

2025

# City of Fremont Inland Port Area Blight Study

Adopted XXX, XX, 2025 – Resolution XX-XXXX



JEO Consulting Group, Inc.

## **Introduction**

### ***Purpose of the Study***

This Inland Port 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 Fremont'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 Fremont 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 "Inland Port 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 18-2155).

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 Fremont to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Fremont 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 Fremont 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 Eligibility Analysis**

### **Designated Study Area**

The designated study area is property outside the current Corporate Limits of the City of Fremont. 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 within 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.

Once declared substandard and blighted, the City of Fremont can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Fremont 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 Fremont 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, Fremont can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

### **Substandard and Blight Conditions**

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.

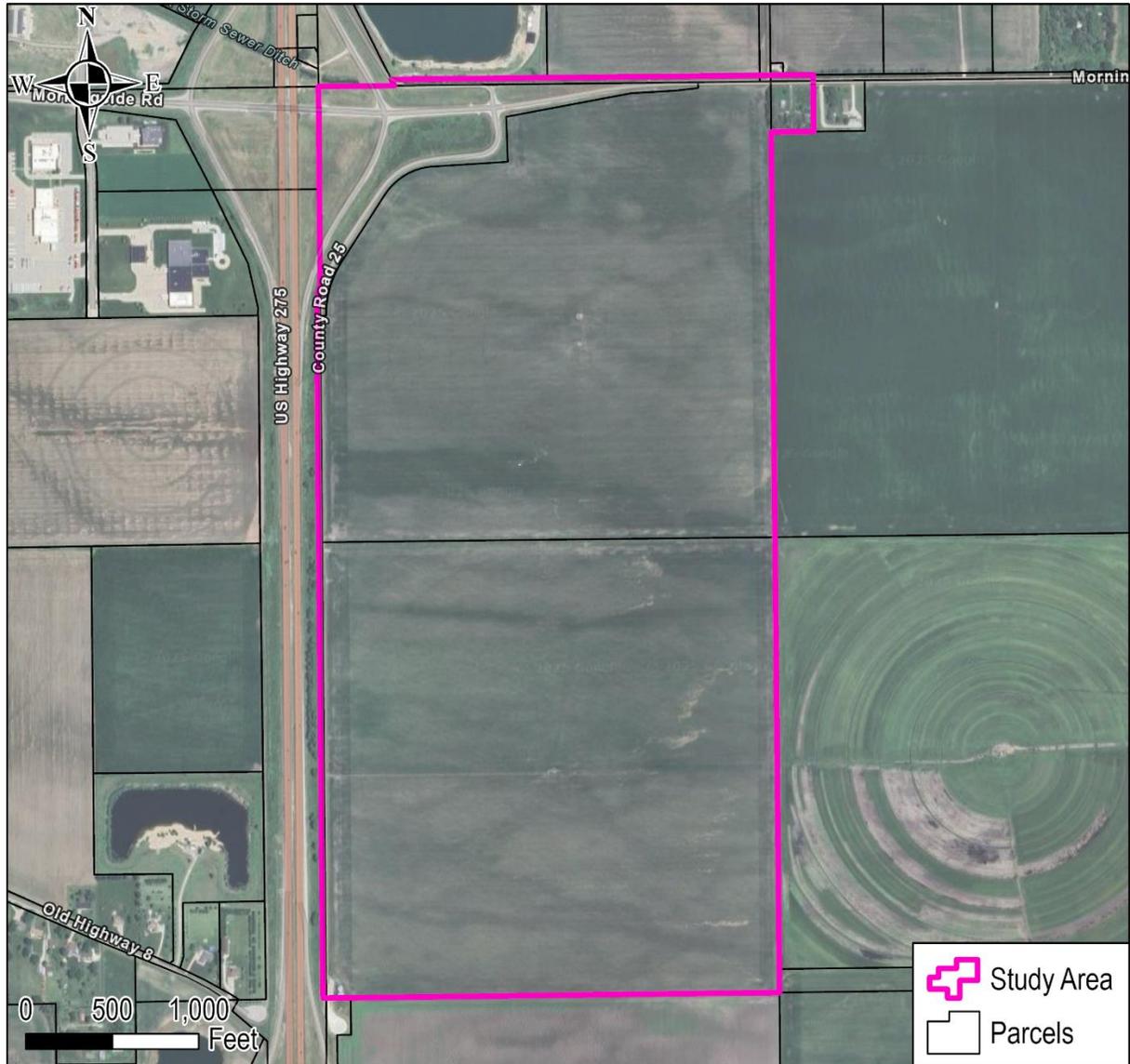
**Dilapidated Condition**

- 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 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



Created By: J. Ray; N. Schroeder  
Date: April 2025  
Software: ArcGIS Pro 3.4  
File: R250769.00

## **City of Fremont, NE**

### **Fremont Inland Port Blight Study Area**

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**Recommended Blight and Substandard Area**

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 322.7 acres. The following boundary description delineates the Recommended Area:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 20, AND ALSO IN THE NORTHWEST QUARTER, SOUTHWEST QUARTER AND NORHTEAST QUARTER OF SECTION 23 ALL IN TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA BEING MOR PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2647 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTHERLY ALONG THE WESTESTERL LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2646 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 440 FEET MORE OR LESS TO THE SOUTEASTERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 275; THENCE NORTHWESTERLY ALONG THE SOUTEASTERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 275, A DISTANCE OF 33 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF EAST MORNINGSIDE ROAD ALSO KNOWN AS COUNTY ROAD W; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF EAST MORNINGSIDE ROAD ALSO KNOWN AS COUNTY ROAD W, A DISTANCE OF 2177 FEET MORE OR LESS TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA; THENCE EASTERLY CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF EAST MORNINGSIDE ROAD ALSO KNOWN AS COUNTY ROAD W, A DISTANCE OF 246 FEET MORE OR LESS TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF TAX LOT 7 OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TAX LOT 7, A DISTANCE OF 66 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 7; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TAX LOT 7, A DISANCE OF 259 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TAX LOT 7; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID TAX LOT 7, A DISTANCE OF 246 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TAX LOT 7; THENCE SOUTHERLY ALONG THE EASTERLY

LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 2355 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2648 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2626 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING.

## **Findings and Contributing Factors**

The intent of this study is to determine whether the Inland Port 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 Thursday, April 24, 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 Inland Port 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 Inland Port 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 Inland Port Area Blight Study Area.

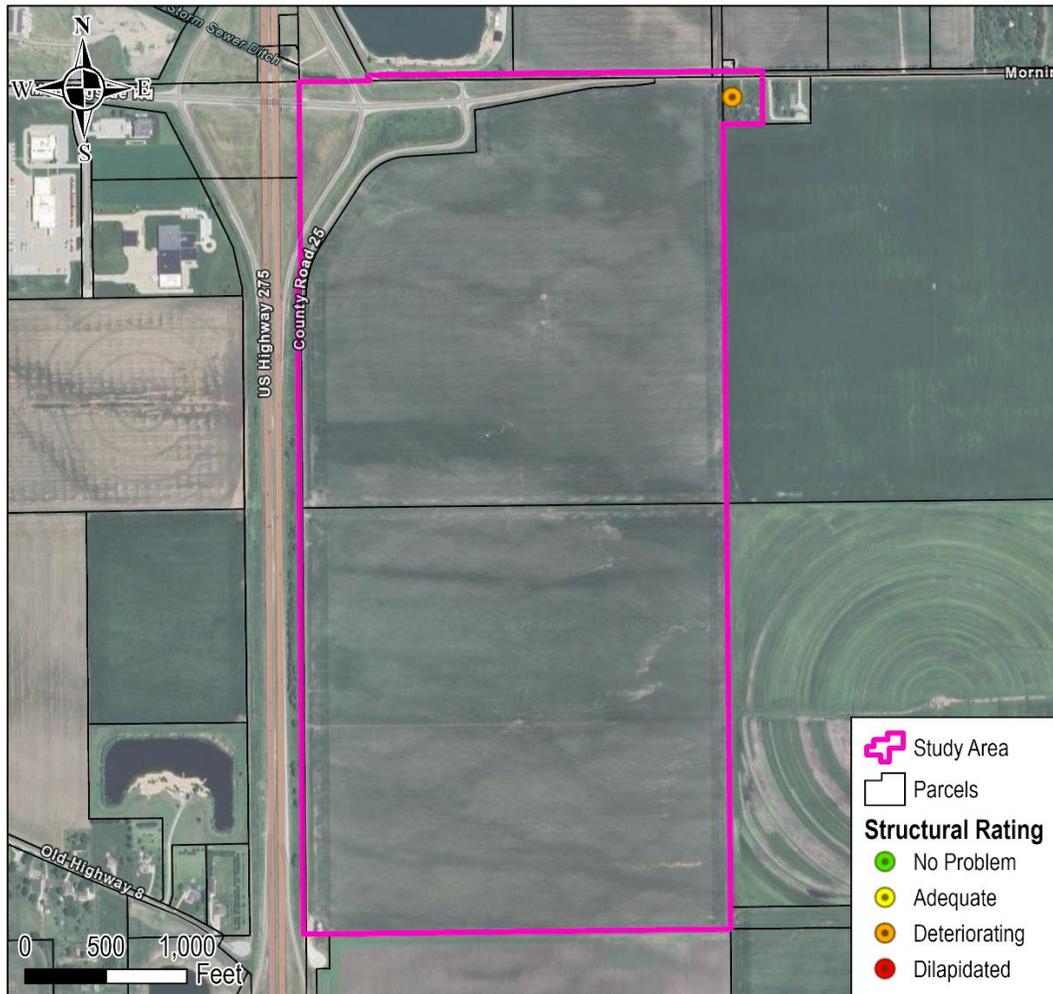
## **BLIGHTED CRITERIA CONDITIONS**

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 Inland Port Area Blight Study Area were examined. One primary and two accessory structures or 100% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrates the distribution of the structural ratings within the study area. This is not considered a significant contributing factor.

Figure 2, Structural Rating





**City of Fremont, NE**

**Inland Port Blight Study:  
Structural Rating**

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Date: April 2025  
Software: ArcGIS Pro 3.4  
File: R250769.00

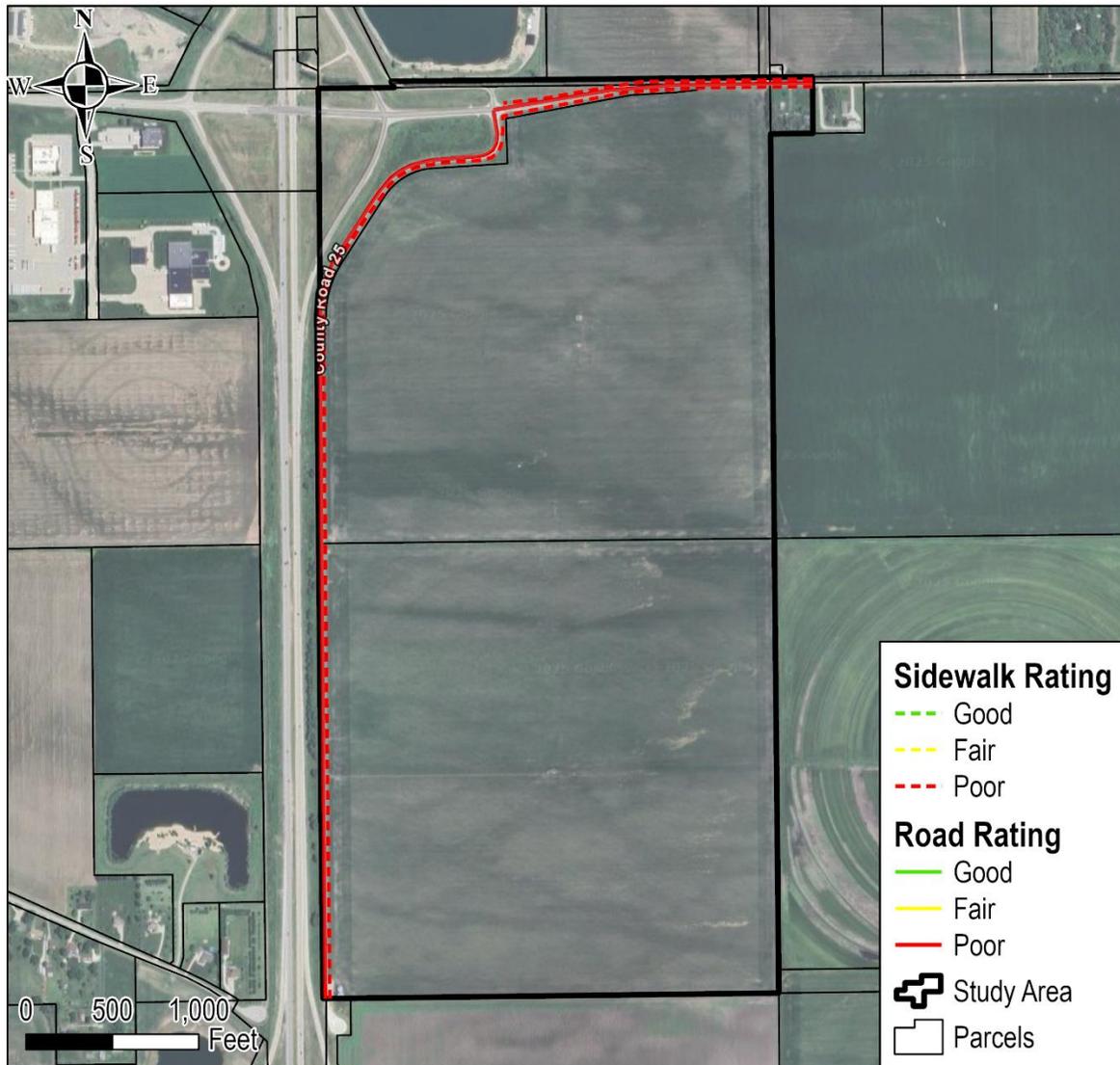
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**Defective or Inadequate Street Layout**

**Street Conditions and Accessibility**

Street and sidewalk conditions within the Inland Port 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



**City of Fremont, NE**

**Inland Port Blight Study:  
Transportation**

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File: R250769.00

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The surface of the streets is generally in poor condition, all are rural section roads and lack sidewalks and curb and gutter. In addition, the Rawhide Creek (Old Channel) is adjacent to Morningside Road and lacks a guardrail. As a result, the majority of the roadway infrastructure is considered defective and/or inadequate for an urban environment. This is considered a contributing factor.



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

Throughout the Inland Port Area Blight Study Area, the lot sizes and shapes vary. The Highway 275 interchange created odd angles and curves in the northwestern portion of the study area. While the majority of the are consists of large parcels that need to be subdivided to more useful size for urban development. These characteristics diminish the usefulness 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*



**Steep Slope**

The unprotected steep slope along Morningside Road by the Rawhide Creek (Old Channel) lacks a shoulder and guardrails. This poses a potential unsafe condition for drivers and pedestrians.

**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.

**Floodplain**

The area is within the 500-year floodplain which can be hazardous to people and structures.

As a result, this factor is considered to be contributing 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.

**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 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.

**Public Utilities**

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

**Streets**

The surface of the streets in the area are deteriorated.

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

**Diversity of ownership**



The diversity of ownership is not evident in the Inland Port Area Blight Study Area. There are two unique private property owners for the properties in the Inland Port 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.

**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 parcel too large and obsolete for urban development.

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

**The existence of conditions which endanger life or property**

*Conditions which pose a threat to public health and safety*

**Floodplain**

The area is within the 500-year floodplain which can be hazardous to people and structures.

**Steep Slope**

The unprotected steep slope along Morningside Road by the Rawhide Creek (Old Channel) lacks a shoulder and guardrails. This poses a potential unsafe condition for drivers and pedestrians.

**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**

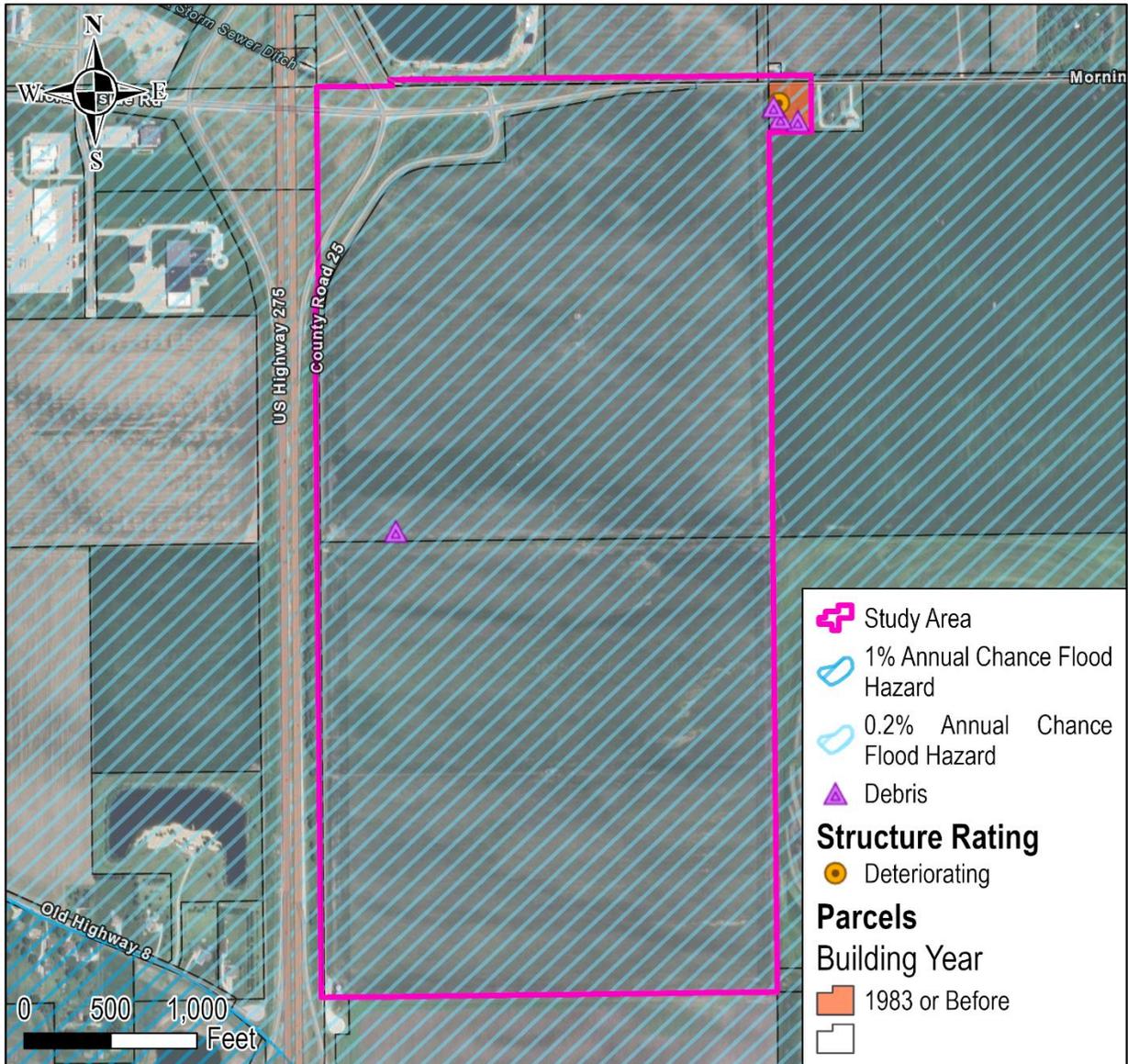
The lack of sidewalks throughout the study area and broken and displaced pavement in the study area pose hazards to vehicles and pedestrians via potholes, tripping hazards, or conflicts with vehicles by walking in the roadway.

**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





**City of Fremont, NE**

**Inland Port Blight Study:  
Potential Hazards**

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Date: April 2025  
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**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, 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 Inland Port 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 101 years old according to the Dodge County Assessor. This is considered a substantial contributor to the Inland Port Area Blight Study Area to be considered blighted.

## **SUBSTANDARD CRITERIA**

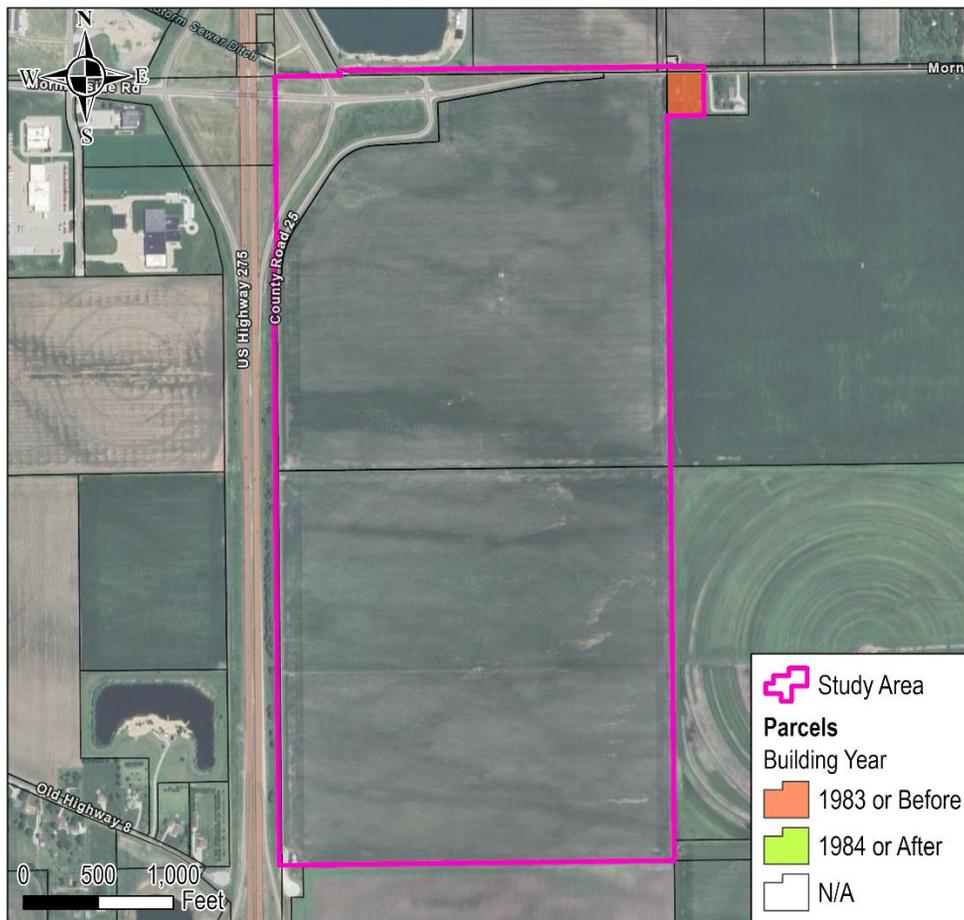
A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

### **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 Inland Port Area Blight Study Area.

A total of one primary and two accessory structures or 100% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrates the distribution of the structural ratings within the study area. Due to the limited number of structures, this is not considered a significant contributing factor.

**Figure 5: Age of Structures**





**City of Fremont, NE**  
**Inland Port Blight Study:**  
**Age of Structures**

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 Date: April 2025  
 Software: ArcGIS Pro 3.4  
 File: R250769.00

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**Age or obsolescence**

Information regarding the age of the permanent structures within the Inland Port Area Blight Study Area was provided by the Dodge County Assessor's Office.

The age of the residential structure is 101 years old according to the Dodge County Assessor. Thus, Age and obsolescence is considered a contributing factor.

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

**Poor Drainage and Sanitation**

The Inland Port Area Blight Study Area contains areas of trash and debris. However, this alone is not considered significant to be considered a contributing factor.

**Other Substandard Conditions**

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

**Floodplain**

The area is within the 500-year floodplain which can be hazardous to people and structures.

**Steep Slope**

The unprotected steep slope along Morningside Road by the Rawhide Creek (Old Channel) lacks a shoulder and guardrails. This poses a potential unsafe condition for drivers and pedestrians.

**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**

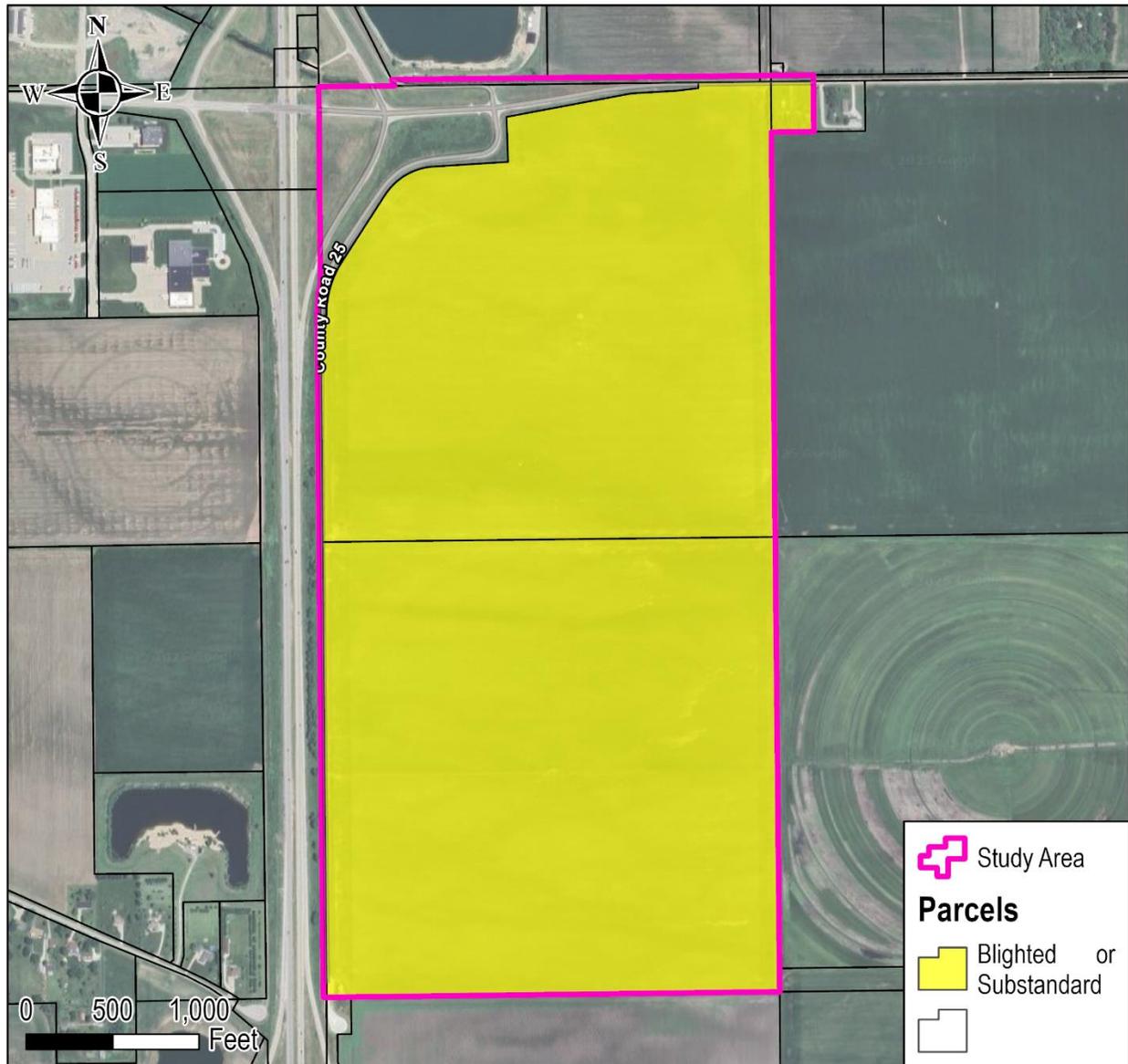
The lack of sidewalks throughout the study area and broken and displaced pavement in the study area pose hazards to vehicles and pedestrians via potholes, tripping hazards, or conflicts with vehicles by walking in the roadway.

**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 5: Parcels Showing Blight and Substandard Criteria



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## City of Fremont, NE

### Inland Port Blight Study: Characteristics of Blight & Substandard Area

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## **Blighted and Substandard Findings**

The Inland Port 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 Fremont or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

**Table 1: Summary Matrix**

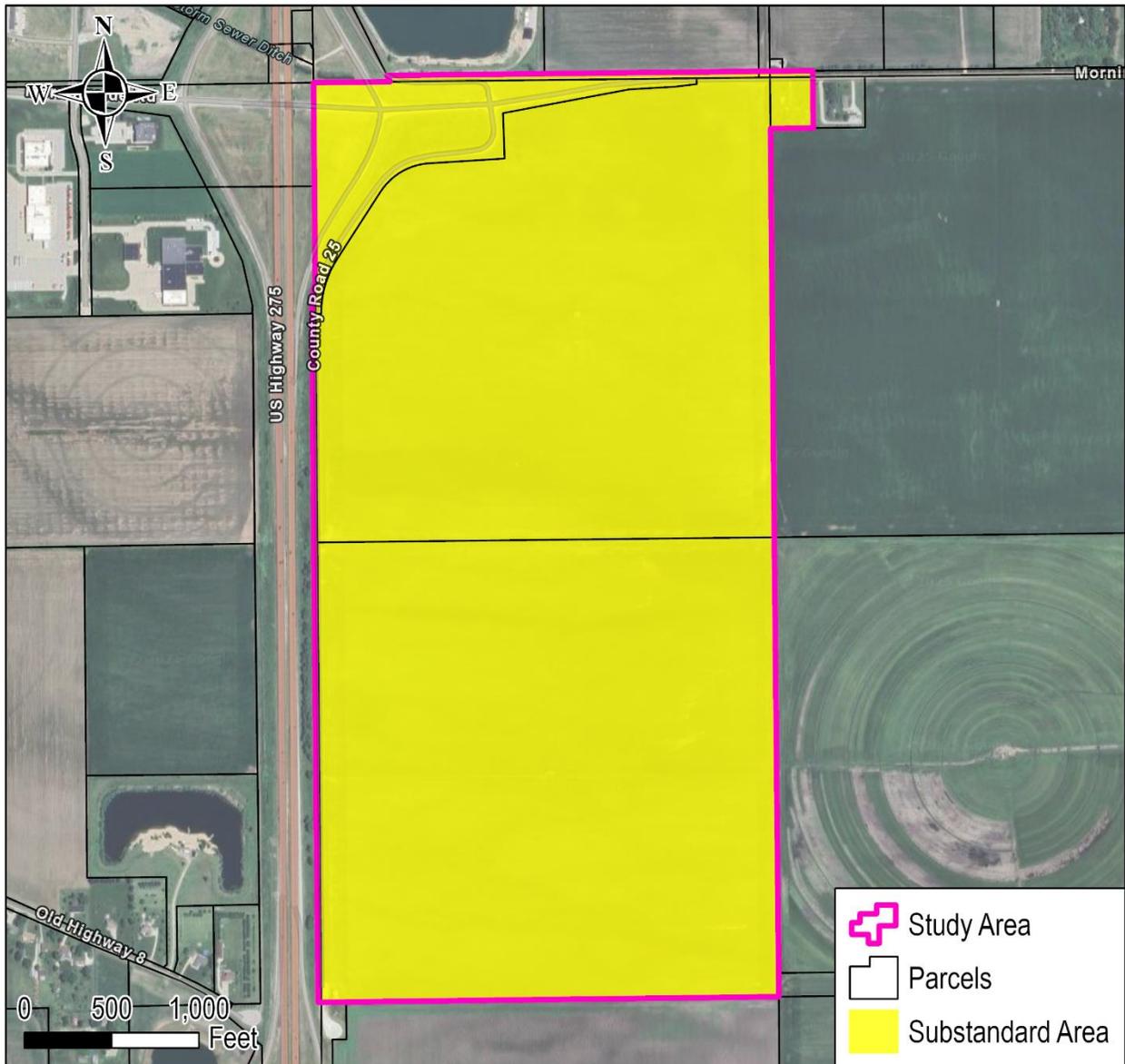
<b>Criteria</b>	
Structure condition	No
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	No
Tax special assessment	No
Titles conditions	No
Obsolete platting	No
Endanger life/property	Yes
Any combination	Yes
Age of structure	Yes
<b>BLIGHT TOTALS</b>	<b>7/12</b>
Exterior inspection of structures	No
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
<b>SUBSTANDARD TOTALS</b>	<b>2/4</b>
<b>TOTALS</b>	<b>9/16</b>

## **Conclusion**

More than half of the criteria conditions within the Inland Port Area were observed during the field survey which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Inland Port Area Blight Study Area, and as such, parcels within the boundaries of the Inland Port 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 Inland Port Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Fremont and the Community Development Agency. The City of Fremont should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Inland Port Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 6 Recommended Blight and Substandard Designation



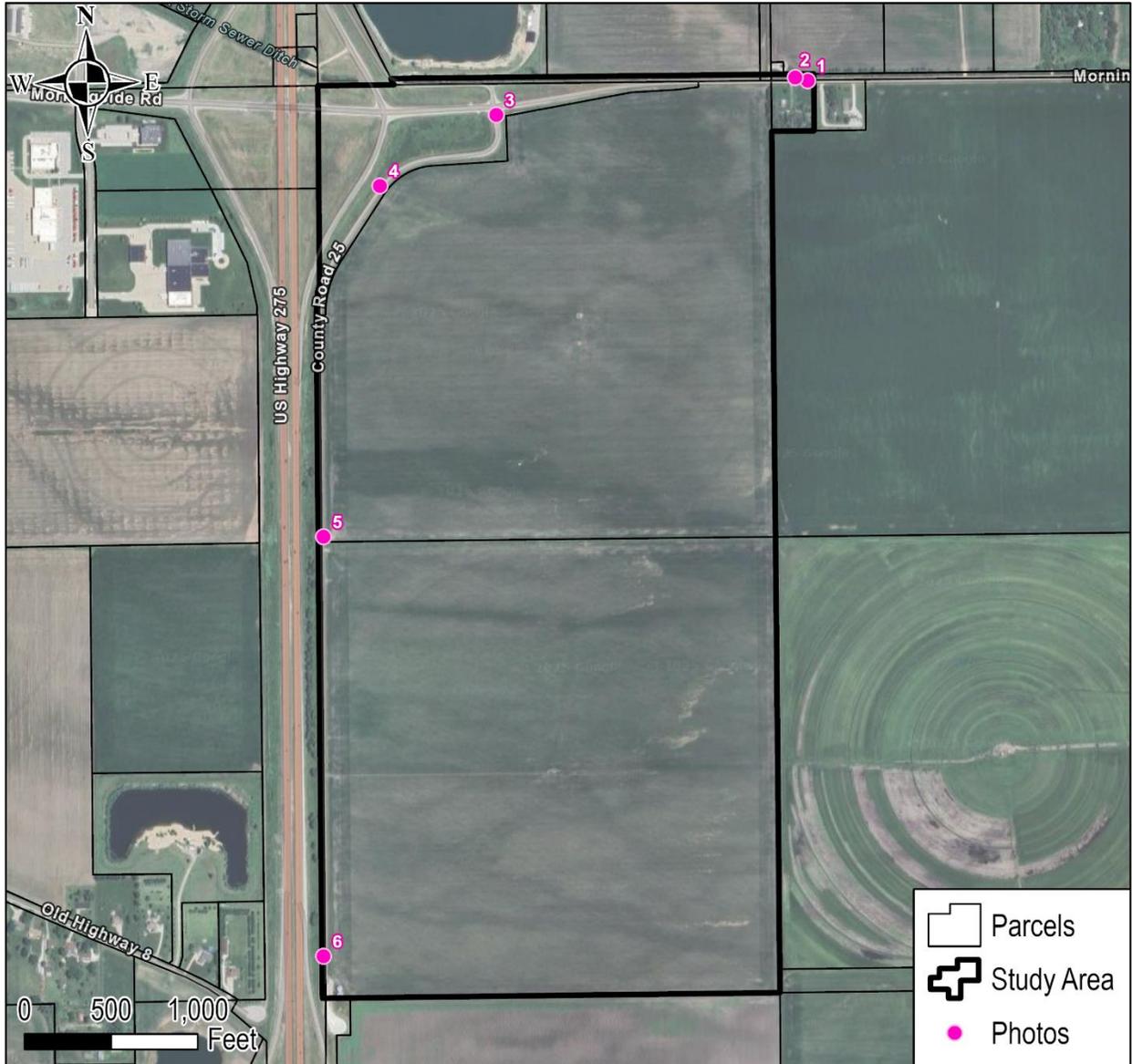
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## City of Fremont, NE

### Inland Port Blight Study: Recommended Blight & Substandard Area

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Appendix A  
Photo Exhibit



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## City of Fremont, NE

### Inland Port Blight Study: Photo Guide

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Location 1



Location 1



Location 2



Location 2



Location 2



Location 2



Location 3



Location 4



Location 5



Location 5



Location 6

