

# BLIGHT & SUBSTANDARD DETERMINATION STUDY

Southeast Gering Residential Area - City of Gering, NE



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## Introduction

Blighted and Substandard designation provides an opportunity for developers and citizens, the ability to make significant public improvements related to their projects. The designation 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 for up to 15 years for this purpose through the use of Tax Increment Financing (TIF).

This designation allows the use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but that tax is then used for certain eligible expenses of redevelopment including without limitation land acquisition, site preparation, and placing public improvements on or near the site.

The Nebraska Unicameral enacted legislation that addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Often, spotty improvements had been made but the general condition was not attracting expansion of existing business nor new development and investment.

This analysis aims to substantiate if an area within the City of Gering, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section §18-2103.

This Blight and Substandard Study is intended to provide the Gering City Council with evidence for determining this study area's blighted and substandard conditions within Gering's corporate limits.

This study examines existing conditions of land use, buildings, infrastructure, development patterns, and general health, and safety concerns within the designated study area in the City of Gering to determine its eligibility for redevelopment activities under Nebraska Community Development Law.

The study area has significant platting issues, deteriorated properties, and property accessibility issues. The Community Development Law enables cities to take steps to address these forms of decline through the acquisition, clearance, and disposition of property for redevelopment or through the conservation and rehabilitation of the property.

## Resolution

RESOLUTION NO. \_\_\_\_\_

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL of the CITY OF GERING, NEBRASKA THAT:

1. The Mayor and City Council of the City of Gering, Nebraska find that certain conditions exist as evidenced by the Council's findings of facts which are included in the City of Gering, NE Substandard and Blight Survey which is attached and incorporated by reference herein as to the following described real estate located within the boundaries of the City of Gering, Nebraska:

The Blight Study Area encompasses the following area in Gering, Nebraska:

### LEGAL DESCRIPTION:

**Parts of the NE1/4 of the SE1/4 of Section 2-21-55**

Tract described in Instrument Number 2005-7138

Tract described in Instrument Number 2016-0222

Lots 1 & 2, Block 6, Loseke Addition to the City of Gering

**That part of the SW1/4 of the SE1/4 of Section 2-21-55 lying East of Kimball Avenue**

Including all of Dutton Tracts and subsequent Replats and Subdivisions

**The West 342.6 feet of the SW1/4 of the SW1/4 of Section 1-21-55, lying South of the Gering Irrigation District Drain**

Including all of Knaub Addition to the City of Gering and subsequent Replats

**Parts of the NW1/4 of Section 12-21-55 lying North of the Highway #71 Right-of-Way**

Including all Unplatted Lands within

Including Block 2, Prairie View Addition to the City of Gering

Including Lots 1 & 2, Block 1, Gering Valley Estates to the City of Gering

Including Blocks 1, 2, 3, 4, 5 & 6, Amended Plat of Southfield Village, a subdivision in the City of Gering

2. The Mayor and the City Council of the City of Gering, Nebraska hereby find, and do declare pursuant to Nebraska Revised Statutes 18-2109, that the aforementioned real estate, located within the City of Gering, Nebraska, is a substandard and blighted area as defined in Nebraska Revised Statutes 18-2103 (3) and 18-2103 (31) and is in need of redevelopment.

PASSED AND APPROVED this \_\_\_\_\_ day of January, 2023

\_\_\_\_\_  
Kent Ewing, Mayor  
City of Gering

ATTEST

\_\_\_\_\_  
Kathleen Welfl, City Clerk  
City of Gering

## Nebraska Revised State Statutes

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

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 of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, 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 under the Community Development Law, 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.”*

The statutes provide a means for the governing body of a municipality to address and develop strategies for the rehabilitation and redevelopment of the community.

Nebraska Revised Statute §18-2105 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 areas, 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 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 areas 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 areas or portions thereof.”*

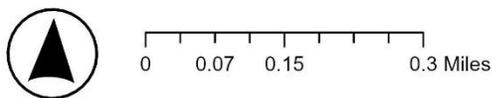
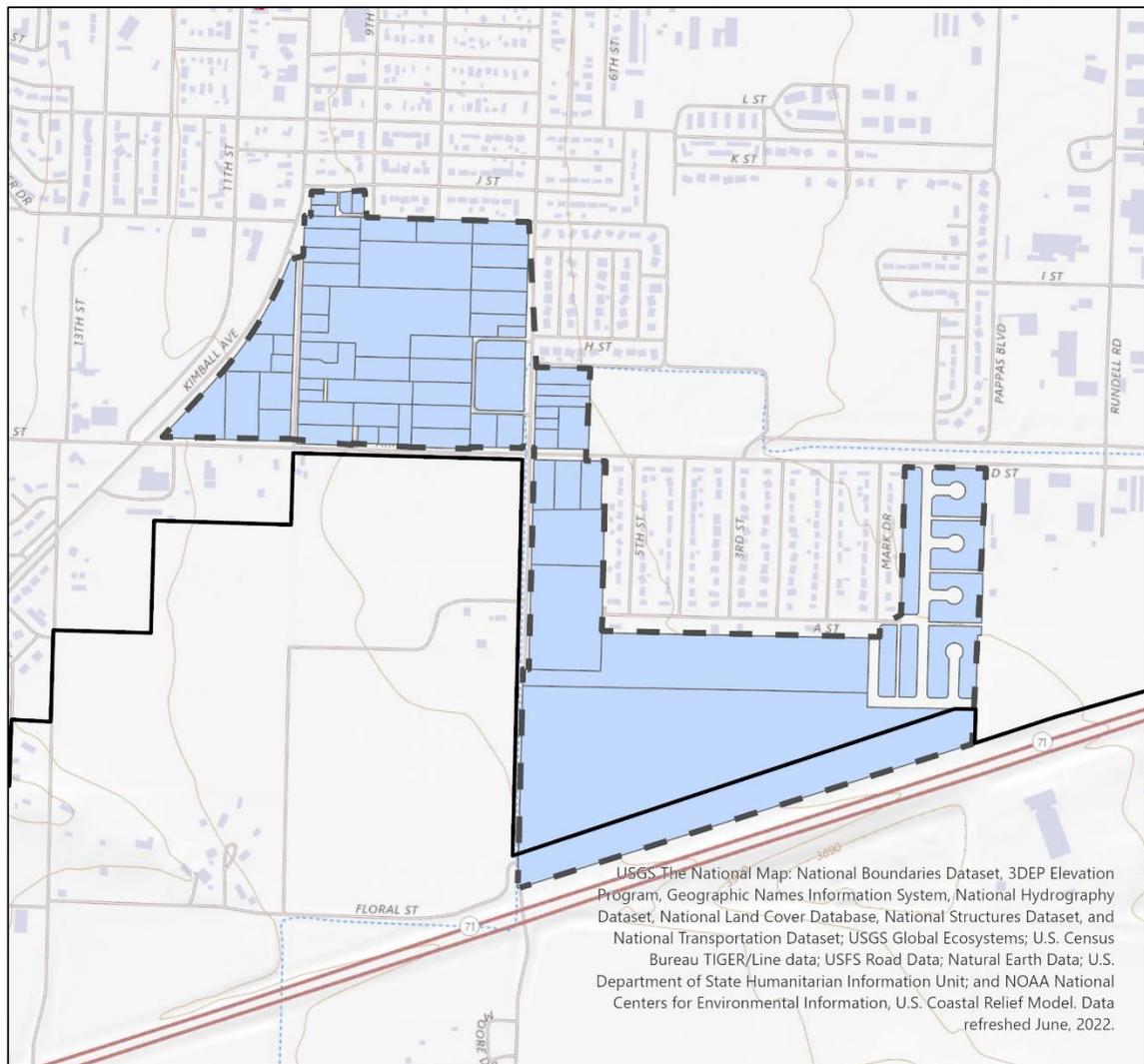
The law states that there are several reasons an area goes beyond remedy and control solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate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

Implementing this strategy for a Designated Study Area is intended to give the Community Redevelopment Agency and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown in *Figure 1. Blight Analysis Area* on **page 8** of this report, with the area boundary, described on **page 4** and provided in the appendix.

The study includes an analysis of existing land uses, platting, structures, and infrastructure systems to determine whether the Study Area or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. The findings of this study will serve to guide the general redevelopment when used with the most recently completed community plan.

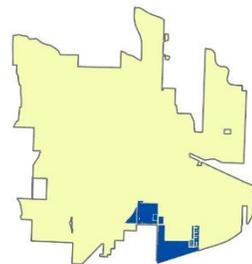
Figure 1



## Blight Study Area

Gering, NE

- Gering City Limits
- Blight Study Area
- Gering City Lots



# Substandard and Blight Eligibility Analysis

## Substandard and Blight Definitions

**Substandard areas** are defined by State Statute **§18-2103(31)**, as the following:

*“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 areas** are defined by State Statute **§18-2103(3)**, as the following:

*“Blighted area means an area, which*

*(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and*

*(b) in which there is **at least one** of the following conditions:*

*(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;*

*(ii) the average age of the residential or commercial units in the area is at least forty years;*

*(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;*

*(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or*

*(v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;”*

The following are the specific definitions of “substandard” and “blighted” according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.

## **Substandard Area Definition**

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. An average age of 40 years or older was used for this 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 are examples of this estimate.

### **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.

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

#### **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.

## **Blighted Area Definition**

The area designation is based on several criteria or indicators of substandard conditions. These are specified in the law and outlined below.

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 the age and physical condition of structures, flood plain, 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.
10. The existence of conditions that 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, poor street and poor 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. For example, incompatible land uses, obsolescence, and the inability for a property 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 area at least 100% of state or national average census data
  - b. The average age of residential and commercial units is over 40 years as determined by field observations

- c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
- d. Per capita income of the area is lower than the average of the city from census data.
- e. The area has a stable or declining population based on the last two decennial censuses.

## Methods

Panhandle Public Health District reviewed data about building conditions, building age, site conditions, adequacy of building sites, condition of public improvements, and unsanitary or unsafe conditions. The health district completed an exterior field survey on a structure-by-structure basis and collected parcel-level data available from public records available on the online Scotts Bluff County assessor database. While observing the structures in the study area the health district evaluated the adequateness of street layouts, lot layouts and overall subdivision design.

## Analysis of the Study Area

### Existing Land Use

The land uses currently within the Study Area are shown in Figure 2, and consist of land uses including:

Residential, Commercial, Vacant / Undeveloped, and Agricultural

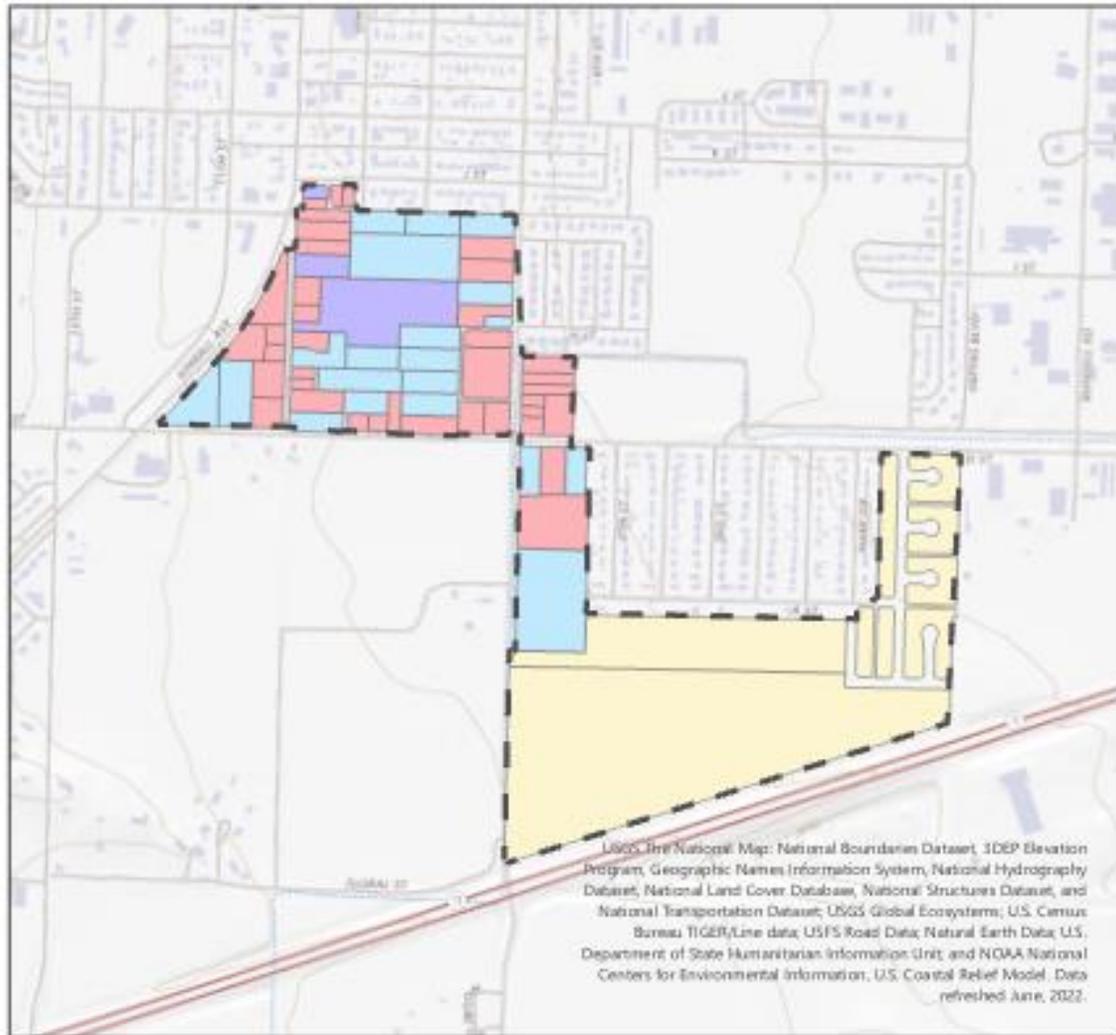
The land uses are depicted in a map of the study area and in the table below which breaks down the land uses by property condition.

Table 1: Percent of land use lots by property condition

Land Use	% of area	% of poor site condition lots (#3 in substandard definition)
Residential	20.4%	29%
Agricultural & Vacant	74.2%	57%
Commercial	5.3%	66%
Total	125.03 acres	

As indicated in Table 1, the **largest** land use in this Study Area is that of vacant / undeveloped or agricultural land. These uses combined comprise a total approximately **92.83 acres**, or almost 75% of the Study Area. The undeveloped/vacant land is throughout the Study Area. As a result, the poor site conditions make up more than 50% of the land area in the Study Area.

Figure 2



0 0.07 0.15 0.3 Miles

### Blight Study Area

Gering, NE

▬ Blight Study Area

#### Land Use

- ▬ Agricultural
- ▬ Commercial
- ▬ Residential
- ▬ Vacant



## 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 that are decreasing the potential to develop. The field survey work was performed in October 2022, showed that more than 50% of the land area has declined in condition.

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

1. **Substantial Number of Dilapidated or Deteriorating Structures - Exterior Inspection of Buildings:** There were only 4.9% of buildings that met HUD standards for classifying them as deteriorating however only 18% of the buildings had no visible exterior problems. Because there is not a majority of buildings with dilapidated or deteriorating structures, this is not a factor for blight conditions.



2. **Defective or Inadequate Street Layout—Street Conditions and Accessibility** 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. Street conditions and accessibility within the 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 Northern part of the Study Area is bounded by Kimball Ave/10<sup>th</sup> St on the West side, 7<sup>th</sup> St. on the East side, the alley South of J St (except in the top Northwest corner where J St is the boundary), and D St on the South. The Southern part of the Study Area is bounded by D St on the North, 7<sup>th</sup> St on the West, an alley on the East and Hwy 71 on the South. In Appendix C, you will see that **10 lots** require an alley to access. The alleys are all gravel or dirt and are narrow.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:** This characteristic is a contributing factor to blight and substandard designation because of replats that have rendered previous lot lines difficult to clarify. Appendix D includes the deeds in question. As mentioned in the previous condition there are 10 sites without adequate street access. There is also 2 lots which are subdivisions contained within another lot rendering them not useful. One lot is made up of two parcels surrounding another parcel with one home on the whole property. The other lot is a strip of grass bordering the alley owned by a different property owner than the surrounding property.
4. **Unsanitary or unsafe conditions:** *Conditions which pose a threat to public health and safety.* The presence of stacks of flammable materials such as pallets pose a concern for fire risk in the study area, so this is also a contributing factor.



## Deterioration of site or other improvements

### Debris

Debris accumulates in ditches, and along fences. Several significant examples of debris were noted in field observation. This debris included everything from construction materials, trash, pile of pallets, and old junked vehicles.

The risk of the spread of fire is amplified across the Study Area where undeveloped areas native vegetation that is unmanaged.

### Dilapidated Structures and Age of Buildings

As mentioned, only 4.9% of the buildings are in deteriorated condition but age of structure in excess of 40 years is a contributing factor. 84% of the buildings were built between prior to 1982, multi-family units were considered as one building. Thus, structure age and obsolescence within the Study Area is a contributing condition of blight and substandard.

### Diversity of Ownership

Diversity of ownership is a factor because of the residential nature of this study area. The documentation of the diversity of Ownership is in Appendix E.

### Improper Subdivision or Obsolete Platting

The lack of proper platting has caused a hardship with property boundaries (Appendix D). The platting references old documentation which is no longer accurate. Appendix D contains the platting documents for reference.



## The existence of conditions that endanger life or property

### Sidewalk and Street Conditions

Sidewalk conditions are displayed in Appendix A. The absence of sidewalks throughout the middle of each of the sections of the Study Area create an additional barrier to access

### On Site Storage

The Study Area has sites of outdoor storage. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.

### Decreasing Population

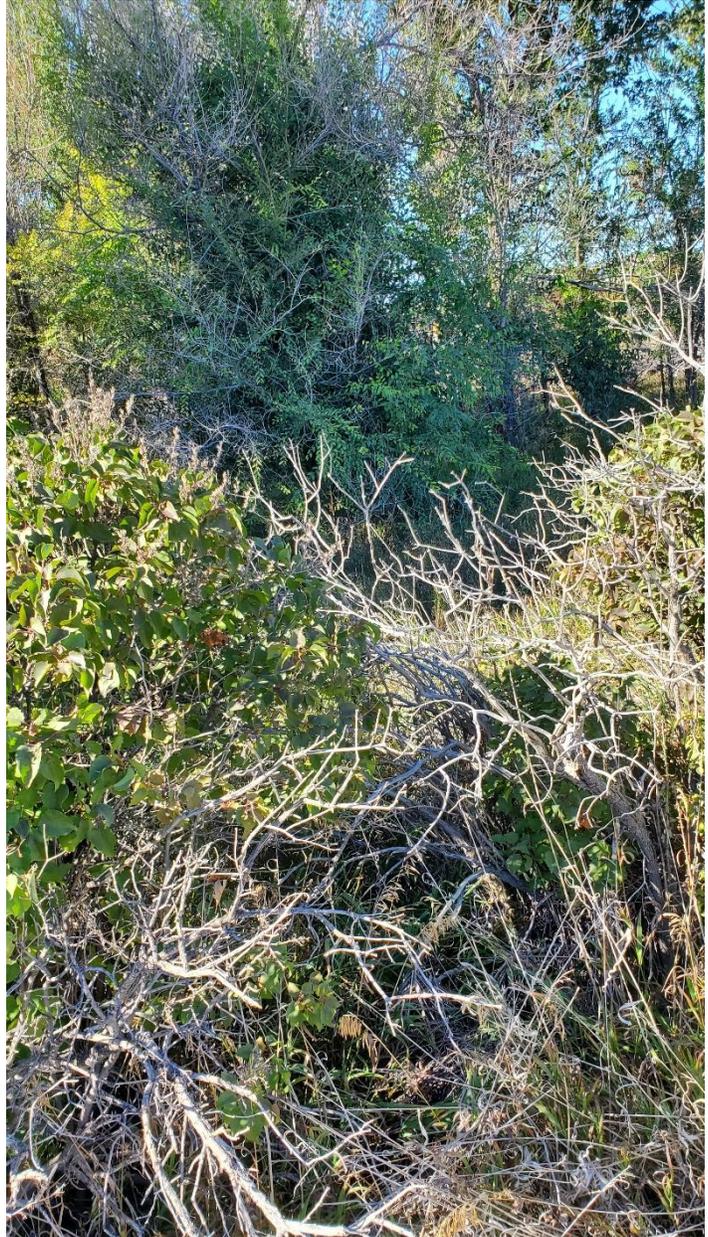
The Study Area is located in census tracts in which the census data reports population during the 2010 and 2020 decennial census. The Study Area had a slight, .7% increase between the last two decennial censuses.

### Income Level

The median income of the residential census tract containing the Study Area is lower than the average median income of Gering as a whole. According to US Census ACS data Per Capita Income data, the per capita income of the Block Group containing the Study Area is \$62,417 per household which is higher than the county and city average so this is not a factor.

### Unemployment

According to the American Community Survey 5-Year Estimates, the unemployment rate in Gering is currently **2.5%**. This is lower than the 4.5% unemployment rate in the county so this is not a factor.



## 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 a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include the following:

### Substandard Conditions Present in Study Area

1. **Age/Obsolescence** 84% of the structures are 40+ years old, having been built prior to 1982.

2. **Existence of conditions which endanger life or property by fire and other causes.**

Conditions include numerous combustible material storage, debris piles, unchecked overgrowth of tall vegetation all in proximity to deteriorating structures and surrounded by large areas of vegetation.

The Study Area has minimal internal streets and is accessed on the north and east by improved and unimproved surfaces which range in condition from fair to poor. This lack of paved streets and partially paved deteriorating and dilapidated parking creates unsafe access to public safety officials.

### Blight Conditions Present in Study Area

1. **Existence of defective or inadequate street layout.** The Study Area has some inadequacies in the form of traffic movement capabilities and real property access.
2. **Faulty lot layout in relation to size, adequacy, accessibility or usefulness.** Platting concerns are present and have resulted in unclear boundaries and improper subdivision of lots has resulted in land-locked lots with no street access other than through narrow alleys.
3. **Improper subdivision or obsolete platting.** Lack of street access to interior lots, platting which has resulted in unclear boundaries.
4. **The existence of conditions which endanger life or property by fire or other causes.** Study Area lacks site access due to no public alleys or easements, on-site storage, storage of a dilapidated auxiliary structures, pallet stacks, and secluded areas for pests to thrive in overgrown vegetation near structures.
5. **Diversity of Ownership.** The study area has a diversity of owners on several properties which require consolidation in order to redevelop.
6. **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. **The average age of residential and commercial units is over 40 years as determined by field observations.** The average age of units is 63 years.

### Blighted conditions not evaluated

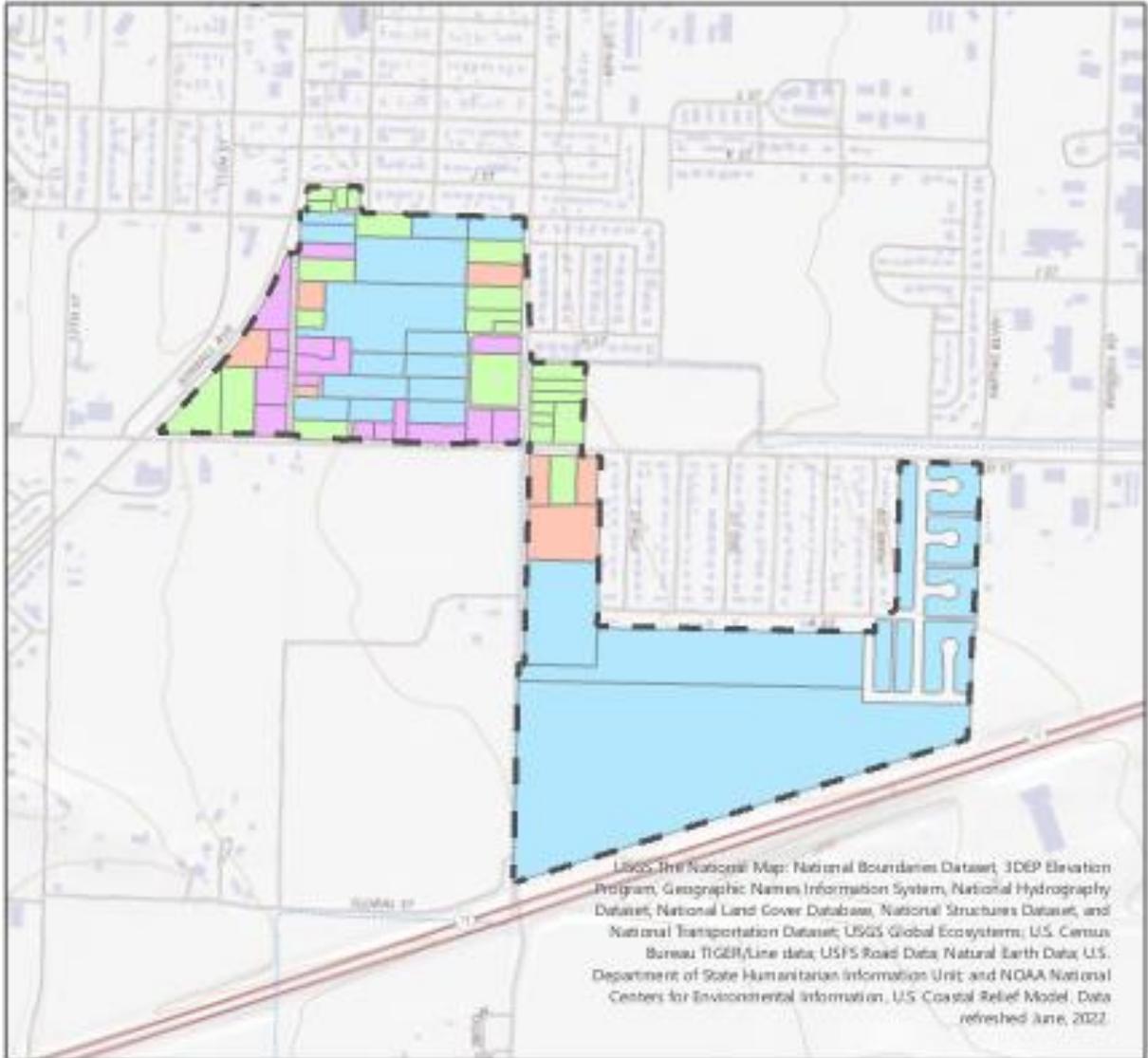
Tax or special assessment delinquency exceeding the fair value of the land

## **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 Gering Comprehensive Plan.

# Appendices

# Appendix A Sidewalk Conditions



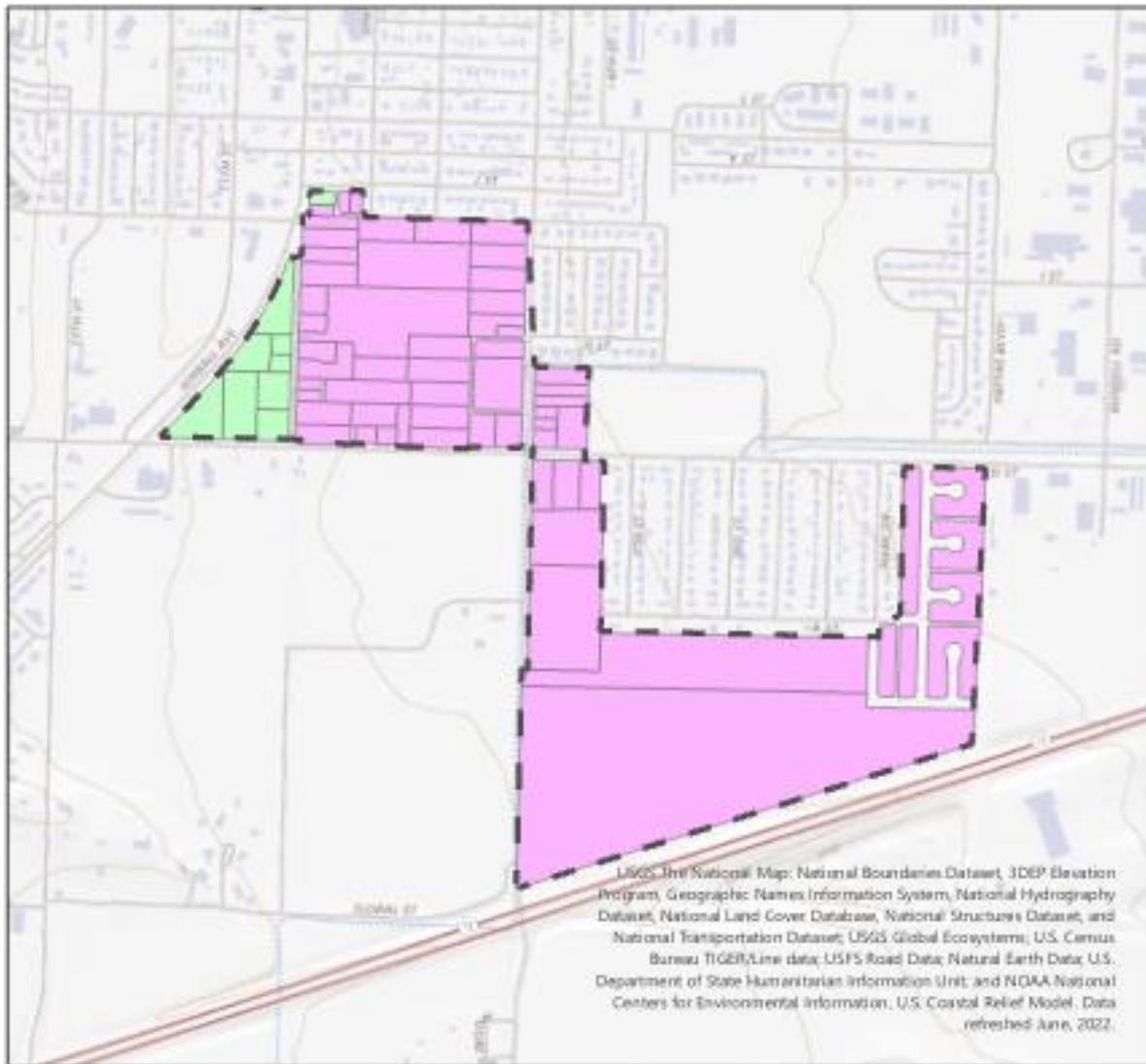
0 0.07 0.15 0.3 Miles

**Blight Study Area**  
Gering, NE

- ▬ ▬ Blight Study Area
- Sidewalk-condition**
- ▬ Good
- ▬ Fair
- ▬ Poor
- ▬ None



# Appendix B Zoning



0 0.07 0.15 0.3 Miles

**Blight Study Area**  
Gering, NE

▬ ▬ Blight Study Area

**Zoning**

- Commercial
- Residential



## Appendix C Legal Description and Map

Legal Description of Area to be Declared Blighted and Substandard:

### **Parts of the NE1/4 of the SE1/4 of Section 2-21-55**

Tract described in Instrument Number 2005-7138

Tract described in Instrument Number 2016-0222

Lots 1 & 2, Block 6, Loseke Addition to the City of Gering

### **That part of the SW1/4 of the SE1/4 of Section 2-21-55 lying East of Kimball Avenue**

Including all of Dutton Tracts and subsequent Replats and Subdivisions

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Including all of Knaub Addition to the City of Gering and subsequent Replats

### **Parts of the NW1/4 of Section 12-21-55 lying North of the Highway #71 Right-of-Way**

Including all Unplatted Lands within

Including Block 2, Prairie View Addition to the City of Gering

Including Lots 1 & 2, Block 1, Gering Valley Estates to the City of Gering

Including Blocks 1, 2, 3, 4, 5 & 6, Amended Plat of Southfield Village, a subdivision in the City of Gering



0 0.07 0.15 0.3 Miles

## Blight Study Area

Gering, NE

- ▬ ▬ Blight Study Area
- Road connectivity
- No
- Yes



## Appendix D Deeds of Properties with Platting Issues

Search 		SCOTTS BLUFF COUNTY, NEBRASKA		
GRANTEE: Perpetual Posies				
From 01/01/1963 to 12/31/2022; Deeds, Mortgages, Miscellaneous, Tax Liens				
Instrument	Legal	Grantor	Grantee	Type
<a href="#">2022-01586</a> 03/22/2022	TRACT 2 GERING GARDEN SUB, AMD PLAT TR 1-2, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA PT TRACT 1A HOFMANS ACRE TRACTS, REP TR 1-2, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA LOT C HOFMANS ACRE TRACTS, LA-C, REP TR 3 & 8, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA ...	PLATTE VALLEY BANK TR	PERPETUAL POSIES LLC	DOR
<a href="#">2012-01954</a> 04/10/2012	LOT 2 GERING GARDEN SUB, AMD PLAT TR 1-2, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA LOT C HOFMANS ACRE TRACTS, LA-C, REP TR 3 & 8, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA LOT 11,12,13,14,9 HOFMANS ACRE TRACTS, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA	KAUTZ RHONDA D MARRIED	PERPETUAL POSIES LLC	CORQCD
<a href="#">2012-01013</a> 02/28/2012	LOT 1A HOFMANS ACRE TRACTS, REP TR 1-2, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA	KAUTZ BOTANICALS INC	PERPETUAL POSIES LLC	WTY
<a href="#">2009-06574</a> 12/31/2009	LOT 1,2 GERING GARDEN SUB, AMD PLAT TR 1-2, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA	KAUTZ BOTANICALS INC	PERPETUAL POSIES LLC	WTY
<a href="#">2008-06477</a> 12/09/2008	LOT 2 GERING GARDEN SUB, AMD PLAT TR 1-2, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA LOT C HOFMANS ACRE TRACTS, LA-C, REP TR 3 & 8, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA LOT 11,12,13,14,9 HOFMANS ACRE TRACTS, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA	KAUTZ ERIC J KAUTZ MICHAEL R ET AL	PERPETUAL POSIES LLC	WTY
<a href="#">2008-06476</a> 12/09/2008	LOT 2 GERING GARDEN SUB, AMD PLAT TR 1-2, GER OF GERING, SCOTTS BLUFF COUNTY NEBRASKA	KAUTZ BOTANICALS INC	PERPETUAL POSIES LLC	QCD

6 Records Found

## Appendix E Ownership of Properties within Blight and Substandard Area

Parcel ID	Owner
010019405	SHERLOCK/EDNA S
010019243	ET AL C/O TRINA KAUFMAN
010360522	GERING VALLEY ESTATES LLC
010334874	SMALLFOOT/RICK D & BONNIE S
010340742	WEBER/KURT L & VICKI
010019014	GUERRERO/ J GUADALUPE & YOLANDA
010019227	STRAUSS/JAMES D
010258647	MONUMENT VIEW VILLA LLC
010019154	RAY/TRAVIS & NICOLE
010019006	GUERRERO/ J GUADALUPE & YOLANDA
010019111	HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF
010272135	HOUSING AUTHORITY
010334866	GUERRERO/ J GUADALUPE & YOLANDA
010334858	GUERRERO/ J GUADALUPE & YOLANDA
010019219	VAN VELSON/CARLIN & RAYLENE
010019146	SCHIEBER/CARL A
010051112	SCHUTTE/RODNEY S & DEBORHA
010019200	BROEKER/DAVID A
010271112	HOUSING AUTHORITY OF SCOTTS BLUFF CO C/O ANITA DOGGETT: EXECUTIVE DIRECTOR
010284842	KAUTZ/JULIE J
010051120	BARR/PATRICIA L
010019138	CARLSON/VICTORIA L
010334831	GUERRERO/ J GUADALUPE & YOLANDA
010281185	BAUER/WILLIAM D & JANET K
010019278	FISHER/LARRY D & CAROLINE A
010019197	KOENIG/GENE E & KAREN K
010284834	PERPETUAL POSIES LLC
010356746	KAUTZ LIVING TRUST/RAYMOND E & ROSLYN R
010356827	PERPETUAL POSIES LLC
010019308	HINZE/TIMOTHY J & JANET L

010334823	GUERRERO/ J GUADALUPE & YOLANDA
010019413	GRAVES/MARIETTA
010019294	STRICKER/FRED CLAYTON
010019189	AUSTIN/JERRY D
010019391	SHERLOCK/EDNA S ET AL TRINA KAUFMAN
010019340	AKERS/FRANK
010019316	WEST/SHAWN L
010070087	WEBB TRUST/THE JUSTIN M C/OFRANK J AKERS & THOMAS T HOLYOKE TRUSTEES
01001959	AKERS JR/FRANK J
010019383	M INVESTMENTS LLC
010019332	AKERS III/FRANK J
010066101	WNE SPACES LLC
010066128	COLLOPY/BRADFORD J & AGNES MARIE JTWROS
010330186	SEVERSON TRUST/FRANK D
010070079	KNISS/JAMES & LESLIE
010330194	BRESTER JR/MYRON C & ANGELA D
010330216	ROBBINS/ROCKY J & CRISTAL
010001159	MARIETTA/PAUL & KIM
010019286	SHERLOCK/CLARENCE & EDNA C/O TRINA KAUFMAN
010000487	BCD INVESTMENT PARTNERSHIP C/O BOB UNZICKER
010019782	BCD INVESTMENT PARTNERSHIP C/O BOB UNZICKER
010294198	BCD INVESTMENT PARTNERSHIP C/O BOB UNZICKER
010000473	WEBER/KURT L & VICKI E
010284826	BRESTER JR/MYRON C & ANGELA D BRESTER
010361056	SOUTHFIELD-GERING LLC
010019324	SHERLOCK/CLARENCE & EDNA C/O TRINA KAUFMAN
010019367	SHERLOCK/CLARENCE & EDNA C/O TRINA KAUFMAN
010019375	SHERLOCK/CLARENCE & EDNA C/O TRINA KAUFMAN
010019405	SHERLOCK/EDNA S ET AL C/O TRINA KAUFMAN
010019421	WILHELM/MARJORIE
010019774	WEBER/KURT L & VICKI E