replacement                                      |         |            | 30,000    |  |
| 5    | Electric Urban     | Streetlight Pole Replacement                                 |         |            | 50,000    |  |
| 5    | Electric Rural     | Rural Rebuilds   |         |            | 1,000,000 |  |
| 5    | Electric Urban     | Urban Rebuilds   |         |            | 750,000   |  |
| 5    | Electric Trans     | Reclosure Replacement  |         |            | 45,000    |  |
| 5    | Electric Trans     | Load Control Upgrades  |         |            | 10,000    |  |
| 5    | Electric Urban     | On-Call Pickup Replacement                                   |         |            | 55,000    |  |
| 5    | Electric Urban     | Truck Replacement  |         |            | 485,000   |  |
| 5    | Electric Admin     | Old Power Plant Asbestos Abatement                           |         |            | 1,000,000 |  |
| 5    | Electric Admin     | Alternate Feed Source  |         |            | 500,000   |  |
| 6    | landfill           | Magnet for excavator   |         | Desirable  | 52,550    | Working in the metal pile, moving large metal items, removing nails and hazards from roads   |
| 6    | landfill           | bucket grapple cylinder for loader                           |         | Urgent     | 10,638    | the internal seals are shot and it leaks fluid. It is near catastrohic failure.  |
| 6    | landfill           | Fire Alarm Replacement                                       |         | Necessary  | 10,000    | Lightning strike took out the current one and it needs replaced been trying to get a quote for 4 months and the company is dragging its feet   |
| 6    | landfill           | Bale House Floor Repair                                      |         | Deferrable | 50,000    | The floors are worn and starting to crack. NDEE regulations say they should not leak any fluid from the refuse. Needs done in next 5 years   |
| 6    | landfill           | floor repair under baler during replacement                  |         | Urgent     | 50,000    | the floor may be damaged underneath the baler. We should put money away in case it needs to be fixed. The baler is being replaced around August of 2025                                  |
| 6    | landfill           | heaters for downstairs                                       |         | Desirable  | 5,000     | the current system is dated and can not keep up with the cold a few electric radient style heaters positioned strategically would work better  |
| 6    | landfill           | fire hydrant   |         | Necessary  | 269,555   | Whenever you have a large pile of dry wood next to an incinerator it creates a fire hazard. Especially with nebraska temps and winds.  |
| 6    | landfill           | Rock Screen  |         | Desirable  | 30,012    | there is a pile of dirt that developes at the base of the tree pile as we process it. This would alow us to scren out the burnables.   |
| 6    | landfill           | litter picker  |         | Desirable  | 76,000    | one person would be able to get the entire road system inside the yard cleaned in a day. Now it takes the whole crew about a week.   |
| 6    | landfill           | landfill compactor buy (option 1)                            |         | Urgent     | 622,380   | this option would let us buy outright. We need a compactor to delay construction of cell 3. this will buy us enough time to get the funds together to build.                             |
| 6    | landfill           | landfill compactor lease (option 2)                          |         | Urgent     | 111,485   | this option would be a lease for the compactor. We need a compactor to delay construction of cell 3. this will buy us enough time to get the funds together to build. Its a 7 year lease |
| 6    | landfill           | Groundwater cleanup services                                 |         | Statutory  | 45,000    | A long time ago there was a groundwater plume detected and the city accepted responsibility for it. It will need to be treated eventually.   |
| 6    | refuse collection  | Dumpsters  |         | Necessary  | 50,000    | Dumpsters get destroyed and we need to replace them.   |
| 6    | refuse collection  | Trash Truck Replacement 1112 for 1117                        |         | Urgent     | 301,255   | The trash trucks go through a rediculous amount of wear and tear lifting dumpsters all day every day. This is a scheduled replacement  |
| 7    | Sewer              | Vactor truck replacement                                     | Upgrade | Necessary  | 650,000   | Current vactor is a 2014 and needs updgrade. Frequent breakdowns after 10 years  |
| 7    | Sewer              | Sewer Main Replacements/Lining                               | Replace | Necessary  | 100,000   |  |
| 7    | Sewer              | Lift Station D Rehab   | Upgrade | Necessary  | 300,000   | Needs upgrade due to being older than the rest of lift stations  |
| 7    | Sewer              | Sewer jetting Truck (Anticipated Delivery 2028)              |         |            | \$650,000 |  |
| 8    | Water              | 12th & Missouri Well   | New     | Urgent     | 2,040,000 | Needed for water pressure and chemical feed to east side of Alliance   |
| 8    | Water              | Water main- railroad tracks to Williamette on 2nd            | Replace | Urgent     | 160,000   | Water main is from 1949 and has been repaired several times  |
| 8    | Water              | 12th to 14th Grand Watermain                                 | Replace | Necessary  | 150,000   | Water main is from 1949 and has been repaired several times  |
| 8    | Water              | Tank Maintenance Plan  | Upgrade | Necessary  | 100,000   |  |
| 8    | Water              | Laramie 1st to 4th main                                      | Replace | Necessary  | 225,000   | Abandoning the 4in watermain and adding a 6in main   |
| 8    | Water              | Well 1 rehab   | Upgrade | Urgent     | 80,000    | Needs mechanical   |
| 8    | Water              | Hudson 3rd to 5th  | Replace | Necessary  | 150,000   | Water main is from 1949 and has been repaired several times  |
| 8    | Water              | Airport SCADA Upgrade  | New     | Urgent     | 55,000    | Only one pressure transmitter in one well at the airport. Communications   |
| 8    | Water              | 2nd Street, Cody to RR Tracks                                |         |            | \$450,000 |  |
| 8    | Water              | Kansas Street water connection                               |         |            | \$300,000 |  |
| 21   | Golf               | Main Pump Replacement  |         |            | \$235,000 |  |
| 21   | Golf               | Triplex Mower (G2) 2002                                      |         |            | \$50,000  |  |
| 22   | Airport            | Plow Assembly - 24 ft  |         |            | 76,222    | Rolled over from last year capital request   |
| 22   | Airport            | Airport Layout Plan (ALP)                                    | Replace | Desirable  | 372,000   | Federal BIL Grant Eligible w/ 95% funding  |
| 22   | Airport            | Window Replacement Terminal                                  | Replace | Necessary  | 50,000    | Most of the windows in terminal will be replaced. Bulk of the windows will be in "new" checkpoint areas  |
| 22   | Airport            | Parking Lot - Passengers gravel area                         |         |            | 20,000    | Added parking space as we are at capacity  |
| 22   | Airport            | HVAC upgrade/misc- new tsa area                              |         |            | 20,000    | Additional space needed for TSA personnel but no heat/cooling in the current area. No final decision on city will be responsible for so added money.                                     |

|    |           |  |           |           |             |   |
|----|-----------|--|-----------|-----------|-------------|---|
| 22 | Airport   | Water/Sewer upgrades - aerial sprayers     |           |           | 140,000     | Cost Share with Aerial Sprayer  |
| 22 | Airport   | Runway Light Replacement - Engineering     |           |           | 309,381     | Federal AIP Grant Eligible w/ 95% funding   |
| 22 | Airport   | Runway Light Replacement - Construction    |           |           | 3,328,484   | Federal AIP Grant Eligible w/ 95% funding   |
| 23 | Transit   | Safety Cameras                             |           |           | \$35,000    |   |
| 24 | Streets   | Tar machine                                | Desirable |           | 63,000      | Bought used and consistently working on it  |
| 24 | Streets   | Salt storage building                      | Necessary |           | 90,000      | Old building is falling apart and have closer for convience                           |
| 24 | Streets   | Wheel loader                               | Desirable |           | 300,000     | Replace old loader  |
| 24 | Streets   | Tractor                                    | Necessary |           | 70,000      | Replace old tractor its going to need work done soon                                  |
| 24 | Streets   | Dump truck replace 904                     | Urgent    |           | 272,350     | Unit 904 is 23 years old and needs replaced   |
| 24 | Streets   | dump truck replace 911                     | Necessary |           | 286,000     | unit 911 will be 23 years old and should be upgraded                                  |
| 24 | Streets   | Tilt flat bed trailer                      | Urgent    |           | 15,000      | Streets does not have a trailer and consistently browng from other departments        |
| 24 | Streets   | Paint machine                              | Urgent    |           | 20,000      | The paint machine we have is getting old and not the proper machine for what we paint |
| 24 | Streets   | Replace unit 910                           | Necessary |           | 64,000      | Received used from a different department 2002 with 132,000 miles                     |
| 24 | Streets   | Lakefield Subdivision Overlay              |           |           | \$1,500,000 |   |
| 24 | Streets   | 2nd Street, Cody to RR Tracks              |           |           | \$1,750,000 |   |
| 51 | MIS/GIS   | Annual Computer Replacement - City         | Replace   | Necessary | 2,000       | 1 Laptop  |
| 51 | MIS/GIS   | Annual Computer Replacement - APD          | Replace   | Necessary | 18,000      | 7 PCs, 3 Laptops  |
| 51 | MIS/GIS   | Squad Car Toughbook Laptop Replacement-APD | Replace   | Urgent    | 28,000      | 3 Toughbooks  |
| 51 | MIS/GIS   | Top of Rack Switching                      | Replace   | Necessary | 31,800      | Add redundancy and performance of backups and servers                                 |
| 51 | MIS/GIS   | Switch Replacements                        | Replace   | Necessary | 5,000       | Municipal Building and Public Works Existing Switch Replacements                      |
| 51 | MIS/GIS   | Fire Department Wireless Upgrade           | Upgrade   | Desirable | 3,500       | Provide wireless access to the Fire Department Training Center                        |
| 51 | MIS/GIS   | Horizon 8 Upgrade                          | Upgrade   | Necessary | 9,000       | Labor for the final upgrade of Horizon 8  |
| 51 | MIS/GIS   | vSphere ESXi Upgrades                      | Upgrade   | Necessary | 5,000       | Labor for the upgrade to VMWare for security and performance                          |
| 51 | MIS/GIS   | SQL Upgrade                                | Upgrade   | Necessary | 5,000       | Labor for the SQL upgrade   |
| 55 | Warehouse | Walk Through Door Replacement              | Replace   | Necessary | 30,000      |   |
| 55 | Warehouse | Flooring Replacement                       | Replace   | Necessary | 20,000      |   |
| 55 | Warehouse | Freight Scale Replacement                  | Replace   | Desirable | 5,000       |   |
| 55 | Warehouse | Window Replacement                         | Replace   | Necessary | 10,000      |   |

# Community Development Memorandum

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**To: City of Alliance Planning Commission**

**From: Brent Kusek – Development Director**

**Subject: 2025-2026 City of Alliance CIP Budget**

**Date: August 12, 2025**

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For the Planning Commissions consideration is the 2025-2026 Capital Improvement Project budget for the City of Alliance. Nebraska Revised Statutes require the Planning Commission to review and make a recommendation on the acceptance of a communities CIP budget before the governing body may adopt it.