

2025

City of Wahoo East Industrial Area Blight Study

Adopted XXX, XX, 2025 – Resolution XX-XXXX



Executive Summary

This report presents the findings of the East Industrial Area Blight and Substandard Study conducted by Ray Planning Solutions for the City of Wahoo. The study evaluates the designated area for conditions that meet the statutory definitions of "blighted" and "substandard" under Nebraska Community Development Law. Based on field surveys, data analysis, and statutory criteria, the study concludes that the area qualifies for designation as blighted and substandard, enabling the city to pursue redevelopment strategies.

Purpose of the Study

This East Industrial Area Blight and Substandard Study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Wahoo's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Wahoo finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "East Industrial Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2158).

Through the redevelopment process, the City of Wahoo can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Development Law by the City of Wahoo is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight or hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Wahoo can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

This blight and substandard study examines the existing conditions of land use, physical and other constraints, buildings, and structures within the designated study area in the City of Wahoo to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Wahoo to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Wahoo must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the

spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads:

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

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;

Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary 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.

Substandard and Blight Analysis

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Age or obsolescence

Estimate age of structures (40+ years criteria)

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

4. Other substandard conditions

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes or unsanitary and unsafe conditions ; or
- (c) Any combination of such factors which is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Existence of defective or inadequate street layout

Condition of streets/inadequate access including sidewalks

- Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.

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

Conditions associated with accessibility/usefulness of the lots

- Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.

4. Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

- Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.

5. Deterioration of site or other improvements

Field observation of age and condition of public utilities, debris, and inadequate public improvements

- Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.

6. Diversity of ownership

The total number of unduplicated owners

- Examples include the necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

7. Tax or special assessment delinquency exceeding the fair value of the land

Examination of public records to determine the status of taxation of properties

- Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.

8. Defective or unusual conditions of title

Examine public records to determine any defective or unusual title defects

- Examples include improper filings, liens, defective titles, etc.

9. Improper subdivision or obsolete platting

Examine public records to determine improper subdivision and obsolete platting

- Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

10. The existence of conditions which endanger life or property by fire or other causes

Examine conditions which endanger life or property

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability

Economic and/or socially undesirable land uses

- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.

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 designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);

- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
- (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem

- No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind or waterproof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Designated Study Area

The designated study area is property outside the current Corporate Limits of the City of Wahoo. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities in the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



The designated study area is located outside but adjacent to the corporate limits of the City of Wahoo and within the City’s extra-territorial jurisdiction. Because the designated study area is not yet located within the corporate limits, the area or portions thereof will need to be annexed to be included in the Community Development Agency’s area of operation to become eligible for Tax Increment Financing, as specific projects make application to the CDA for a redevelopment project.

Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context with the community, Ray Planning Solutions recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 139.3 acres. The following boundary description delineates the Recommended Area:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S04°03'15"E (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 151.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 92 AND THE POINT OF BEGINNING; THENCE CONTINUING S04°03'15"E ON SAID EAST LINE, A DISTANCE OF 2340.86 FEET OT THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°18'33"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2425.97 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 1820.67 FOOT RADIUS CURVE TO THE LEFT AND ARC DISTANCE OF 226.89 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N04°14'10"W ON SAID WEST LINE, A DISTANCE OF 765.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77; THENCE NORTHERLY ON SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 5 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.95 FEET; N04°14'09"W, 391.18 FEET; N00°23'46"E, 526.01 FEET; THENCE EASTERLY ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 92 THE FOLLOWING 12 COURSES: N62°52'08"E, 157.00 FEET; N67°08'02"E, 187.45 FEET; N89°14'03"E, 354.93 FEET; S31°04'44"W, 20.13 FEET; THENCE N86°05'31"E, A DISTANCE OF 1577.01 FEET; THENCE N87°12'23"E, A DISTANCE OF 698.71 FEET; THENCE N89°00'21"E, A DISTANCE OF 286.48 FEET; THENCE N65°53'31"E, A DISTANCE OF 88.35 FEET; THENCE N83°16'20"E, A DISTANCE OF 81.56 FEET; THENCE N88°13'21"E, A DISTANCE OF 82.02 FEET; THENCE S86°36'43"E, A DISTANCE OF 48.88 FEET; THENCE S04°03'07"E, A DISTANCE OF 40.31 FEET; THENCE N83°21'22"E, A DISTANCE OF 24.02 FEET TO THE POINT OF BEGINNING, CONTAINING 139.27 ACRES, MORE OR LESS..

Findings and Contributing Factors

The intent of this study is to determine whether the East Industrial Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on September 5, 2025, indicated the study area has such, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the East Industrial Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions, county assessor's records and land use found within the East Industrial Area Blight Study Area based upon the statutory definitions, planning team observations during the field survey, and explains the identified contributing factors. Appendix A provides a visual description and documents examples of the different conditions that led to each factor's determination. See Appendix A for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures, and other observed conditions within the East Industrial Area Blight Study Area.

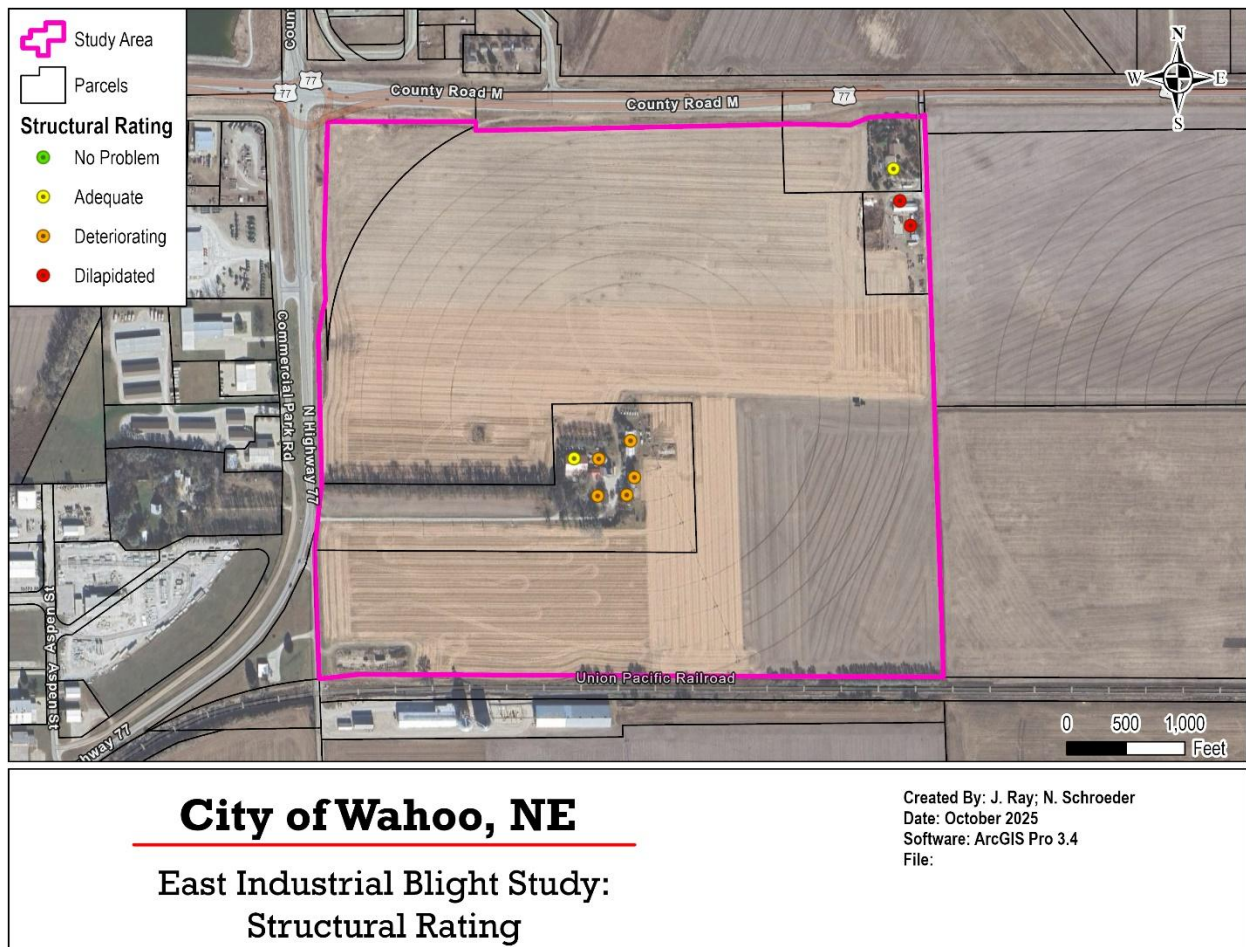
BLIGHTED CRITERIA CONDITIONS

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of the following.

Substantial Number of Deteriorated or Deteriorating Structures

The structures for each parcel within the East Industrial Area Blight Study Area were examined: two residential and seven agricultural accessory structures. Fifty percent of the primary residential structures and 86% of the accessory structures within the designated study area were graded as deteriorating or dilapidated. Figure 2 illustrates the distribution of the structural ratings within the study area. This is considered a significant contributing factor.

Figure 2, Structural Rating

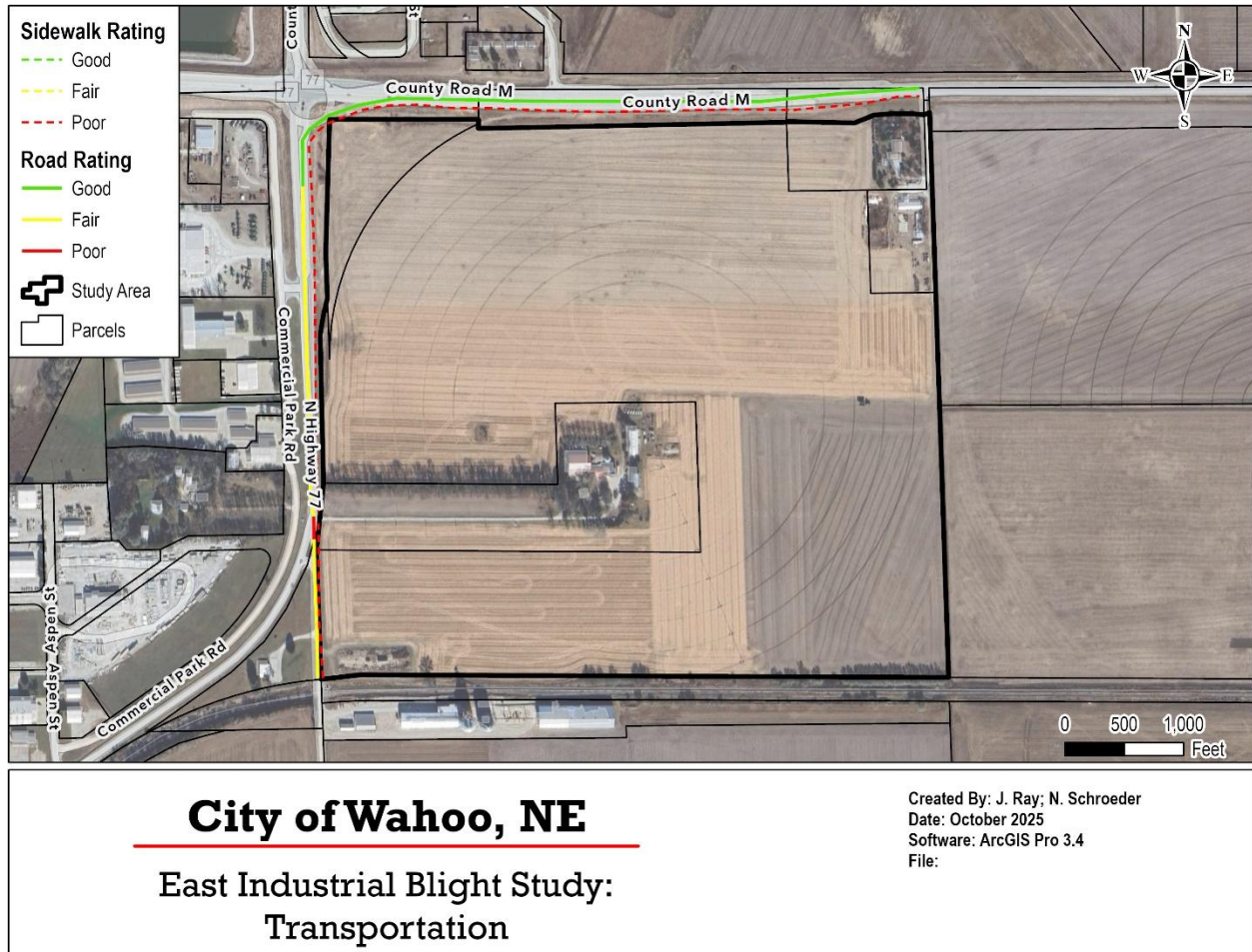


Defective or Inadequate Street Layout

Street Conditions and Accessibility

Street and sidewalk conditions within the East Industrial Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The transportation infrastructure conditions are illustrated on Figure 3.

Figure 3, Transportation



The surface of the streets is generally in good condition. However, all are rural section roads and lack sidewalks and curb and gutter. While this may pose difficulty for pedestrians, it is not considered significant enough to warrant a contributing factor designation.

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

Throughout the East Industrial Area Blight Study Area, the lot sizes and shapes vary. The Highway 92 and 109/16 roundabout results in a curve in the northwestern portion of the study area. While the majority is one lot with a peninsula lot cut out and a land locked lot. The large irregular shaped lot is too large for modern commercial or residential development and needs to be subdivided. These characteristics diminish the usefulness and



accessibility to adequately accommodate building standards. Overall, this factor is considered to be a contributing factor.



Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Rubbish Pit

The unprotected basement remnant of a structure has been partially filled with tree debris and vegetation. This poses a potential unsafe condition for people and or vehicles in the area. In addition, the debris can pose a fire hazard and provide rodent habitat, which can

spread disease to people.

Sidewalks

The lack of sidewalks through the study area and broken and displaced pavement on sites pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The two-thirds of the structures may contain this potential hazard.

Junked Vehicles

The site contains two areas with junked vehicles or farm equipment. The vehicles can leak petroleum and other pollutants into the soil.

As a result, this factor is contributing to the recommended blight designation.

Deterioration of site or other improvements

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

Dilapidated and Deteriorating Buildings

Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

Parking and driveways

The field analysis noted parking areas, driveways and outdoor storage areas that lacked hard surfaces and were in poor condition.

Sidewalks

The lack of sidewalks throughout the study on sites pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

Public Utilities

The lack of public water and sanitary sewer systems in the area an impediment to urban development.

As a result, this factor is considered to be contributing the recommended blight designation.

Defective or unusual conditions of title

There was no evidence identified of defective or unusual conditions of title of the parcels in the study area. As a result, this factor is not considered to be contributing to the recommended blight designation.

Improper subdivision or obsolete platting

Obsolete platting

For the majority of the area, the existing parcels too large and obsolete for urban development.

Improper Subdivision

One lot does not abut a public right of way and is considered improper platting.

As a result of the obsolete platting, this factor is not significant enough to be considered a contributing to the recommended blight designation.

Diversity of ownership

The diversity of ownership is not evident in the East Industrial Area Blight Study Area. There are three unique private property owners for the properties in the East Industrial Area Blight Study Area. As a result, this factor is not considered to be contributing to the recommended blight designation.



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

There was no evidence identified of taxes or special assessments exceeding the fair market value of the parcels in the study area.

The existence of conditions which endanger life or property

Conditions which pose a threat to public health and safety

Dilapidated and Deteriorating Buildings

Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

Rubbish Pit

The unprotected basement remnant of a structure with steep walls has been partially filled with tree debris and vegetation. This poses a potential unsafe condition for people and or vehicles in the area. In addition, the debris can pose a fire hazard and provide rodent habitat, which can spread disease to people.

Junked Vehicles

The site contains two areas with junked vehicles or farm equipment. The vehicles can leak petroleum and other pollutants into the soil.

Debris

Debris piles were noted in the field survey. These can endanger life or property by harboring rodents and vermin which carry diseases or can pose a potential fire hazard.

Transportation

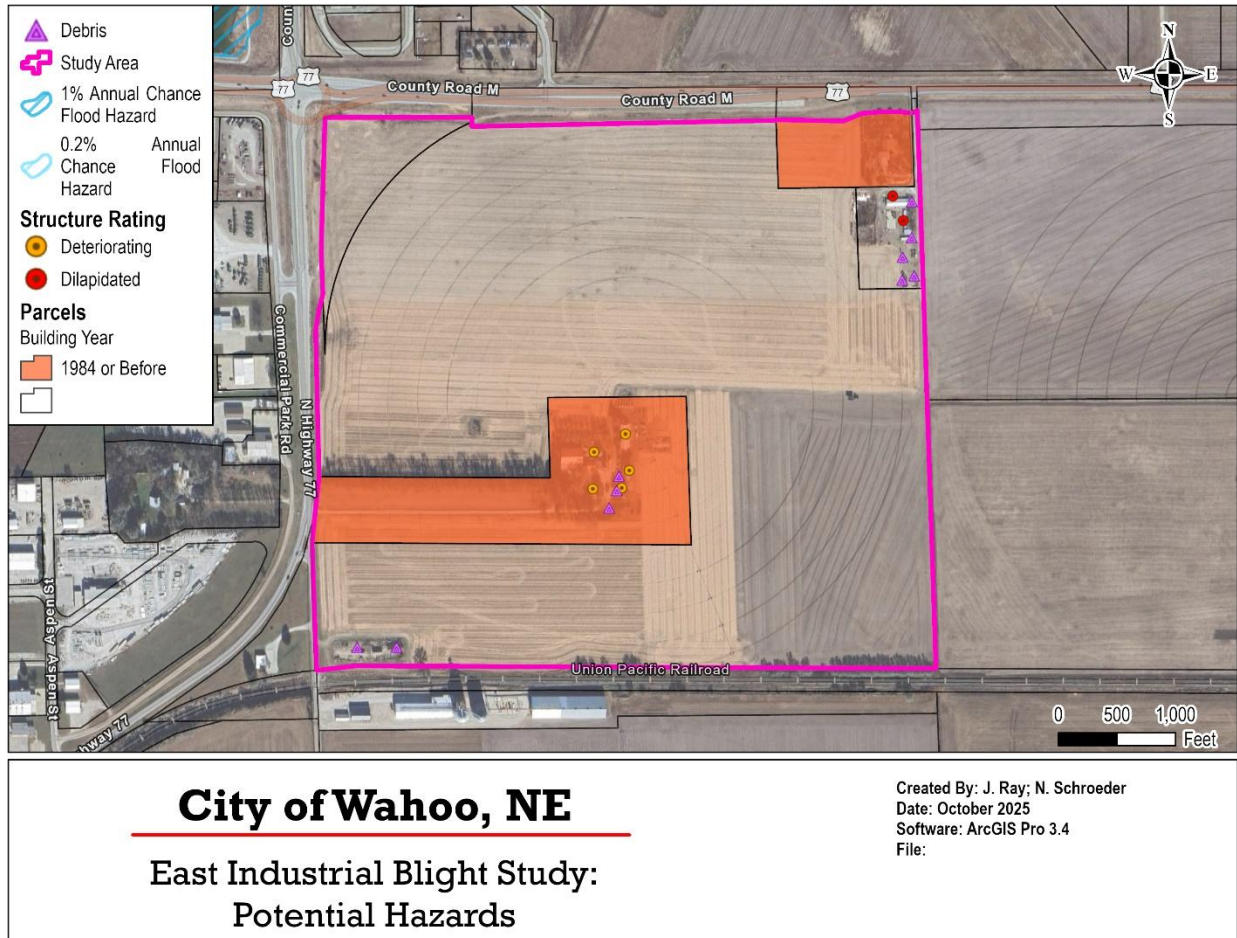
The lack of sidewalks throughout the study area and broken and displaced pavement in the study area pose hazards to vehicles and pedestrians via potholes, tripping hazards, or conflicts with vehicles by walking in the roadway.

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The two-thirds of the structures may contain this potential hazard.

As a result of these contributing factors, conditions which endanger life or property is considered a contributing factor.

Figure 4: Potentially Hazardous Conditions



Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

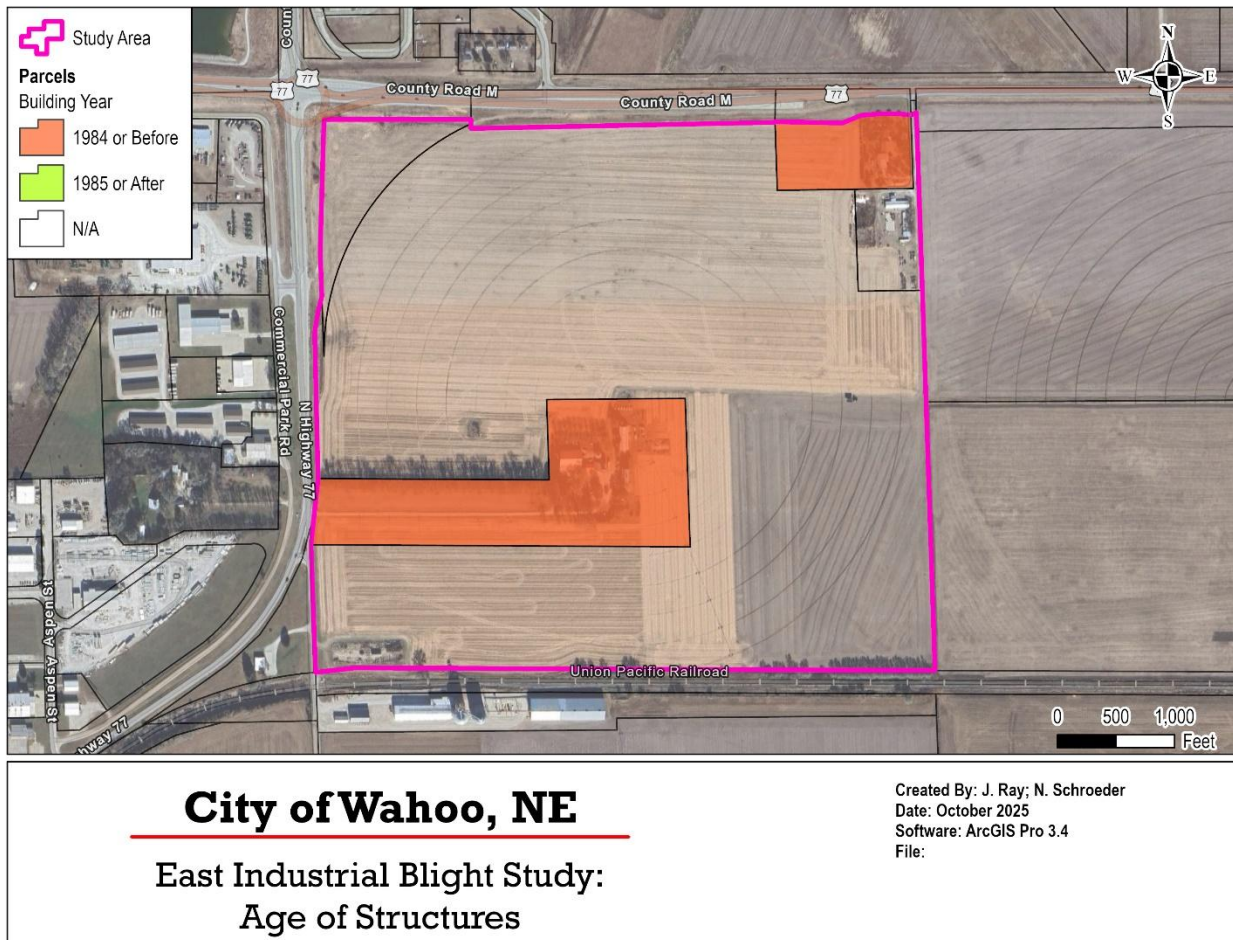
The combination of deterioration of the structures, the condition or lack of site improvements, junked vehicles and debris are factors observed in the field analysis that could impair sound growth or redevelopment of the community and is a significant factor impacting growth. As a result, it is considered a substantial contributor to the East Industrial Area Blight Study Area to be considered blighted.

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:

Average Age of Structure Greater than 40 years

The age of the residential structure is 58 years old according to the Saunders County Assessor. This is considered a substantial contributor to the East Industrial Area Blight Study Area to be considered blighted.

Figure 5: Age of Structures



SUBSTANDARD CRITERIA

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the East Industrial Area Blight Study Area.

Fifty percent of the primary residential structures and 86% of the accessory structures within the designated study area were graded as deteriorating or dilapidated. Figure 2 illustrates the distribution of the structural ratings within the study area. This is considered a significant contributing factor.

Age or obsolescence

Information regarding the age of the permanent structures within the East Industrial Area Blight Study Area was provided by the Saunders County Assessor's Office.

The majority of the agricultural accessory buildings were rated as deteriorating or dilapidated. The age of the residential structure is 58 years old according to the Saunders County Assessor. Thus, Age and obsolescence is considered a contributing factor.

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

Junked Vehicles and Debris

The East Industrial Area Blight Study Area contains areas of junked vehicles and debris. However, this is not considered significant to be a contributing factor.

Other Substandard Conditions

The existence of conditions which endanger life or property by fire or other unsanitary conditions.

Dilapidated and Deteriorating Buildings

Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

Rubbish Pit

The unprotected basement remnant of a structure with steep walls has been partially filled with tree debris and vegetation. This poses a potential unsafe condition for people and or vehicles in the area. In addition, the debris can pose a fire hazard and provide rodent habitat, which can spread disease to people.

Junked Vehicles

The site contains two areas with junked vehicles or farm equipment. The vehicles can leak petroleum and other pollutants into the soil.

Debris

Debris piles were noted in the field survey. These can endanger life or property by harboring rodents and vermin which carry diseases or can pose a potential fire hazard.

Transportation

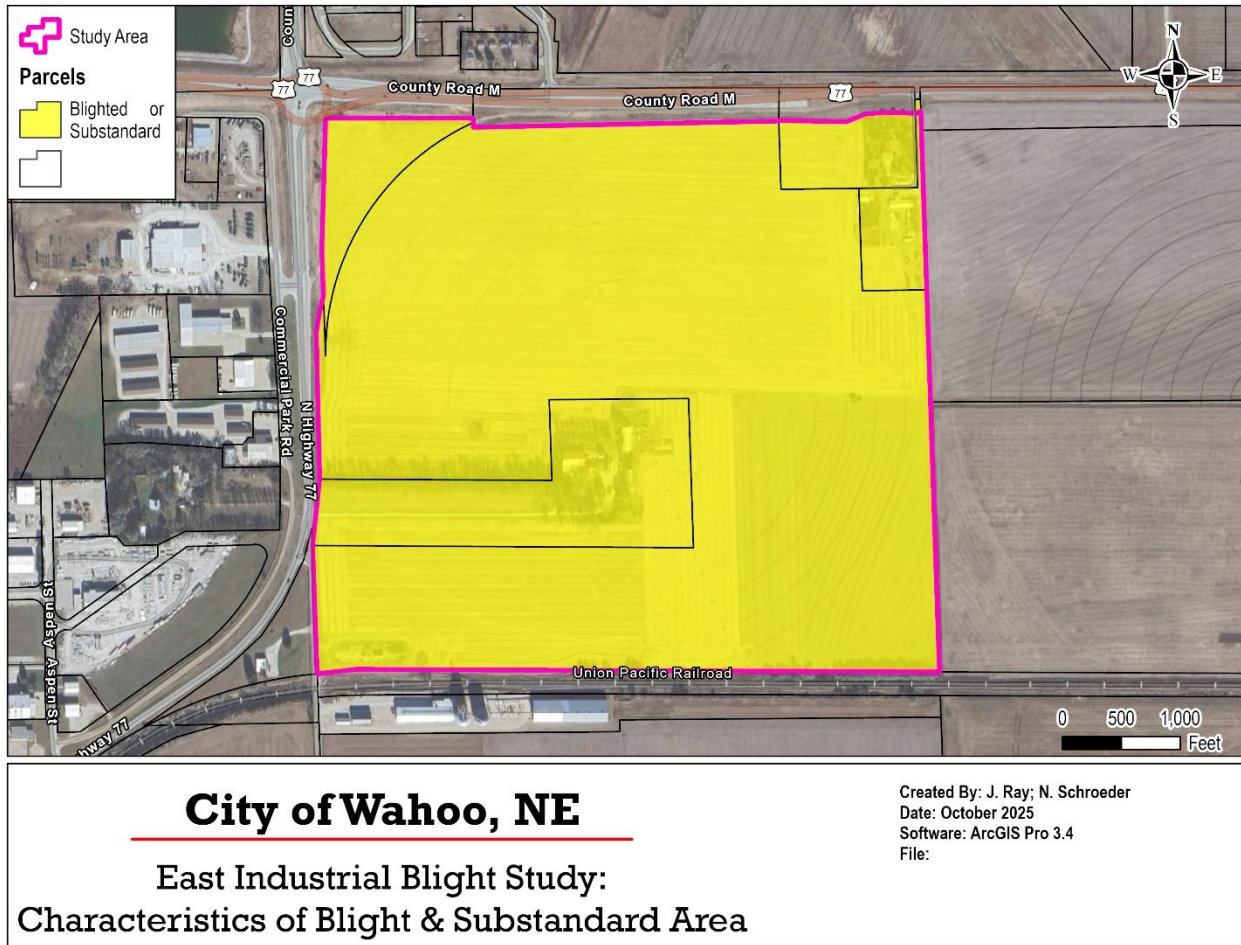
The lack of sidewalks throughout the study area and broken and displaced pavement in the study area pose hazards to vehicles and pedestrians via potholes, tripping hazards, or conflicts with vehicles by walking in the roadway.

Age of Structure

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The two-thirds of the structures may contain this potential hazard.

The combination of these factors is considered significant and a contributing factor.

Figure 6: Parcels Showing Blight and Substandard Criteria



Blighted and Substandard Findings

The East Industrial Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has a myriad of items that were considered beyond the remedy and control of the normal regulatory process of the City of Wahoo or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

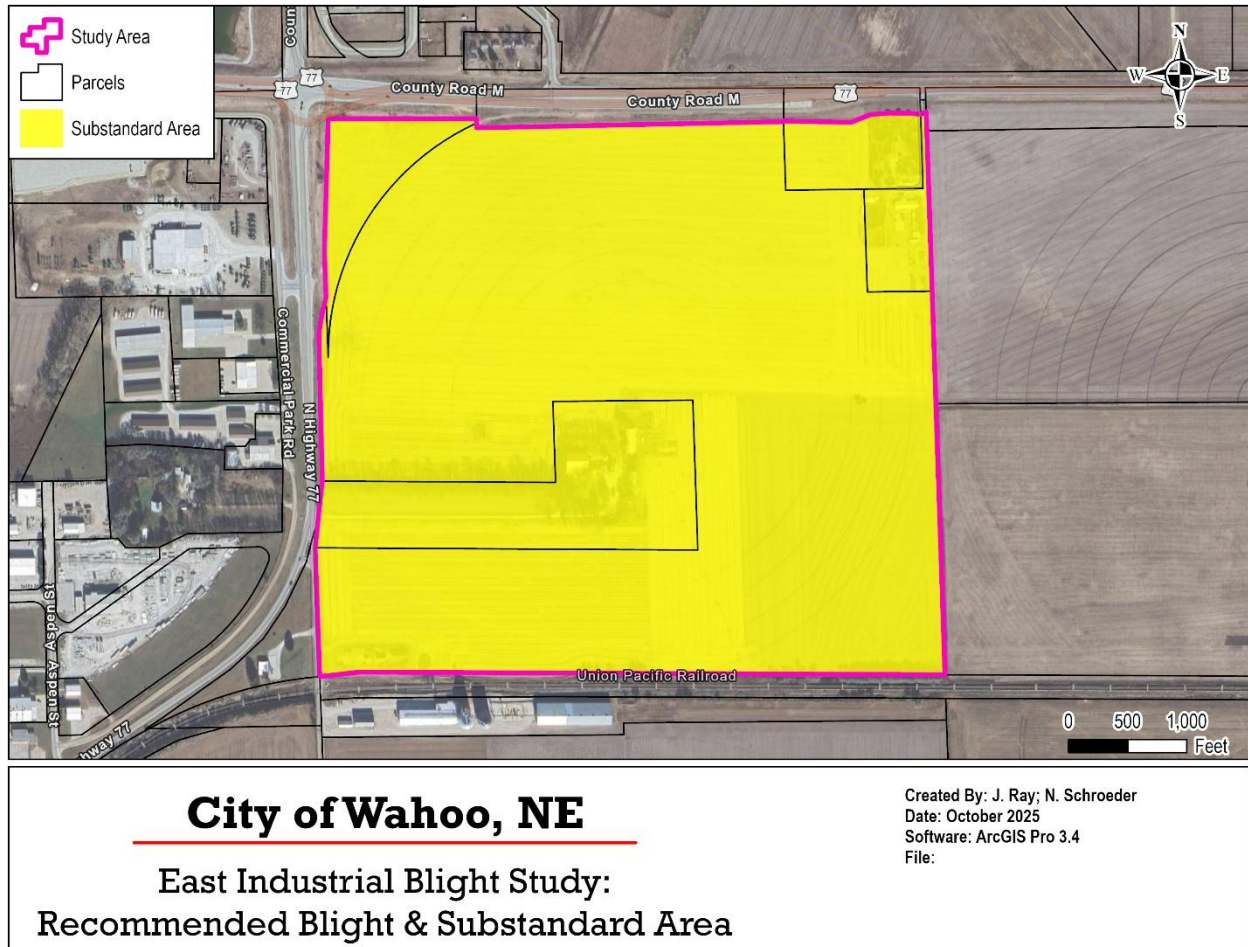
Criteria	
Structure condition	Yes
Street layout	No
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	No
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of structure	Yes
BLIGHT TOTALS	8/12
Exterior inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	3/4
TOTALS	11/16

Conclusion

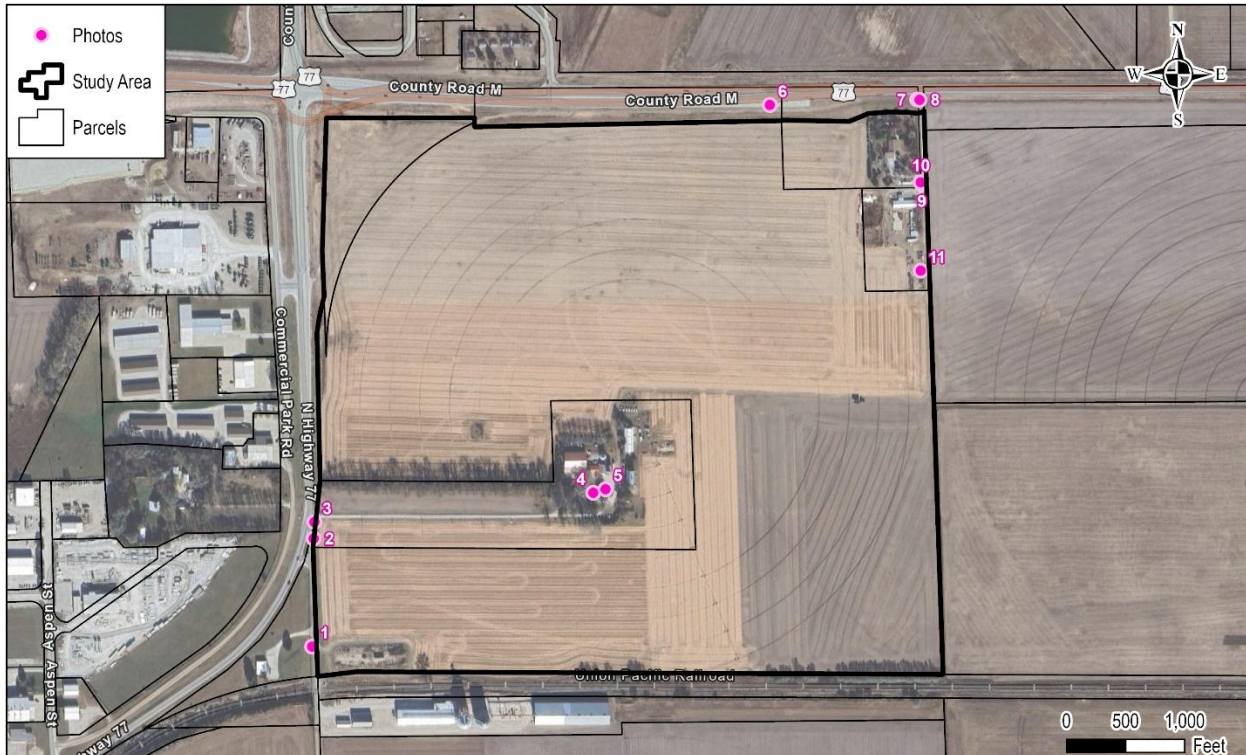
Approximately two-thirds of the criteria conditions within the East Industrial Area were observed during the field survey or analysis which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the East Industrial Area Blight Study Area, and as such, parcels within the boundaries of the East Industrial Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the East Industrial Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Wahoo and the Community Development Agency. The City of Wahoo should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the East Industrial Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 7 Recommended Blight and Substandard Designation



Appendix A
Photo Exhibit



City of Wahoo, NE

East Industrial Blight Study: Photo Guide

Created By: J. Ray; N. Schroeder
Date: October 2025
Software: ArcGIS Pro 3.4
File:

Location 1



Location 1



Location 3



Location 3



Location 4



Location 5



Location 6



Location 7



Location 8



Location 9



Location 9



Location 10



Location 11



Location 11

