

2026

City of Gretna Wolfpack Area Blight Study

Adopted XXX, XX, 2026 – Resolution XX-XXXX



RS
RAY PLANNING
SOLUTIONS

Executive Summary

Ray Planning Solutions conducted this study for the property owner to present to the City of Gretna that found the Gretna Wolfpack Area has criteria listed in the Nebraska Community Development Law which qualify the area to be designated as blighted and substandard. This designation allows the City to consider redevelopment options.

Purpose of the Study

This Gretna Wolfpack Area Blight and Substandard Study aims to provide the Community Development Agency and City Council with the necessary information to assess whether blighted or substandard conditions exist within the defined study area. With this assessment, the City of Gretna's Community Development Agency can use powers granted by the Nebraska Community Development Law to address and prevent blight that may harm public health, safety, morals, and overall well-being both locally and in neighboring areas. If there is sufficient evidence indicating that the recommended study area (hereafter referred to as the "Gretna Wolfpack Area Blight Study Area") meets State requirements for being classified as blighted and substandard, it may be designated as a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2158).

Through redevelopment, the City of Gretna can influence how the community growth and offer financial incentives to encourage new development. The City's use of the Nebraska Community Development Law is designed to improve the area and enhance residents' quality of life by eliminating factors that lead to blight or discouraging private investment. By employing programs and projects under this law, Gretna aims to remove or prevent harmful conditions. This study assesses current land use, physical constraints, buildings, and infrastructure within the designated area to evaluate eligibility for redevelopment. Opportunities for redevelopment exist in this area, enabling Gretna to address and mitigate blighted or substandard conditions and to prevent their emergence. All evaluations regarding these conditions must comply with the Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law outlines how municipalities can manage issues and create plans to rehabilitate or redevelop rundown areas, as well as prevent and eliminate substandard and blighted regions. The Legislature has stated, in relevant 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 areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. Neb. Rev. Stat. § 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 of the Community Development Law, shall afford maximum opportunity, consistent with 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 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.

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 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 or 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. Neb. Rev. Stat. § 18-2105

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

Key community development terms are defined in Nebraska Revised Statute §18-2103, with select definitions highlighted below.

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, 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.

A metropolitan, primary, or first-class city may not designate over 35% of its area as blighted; a second-class city is limited to 50%, and a village cannot exceed 100%.

Substandard and Blight Analysis

As set forth in Neb. Rev. Stat. § 18-2103(32), **substandard area** shall mean an area in which less than twenty percent of the housing is affordable housing or 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 conditions.

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. Insanitary 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, insanitary 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 as 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 caused 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.

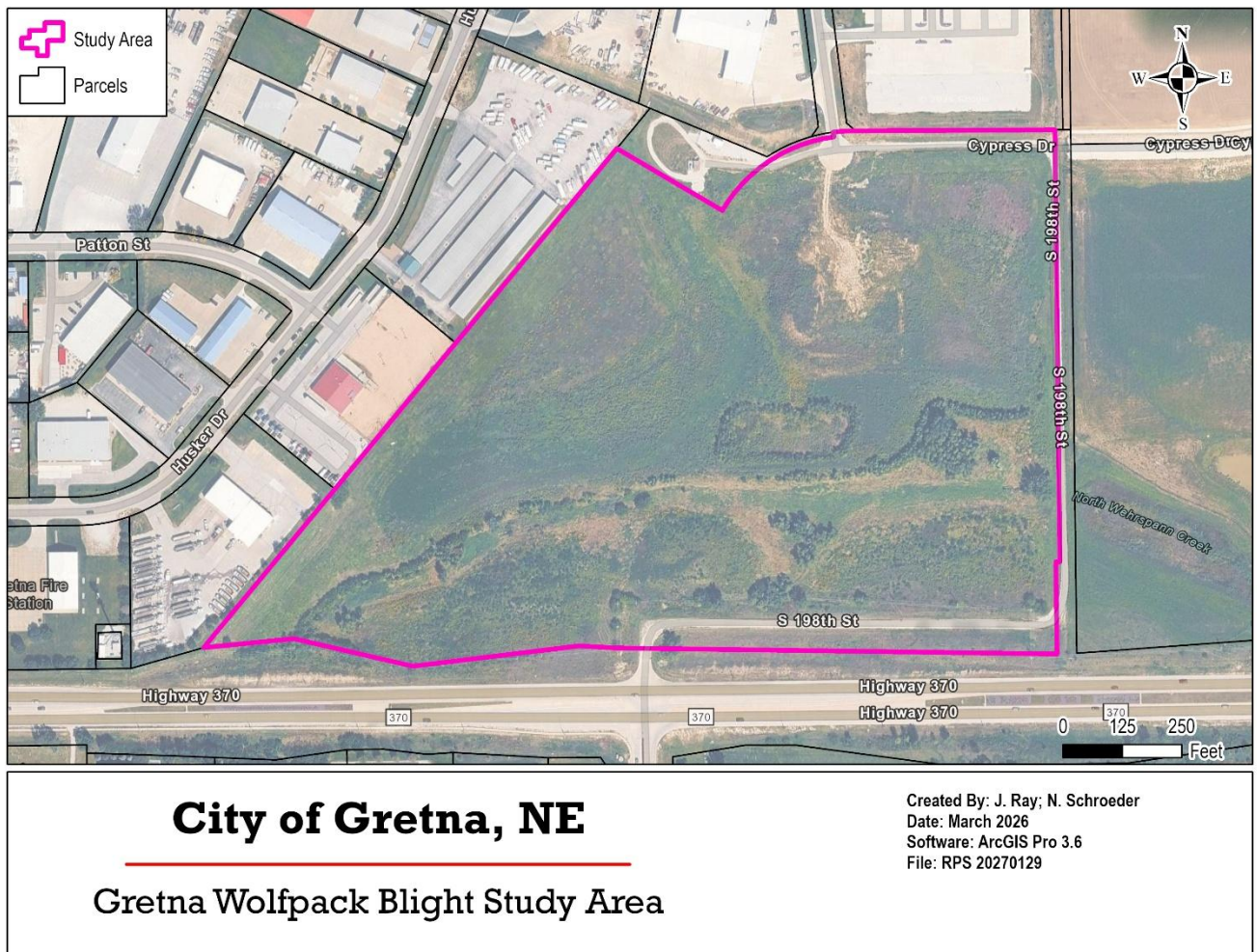
Designated Study Area

The designated study area is within the corporate limits of the City of Gretna. 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 existing conditions.
4. The economical or functional obsolescence 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



Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context within the community, Ray Planning Solutions recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 31.4 acres. The following boundary description delineates the Recommended Area:

LOT 1 OF GRETNA 370 SUBDIVISION, CITY OF GRETNA, SARPY COUNTY NEBRASKA.

Findings and Contributing Factors

The intent of this study is to determine whether the Gretna Wolfpack 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 January 29, 2026, 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 Gretna Wolfpack 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 Gretna Wolfpack Area Blight Study Area based upon 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.

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

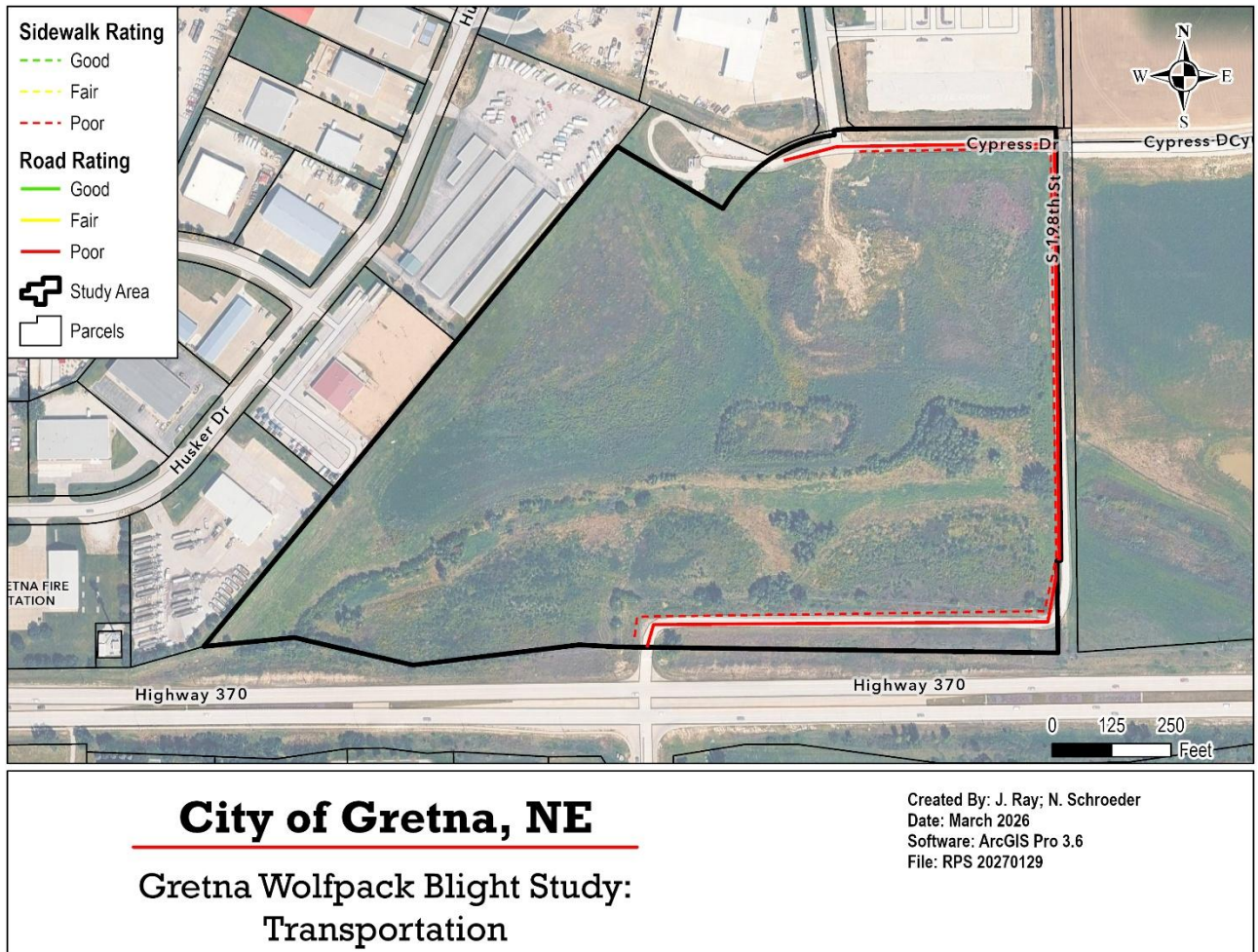
There are no structures within the Gretna Wolfpack Area Blight Study Area. This is not considered a significant contributing factor.

Defective or Inadequate Street Layout

Street Conditions and Accessibility

Street and sidewalk conditions within the Gretna Wolfpack Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and regarding ease of travel and appearance. The transportation infrastructure conditions are illustrated in Figure 2.

Figure 2, Transportation



There are no public streets on the site and three public streets terminate at the study area. Thus, the designated study area lacks connectivity to complete the local street grid and circulation pattern for both vehicles and pedestrians. The private drive along the eastern

boundary within the designated study area does not meet current City infrastructure standards and shows signs of storm water causing erosion. The lack of connectivity is considered a significant contributor to inadequate street connectivity.

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

The Gretna Wolfpack Area Blight Study lot is large and irregular. Its size and shape hinder modern commercial or industrial development, making subdivision necessary. These factors reduce its usefulness and accessibility, contributing to the area's challenges. As a result, this factor does contribute to the recommended blight designation.



Insanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Overgrowth The majority of the study area contains tall grass lands or dense vegetation that was identified in the field analysis, presenting fire risks and attracting disease-carrying pests. As a result, this factor does contribute 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.

Lack of Site Improvements

The surrounding public streets contain City utilities and access. The entire site lacks internal public infrastructure. In addition, the private drive along the eastern boundary within the designated study area does not meet current City infrastructure standards and shows signs of storm water causing erosion.

Drainage and Erosion

The field analysis noted sites of erosion. While there is a large basin present on-site with a metered outlet, the study area lacks a complete storm water drainage system.

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

Defective or unusual conditions of title

No evidence of defective or unusual title conditions was found for the parcel. This criteria does not contribute to the recommended blight designation.

Improper subdivision or obsolete platting

Platting

The area includes an outlot parcel and a lot that is excessively large and irregularly shaped, making it unsuitable for urban development. The outlot, which is usually reserved for

remnants, common open space or areas not entitled to be developed with structures contains two structures, one for public utilities and one for private telecommunications. In addition to development on the outlot, it appears to encroach upon the zoning setbacks,

This improper platting is significant enough to warrant a recommendation for blight designation.



Diversity of ownership

The diversity of ownership is not evident in the Gretna Wolfpack Area Blight Study Area. As a result, this factor does not contribute 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

Overgrowth The majority of the study area contains tall grass lands or dense vegetation that was identified in the field analysis, presenting fire risks and attracting disease-carrying pests.

Drainage and Erosion

The field analysis noted sites of erosion and the lack of a storm drainage system.

Lack of Site Improvements

City utilities and access are available on the surrounding public streets, but the site itself does not have any internal public infrastructure.

As a result, this factor contributes 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.

Lack of Site Improvements

The surrounding public streets contain City utilities and access. The entire site lacks internal public infrastructure.

Drainage and Erosion

The field analysis noted sites of erosion and the lack of a storm drainage system.

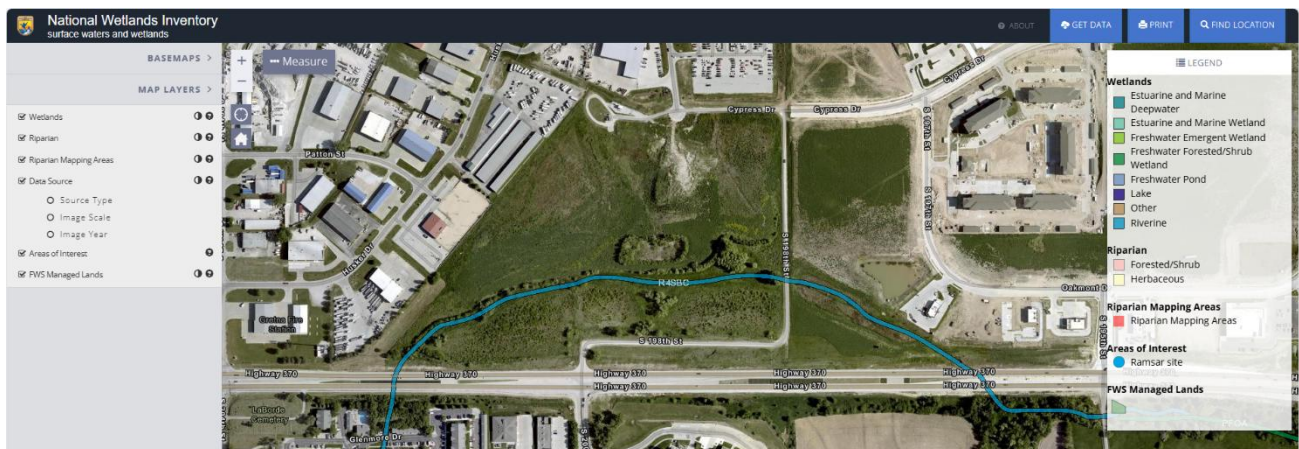
As a result of these contributing factors this is considered a contributing factor.

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 infrastructure, the condition or lack of site improvements, steep slope, limited access, 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.

Sarpy County identifies portions of the site as ‘Environmentally Sensitive’ areas. As a result, potential development of the study area may need additional technical analysis to mitigate or avoid such natural resources.

In addition, the US Fish & Wildlife Service’s National Wetlands Inventory identifies a potential Riverine Wetland traversing the site with the North Wehrspann Creek.



This may result in additional time and expenses to development in the study area. As a result, it is considered a substantial contributor to the Gretna Wolfpack Area Blight Study Area to be considered blighted.

It 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); (No)
- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records); (No)
- (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); (No)
- (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 (No)

- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census). (Yes)

Potential risks to public health and safety have been previously established in this study. Since 2010, the site has remained uninhabited, and this lack of population is stable and considered a contributing factor.

SUBSTANDARD CRITERIA

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

Dilapidation/deterioration

The Structural Conditions Survey and land-use analysis for the Gretna Wolfpack Area Blight Study found no structures in the area, so structural conditions are not a significant factor.

Age or obsolescence

Age or obsolescence of structures within the designated study area, this is not considered a significant contributing factor.

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

Sanitation

The Gretna Wolfpack Area Blight Study Area contains areas of debris. However, this is not considered to be a contributing factor.

Other Substandard Conditions

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



Lack of Site Improvements

The surrounding public streets contain City utilities and access. The entire site lacks internal public infrastructure and connectivity. This poses potential hazards to the public for expeditious emergency response.

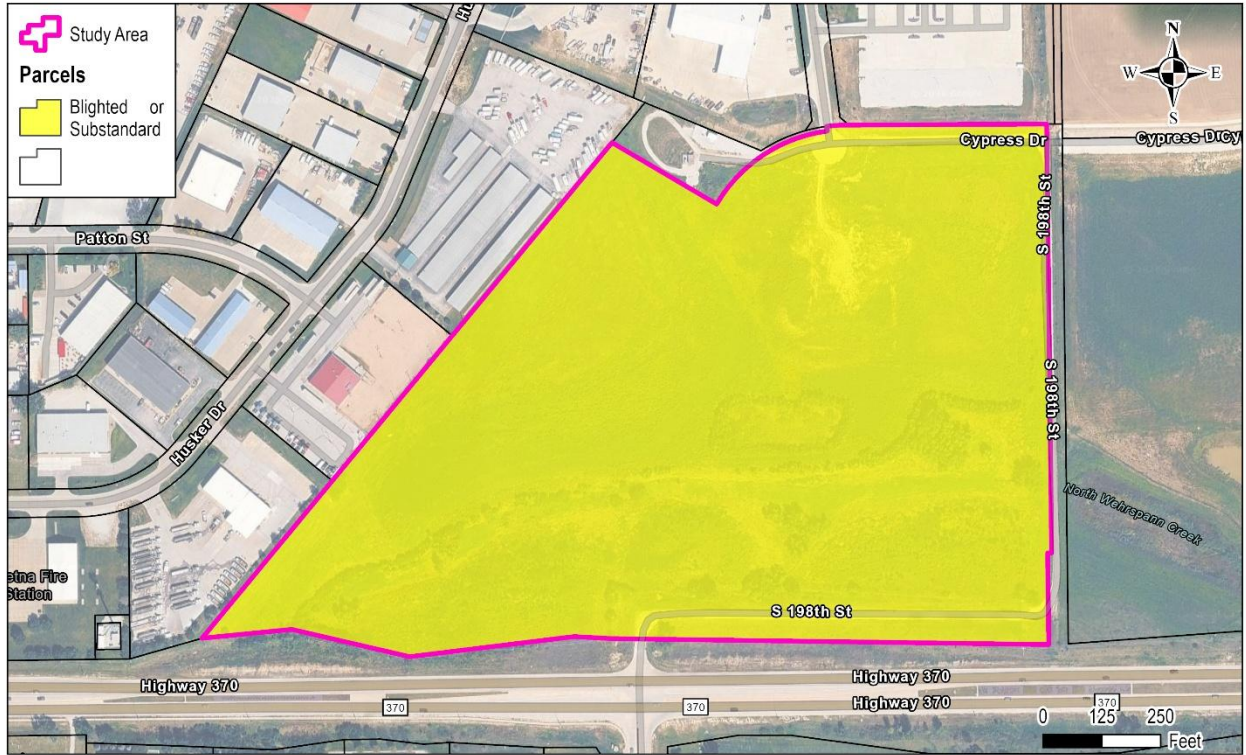
Drainage and Erosion

Field analysis found erosion and lack of a storm drainage system resulting in water pollution to local waterways.

Overgrowth The majority of the study area contains tall grass lands or dense vegetation that was identified in the field analysis, presenting fire risks and attracting disease-carrying pests.

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

Figure 3: Parcels Showing Blight and Substandard Criteria



City of Gretna, NE

Gretna Wolfpack Blight Study: Characteristics of Blight & Substandard Area

Created By: J. Ray; N. Schroeder
Date: March 2026
Software: ArcGIS Pro 3.6
File: RPS 20270129

Blighted and Substandard Findings

The Gretna Wolfpack Area Blight Study Area has many items contributing to the bright 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 Gretna or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

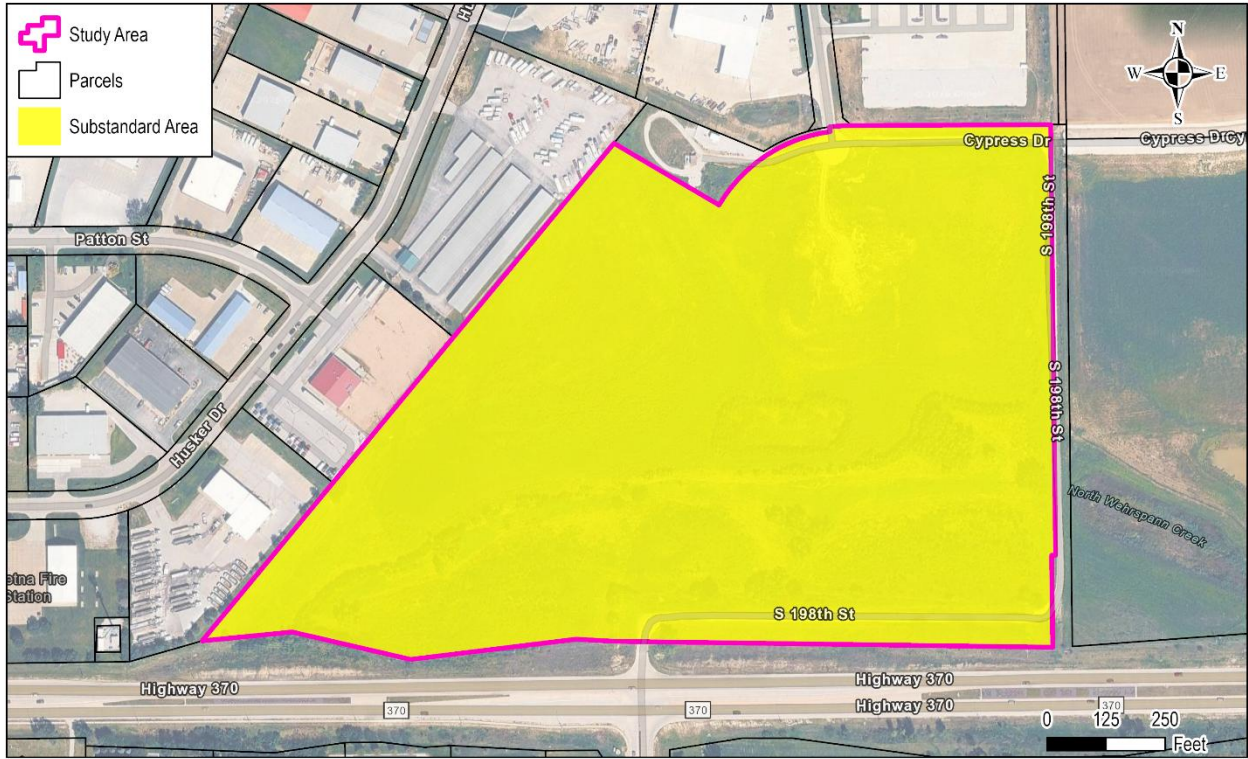
Criteria	
Structure condition	No
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	No
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Stable Population	Yes
BLIGHT TOTALS	8/12
Exterior inspection of structures	No
Age of structures	No
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	1/4
TOTALS	9/16

Conclusion

During the field survey and analysis, nine criteria conditions were identified within the Gretna Wolfpack Area that meet the requirements for classification as blighted and substandard. These indicators of blight are distributed throughout the Gretna Wolfpack Area Blight Study Area. Consequently, it is recommended that additional actions be considered for the area within these boundaries.

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

Figure 5 Recommended Blight and Substandard Designation

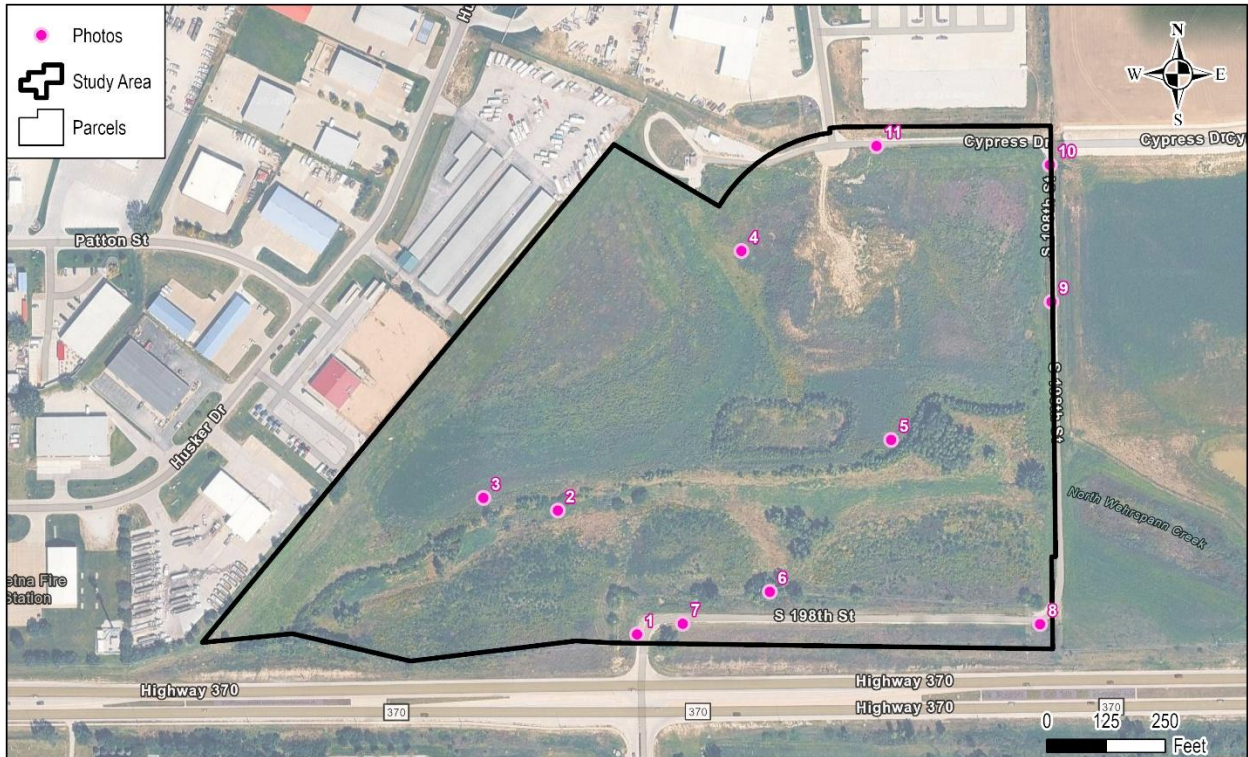


City of Gretna, NE

Gretna Wolfpack Blight Study: Recommended Blight & Substandard Area

Created By: J. Ray; N. Schroeder
Date: March 2026
Software: ArcGIS Pro 3.6
File: RPS 20270129

**Appendix A
Photo Exhibit**



City of Gretna, NE

Gretna Wolfpack Blight Study: Photo Guide

Created By: J. Ray; N. Schroeder
Date: March 2026
Software: ArcGIS Pro 3.6
File: RPS 20270129

Location 2



Location 3





Location 4



Location 5





Location 9



Location 10



Location 11

