

# Blight Study City of Casper *Work Session Draft*

City of Casper  
Spring 2026  
AVI, PC.



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# Introduction



The State of Wyoming authorizes communities to create Urban Renewal Authorities and summarizes the power of the authority in Wyoming Stat. § 15-9-101 through § 15-9-137. The powers authorized in the Wyoming Urban Renewal Code allow municipalities to declare areas as blighted and use tools, such as tax increment financing, to reinvest in these blighted areas.

However, a municipality does not have the ability to exercise the authority in the Wyoming Urban Renewal Code until the local governing body adopts a resolution finding that one or more blighted areas exist in the municipality and the rehabilitation, conservation, redevelopment, or a combination is necessary for the public health, safety, morals or welfare of the residents of the municipality (WY Stat. § 15-9-106).

The Community Development Department has worked with AVI PC of Cheyenne, Wyoming to create this study to fulfill the requirements of WY Stat. § 15-9-106 and serve as an attachment for the initiative resolution. The study will outline requirements as defined in State Statutes, introduce a methodology for determining blight, overview seven locations in the community where blight has been identified, and draw conclusions that the rehabilitation of the blighted areas is within the best interests of the community. It is important to note that Urban Renewal Projects may occur in more areas than the seven identified in this study and this initiative resolution does not define a specific Urban Renewal Project or Plan. This study can serve as a model for determining future locations for Urban Renewal Plans and Projects.

# Wyoming State Statutes

The State of Wyoming authorizes communities to create Urban Renewal Authorities and utilize the power of the authority in Wyoming Stat. § 15-9-101 through § 15-9-137. However, the sections relevant to the initiative resolution include WY Stat. § 15-9-103 and WY Stat. § 15-9-106. WY Stat. § 15-9-106, which state that the governing body must adopt an initiative resolution in order to exercise the power outlined in the Wyoming Urban Renewal Code. The section explains:

- (a) No municipality shall exercise the authority conferred upon municipalities by this chapter until the local governing body, on its own motion or by virtue of a petition signed by twenty-five (25) or more electors of the municipality, has adopted a resolution finding that:
    - (i) One (1) or more slum or blighted areas exist in the municipality; and
    - (ii) The rehabilitation, conservation, redevelopment or a combination thereof of the area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the municipality.
- WY Stat. § 15-9-106

To aide in determining what constitutes a slum or blighted area, WY Stat. § 15-9-103 contains the definition of “blighted area” and “slum area”. Specifically, the section describes a blighted area as:

- (iii) “Blighted area” means an area which by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance 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 assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of those factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. However, if the blighted area consists of open land, the conditions contained in W.S. 15-9-110(b) apply and any disaster area referred to in W.S. 15-9-112 constitutes a “blighted area”;
- WY Stat. § 15-9-103

And goes on to define a slum area as:

- (xvi) “Slum area” means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, 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 those factors is conducive to ill health and is detrimental to the public safety, morals or welfare;
- WY Stat. § 15-9-103

This study uses the definitions to support the findings that WY Stat. § 15-9-106 requires. The remainder of the Wyoming Urban Renewal Code details the powers permitted by the Urban Renewal Authority and do not maintain substantial relevance to the initiative resolution; however, staff recommends the Governing Body familiarize themselves with these statutes.

# Methodology

To identify blight areas and slum areas in the community, the consultant team collaborated with staff to create a survey with the conditions of blight identified in the definitions section of the Wyoming Urban Renewal Code. The team did not utilize the conditions of slum areas as they were similar to those of blight. Staff extrapolated distinct characteristics of blight as defined in WY Stat. § 15-9-103(iii). The thirteen conditions include:

- ◇ Substantial number of slums.
- ◇ Dilapidation; defective construction; faulty arrangement; or obsolete structures.
- ◇ Deteriorated or deteriorating structures and/or site improvements.
- ◇ The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.
- ◇ Substantially impairs or arrests the sound growth of a municipality.
- ◇ Retards the provision of housing accommodations.
- ◇ Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.
- ◇ Unsanitary or unsafe conditions - narrative + inspection reports.
- ◇ Predominance of defective or inadequate street layout
- ◇ Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
- ◇ Economic/social distress indicators such as diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title.
- ◇ Depreciated or stagnant property values - assessor tables and comps.
- ◇ Environmental impairments (if present) - reports and locations.

After listing the conditions, the survey had the option for the surveyor to use a check box for each condition that existed and to provide a description of indicators that were used to conclude that the condition was present. The end of the survey allowed the surveyor to provide notes for anything of importance. Unlike other neighboring states, notably Colorado, the Wyoming Urban Renewal Code does not establish a threshold for the number of blight conditions that must be found to qualify an area for Urban Renewal. Based on this, if any one of the conditions are identified on the site, it is sufficient to determine the area as blighted.

The consultant completed the blight surveys for seven areas within the community on January 12th and 15th of 2026 to comply with the WY Stat. § 15-9-106 provision of there being, “one (1) or more slum or blighted areas exist(ing) in the municipality.” Again, this study does not preclude other blighted areas from being surveyed in the future, rather serves as the initiation that permits the City to exercise the powers in WY Stat. § 15-9-101 et. seq.. The seven areas surveyed include Downtown Casper, North Casper, CY Avenue Corridor, the Eastridge Mall, Paradise Valley Corridor, the Events Center area, and Platte River Commons. The seven sites were surveyed by one consultant team member for consistency. All locations contained conditions of blight, as detailed in the next section. The surveys and photos from the site visits are contained in Appendices A and B, respectively. Again, these areas are not designated as Urban Renewal projects through this process, rather they are illustrative of blight in the community.



# Conditions Survey - Downtown Casper

The first area investigated for the initiative Blight Study in the City of Casper was downtown. This area is roughly bound by East 1st Street to the north, South Kimball Street to the east, East Collins Drive to the south, and South Poplar Street to the west. The photos on the previous page illustrate the site meets seven (7) conditions of blight as outlined in Wyoming State Statutes. These conditions are discussed below. The photos on the previous page are supplemented by the physical copies of the blight survey in Appendix A and photos in the Appendix B that show the various conditions of blight in each area. The map shows the various locations in which blight was photographed.

## **1. Dilapidation; defective construction; faulty arrangement; or obsolete structures.**

The study area exhibited several buildings that were dilapidated and many obsolete structures. There are many vacancies in the study area that lead to this condition of blight being fulfilled. The photo illustrates buildings dilapidating into an alley and site conditions showing poor drainage facilities.

## **2. Deteriorated or deteriorating structures and/or site improvements.**

Deteriorating site improvements were found throughout the study area. The image illustrates this with crumbling curb, gutter, and sidewalk.

## **3. The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.**

Abandoned buildings are seen as a condition that endangers life and property by fire and other causes. This is due to the fact that these buildings may be damaged and deteriorated without oversight of tenants, thus expediting their deterioration. There were several in the study area, as seen in this photo.

## **4. Unsanitary or Unsafe Conditions**

The photo shows an alley in downtown Casper. This exhibits an example of some unsanitary and unsafe conditions in the study area. It is important to note this is not prevalent throughout the study area; however, one instance can fulfill this condition of blight.

## **5. Predominance of defective or inadequate street layout**

Most of the study area exists on Casper's historic downtown street grid. However, several areas located in the western study area lack an adequate street network. The photo shows an area with poor connections.

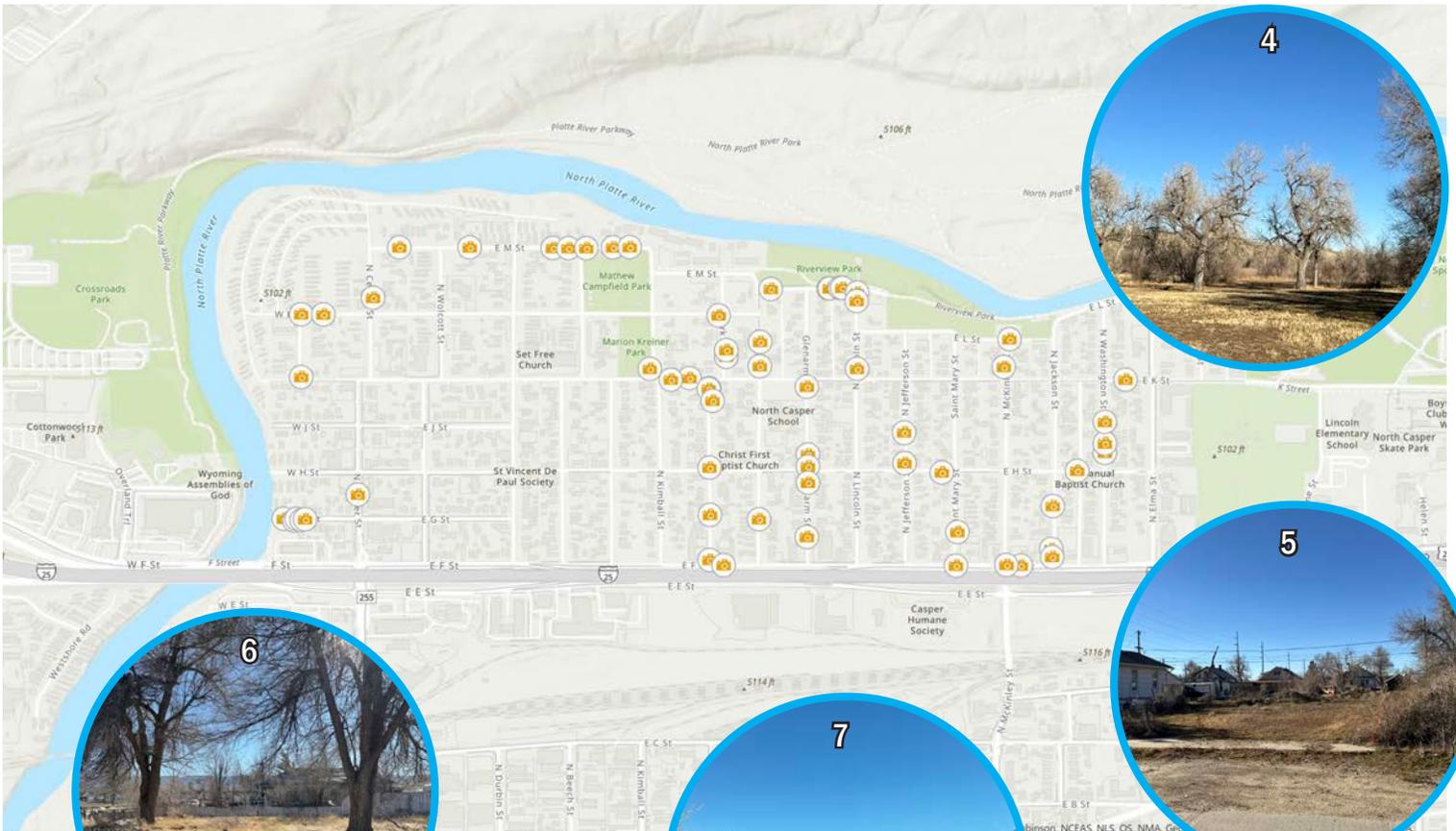
## **6. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.**

Directly related to the previous condition, several lots have faulty lot layout in relation to size, adequacy, accessibility or usefulness. The photo shows a large lot that lacks adequate connections and may need assistance to redevelop. Urban renewal can help this condition of blight by funding streets and utilities for connectivity.

## **7. Environmental Impairments**

Many of the buildings in the study area were built prior to 1970 and may contain environmental contamination. Buildings built in this era often contain lead based paints or asbestos. This photo illustrates an example of one of these potential buildings.

# Conditions Survey - North Casper



# Conditions Survey - North Casper

The second area investigated in the initiative blight study was North Casper. The study area was bound to the north and west by the North Platte River, to the east by North Elma Street, and to the south by Interstate 25. The area exhibited nine (9) of the thirteen conditions of blight identified in State Statutes.

## **1. Substantial Number of Slums**

The North Casper Study area exhibited a variety of housing that was dilapidated, which exhibits a criteria of being a slum. The photo shows an example of this housing, and there are a variety of photos that bolster this condition being fulfilled in Appendix A.

## **2. Dilapidation; defective construction; faulty arrangement; or obsolete structures.**

Several buildings and accessory structures (i.e. garages, sheds, and fences) in the study area exhibited poor conditions. Some fences and accessory buildings were verging on collapse. The photo shows an example of some of these buildings.

## **3. Deteriorated or deteriorating structures and/or site improvements.**

In addition to the deteriorated and deteriorating structures outlined in the previous criteria, the study area exhibited crumbling curb, gutter, and sidewalk as seen in the example photograph.

## **4. The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.**

Like downtown, there were many abandoned buildings that may lend themselves to destruction by fire. In addition to this, the existence of the river and floodplain lead to a condition that endangers life.

## **5. Retards the provision of housing accommodations.**

Many vacant lots and homes in North Casper impact the provision of housing in the community. This is caused by a variety of ownership, absentee landlords, and poor site conditions that make redevelopment difficult.

## **6. Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.**

Many properties in the study area are kept in poor condition, meeting this criteria. This include collapsed buildings with a lack of repairs and accessory structures collapsing.

## **7. Predominance of defective or inadequate street layout**

The study is bound by two significant features, the North Platte River and Interstate 25. Both of these features lead to poor connectivity in the study area as they act as natural barriers to vehicular, pedestrian, and bicycle connectivity.

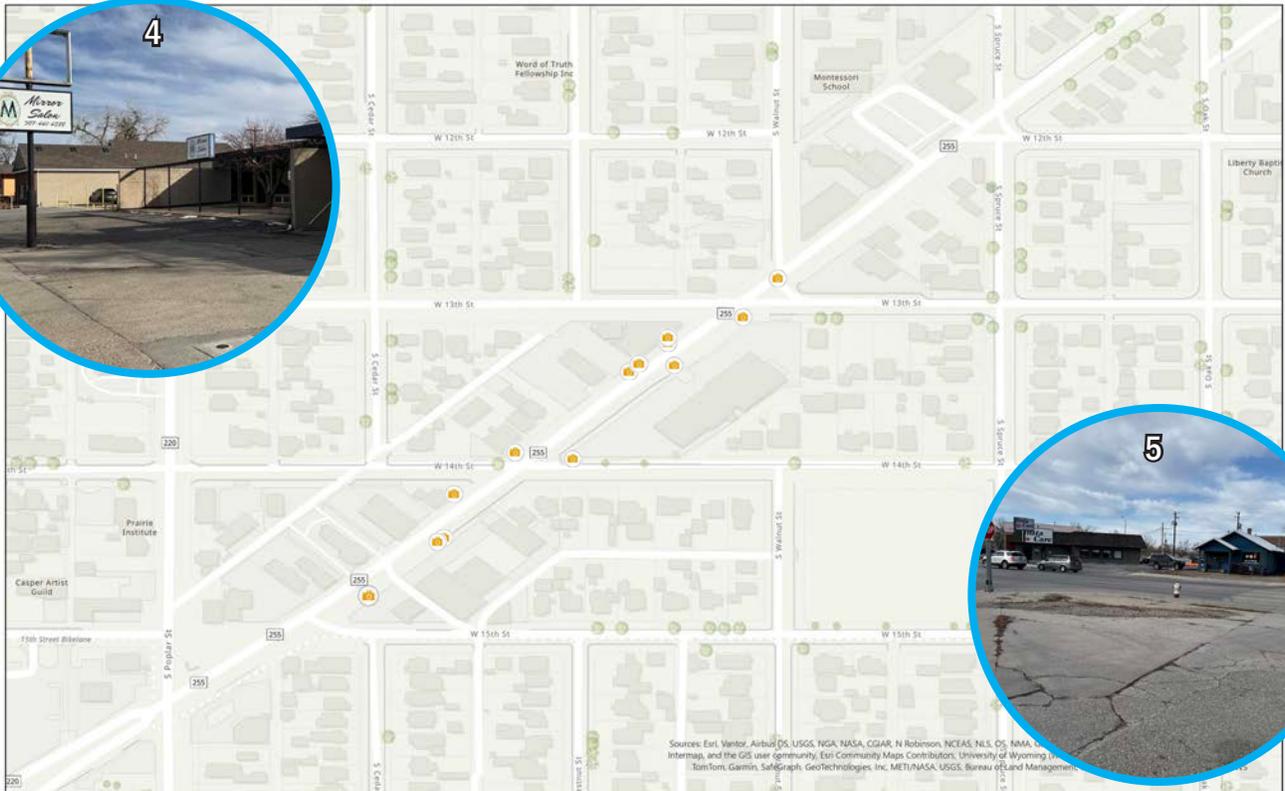
## **8. Depreciated or stagnant property values.**

Many properties in the area remain vacant and unimproved, which meet this condition of blight. Vacancies are known to stagnate property values.

## **9. Environmental Impairments**

As mentioned in the previous section, many older buildings contain environmental contamination. In addition to this, there are many historic uses tied to petroleum use that may exhibit contamination.

# Conditions Survey - CY Avenue Corridor



# Conditions Survey - CY Avenue Corridor

The third area in the initiative blight study is the CY Avenue Corridor. This study area is focused around CY Avenue between West 15th Street and West 12th Street. The CY Avenue Corridor exhibited six (6) conditions of blight.

## **1. Substantial Number of Slums**

The definition of slum in the Wyoming State Statutes includes nonresidential buildings that are dilapidated and deteriorated. Many commercial buildings along this corridor exhibit this trait. The photo shows boarded up buildings along the corridor.

## **2. Dilapidation; defective construction; faulty arrangement; or obsolete structures.**

The photo illustrates this condition of blight is achieved by deteriorating buildings. This condition is prevalent along the corridor.

## **3. Deteriorated or deteriorating structures and/or site improvements.**

In addition to the deteriorating buildings a variety of site improvements in the study area were found to be in substandard conditions. This included dilapidated curb, gutter, and sidewalk.

## **4. Substantially impairs or arrests the sound growth of a municipality.**

The CY Avenue Corridor is a crucial connection through the City of Casper. The state of many buildings along this segment of the corridor impair the growth of the community to redevelop due to site and environmental conditions.

## **5. Predominance of defective or inadequate street layout**

CY Avenue bisects the area and leads to substandard intersections throughout the area. Urban Renewal can help redevelopment address these difficult connections.

## **6. Environmental Impairments**

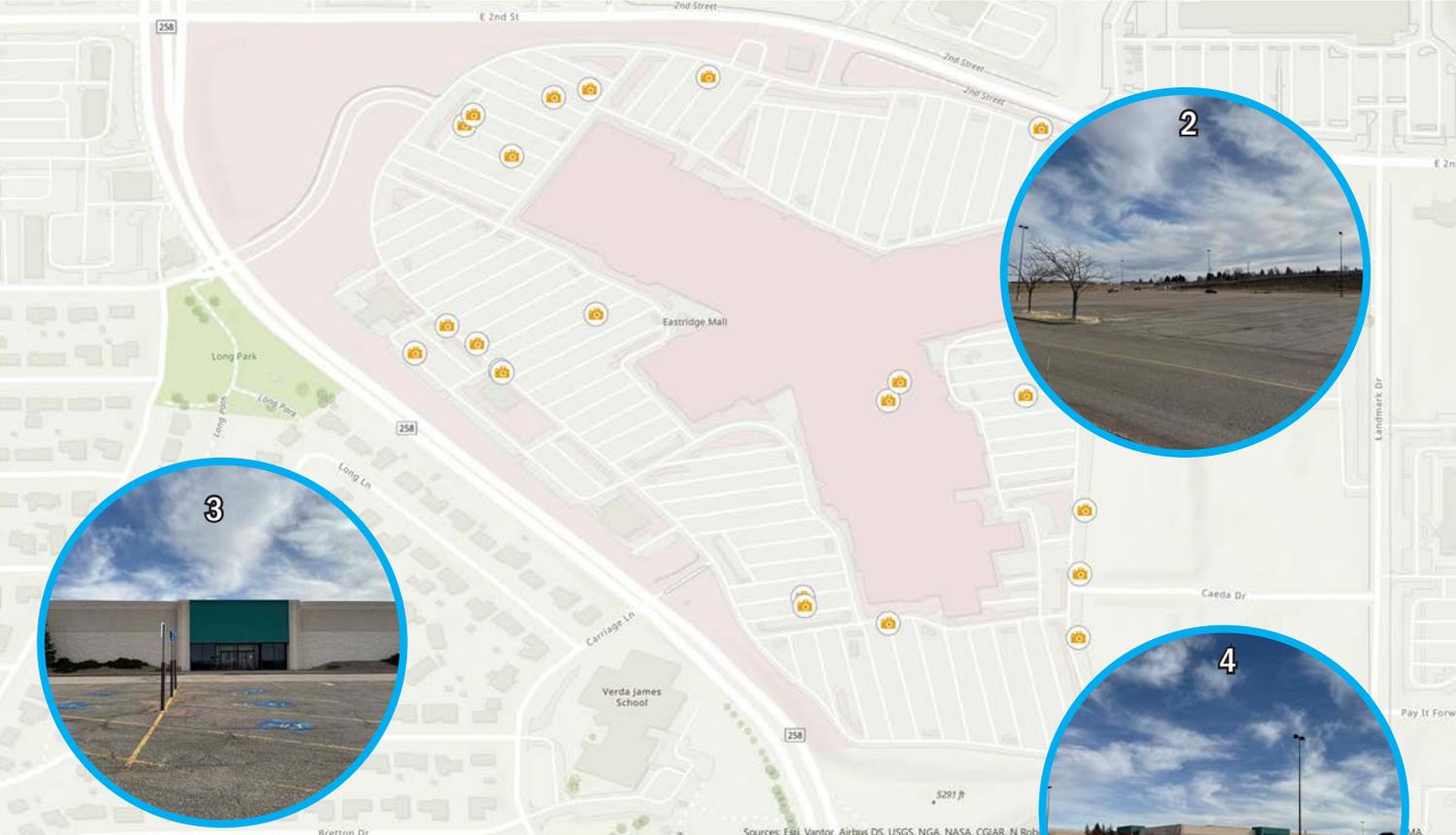
Like previous study areas, the age and condition of a variety of buildings in the area lend themselves to environmental contamination.

### **Textbox 2.1**

#### **BLIGHT DESIGNATION DOES NOT DEVALUE PROPERTY**

Blight or slum designations do not attach to individual properties and do not reduce property value. The designation simply allows properties within the area to access urban renewal tools.

# Conditions Survey - Eastridge Mall



# Conditions Survey - Eastridge Mall

The fourth area survey for Blight in the City of Casper was the Eastridge Mall. Once a vibrant commercial location, the Mall has experienced high vacancies and has not experienced redevelopment. The study area is bound by the property of the Mall and the surrounding rights-of-way. The Mall exhibited five (5) conditions of blight.

## **1. Deteriorated or deteriorating structures and/or site improvements.**

The primary building of the Mall is in sound condition, however many site improvements adjacent to the Mall are deteriorating. The photo shows a drainage structure that is deteriorating, and may continue to, should the area not be redeveloped.

## **2. Retards the provision of housing accommodations.**

The large acreage of the Eastridge Mall and large vacancies exhibit a location that may help with the housing shortage in the community. In its current state it is impacting the provision of housing in the area.

## **3. Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.**

The vacancies in the Mall constitute an economic liability to the community as they are not contributing to the optimal tax base in their vacant state, primarily through sales tax.

## **4. Predominance of defective or inadequate street layout**

The large central building and lack of through connections achieve this condition of blight.

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

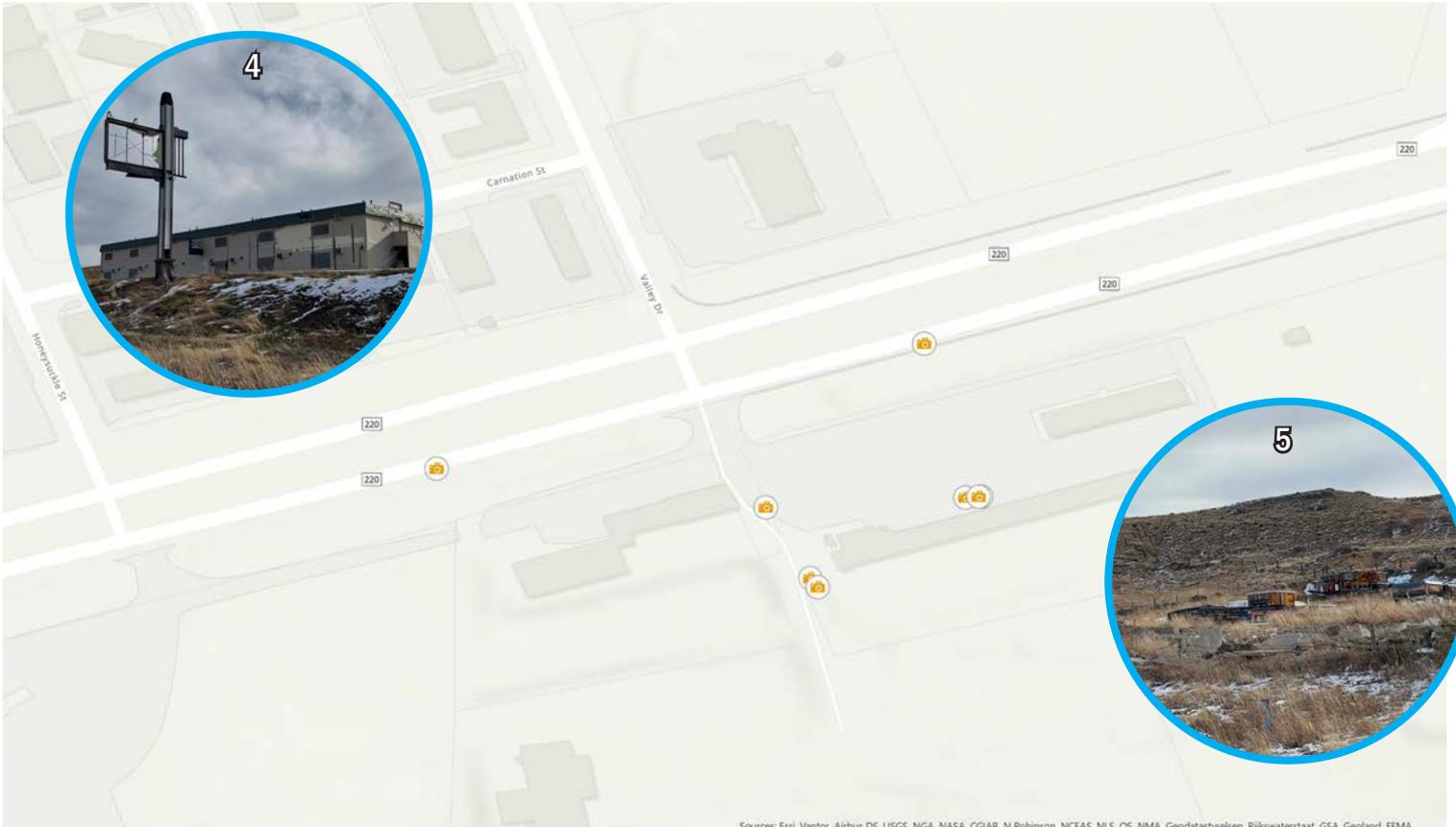
The size of the lot and lack of through conditions make redevelopment difficult without utilizing tools authorized through Urban Renewal.

### **Textbox 2.2**

#### **TAX INCREMENT FINANCING IS NOT AUTOMATIC**

A blight designation does not automatically qualify a project for tax increment financing. To receive TIF assistance, a developer must demonstrate a financial gap that inhibits development and prevents a reasonable rate of return.

# Conditions Survey - Paradise Valley Corridor



# Conditions Survey - Paradise Valley Corridor

The fifth area of blight in the community is an area noted as “Paradise Valley Corridor,” due to its proximity to Paradise Drive. This area focuses on the dilapidated structures on the south side of Highway 220. The buildings are largely vacant and deteriorating and exhibited eight (8) conditions of blight.

## **1. Substantial Number of Slums**

Almost all of the buildings in the study area are abandoned. The photo shows an example of a building that can be seen to be a slum in its current condition.

## **2. Dilapidation; defective construction; faulty arrangement; or obsolete structures.**

Again, the buildings in the area are dilapidated, exhibit faulty construction, and are largely obsolete in their current state.

## **3. Deteriorated or deteriorating structures and/or site improvements.**

This condition is evident throughout the study area and can be seen by the deterioration of the parking areas and abandoned buildings.

## **4. The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.**

The abandoned buildings on site are susceptible to destruction by fire in their current state.

## **5. Substantially impairs or arrests the sound growth of a municipality.**

The property is located at a primary gateway to the City of Casper. Their current state impairs the growth of the community and does not yield a welcoming gateway to the community. This may reduce growth and impair impressions of the community.

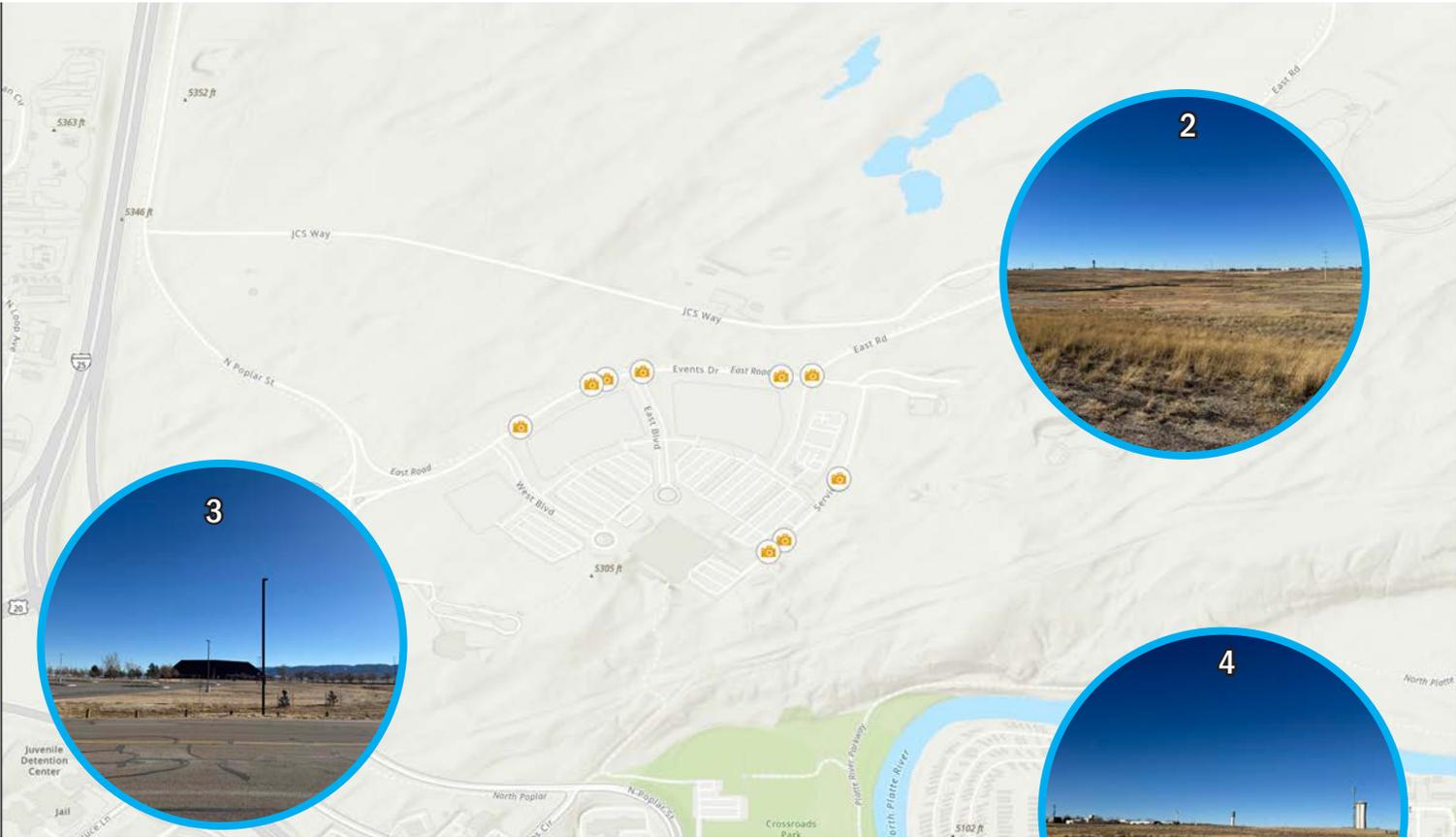
## **6. Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.**

The subject property could be redeveloped into a commercial property serving as a gateway to the community. The existing buildings and their condition prohibit this.

## **7 Environmental Impairments**

The buildings likely contain asbestos and other environmental contamination. Should the buildings have a clean environmental report, their appearance yields perceived contamination therefore meeting the EPA requirement of being a brownfield.

# Conditions Survey - Events Center Area



# Conditions Survey - Events Center Area

The Casper Events Center Area is the sixth area identified as blight in the initiative resolution. Although largely vacant the site's connections and large lots meet the criteria of blight outlined in Wyoming State Statutes.

## **1. The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.**

Much of the study area exhibits streets and roads with high design speeds and minimal bicycle and pedestrian facilities. The lack of safety for cyclists and pedestrians is a condition of blight as it endangers life. This photo shows the narrow shoulder adjacent to a high design speed road.

## **2. Substantially impairs or arrests the sound growth of a municipality.**

The location of the study area and its large acreages illustrate that it is a prime area for development in the community. However, due to its size development may require large infrastructure costs. At current prices and interest rates the infrastructure needed for development may inhibit development for years to come without the assistance of Urban Renewal tools.

## **3. Predominance of defective or inadequate street layout**

The Casper Event Center is a large lot with a lack of internal connections. As time goes on there may be a desire for connections throughout the site and replatting with new rights-of-way may be necessary.

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

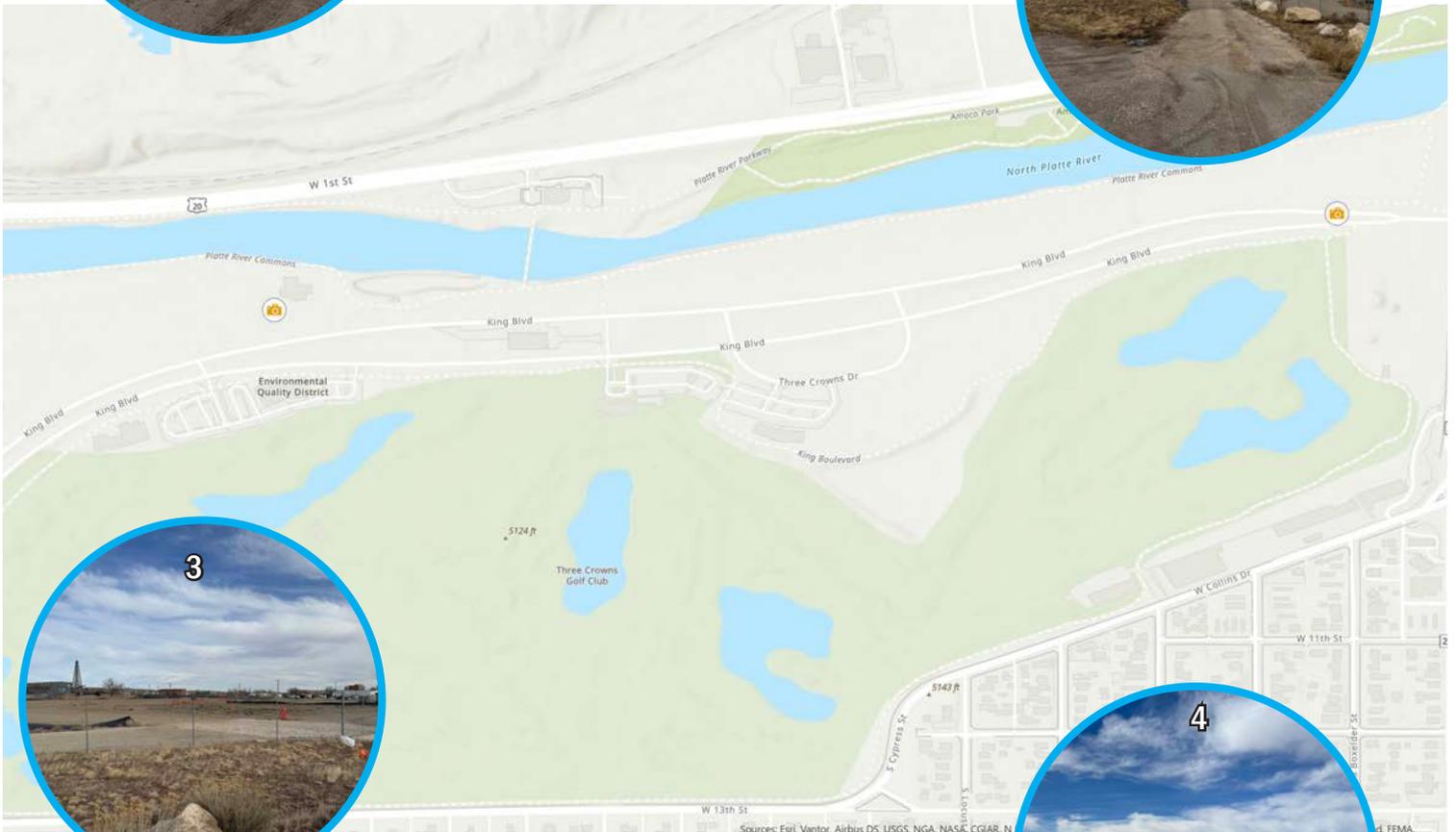
In its current state, the large lot sizes may require thoughtful planning and consideration for redevelopment. These ideas are discussed in the area plan, but may need refined in the future.

### **Textbox 2.3**

#### **BLIGHT DOES NOT NEED TO EXIST IN EVERY PROJECT AREA**

Once an area is declared slum or blight, Urban Renewal Plans and Projects may be considered. Blight does not need to be present within every plan or project area, as improvements help prevent the spread of slum and blighted conditions. This study outlines that blight generally exists in the community, so future projects may be considered in the current annexed boundaries of the community.

# Conditions Survey - Platte River Commons



# Conditions Survey - Platte River Commons

The final area of blight identified in the community is the Platte River Commons. This area contained four (4) of the thirteen (13) conditions of blight. This area is bound by King Boulevard and the North Platte River.

## **1. The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.**

The floodplain endangers life and property throughout the study area.

## **2. Predominance of defective or inadequate street layout**

The study area exhibits this condition as it contains one major thoroughfare with few connections. Redevelopment in the area will require special coordination with access for safety considerations.

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

The accessibility of the lots from King Boulevard is difficult due to high design speeds and access spacing requirements. Furthermore, the current size of lots leads to uncertainty on how they may develop.

## **4. Environmental Impairments**

The City of Casper noted environmental contaminants had existed on the site in the Platte River Commons Simple Master Plan and Economic Impact Analysis released in 2024. Although these have been largely remediated, some conditions may exist that require remediation prior to redevelopment.

### **Textbox 2.4**

#### **ONLY ONE CONDITION OF BLIGHT IS REQUIRED**

Unlike other neighboring states, notably Colorado, the Wyoming Urban Renewal Code does not establish a threshold for the number of blight conditions that must be found to qualify an area for Urban Renewal. Based on this, if any one of the conditions is identified on the site, it is sufficient to determine the area as blighted.

# Conclusions

This Conditions of Blight Study was prepared in accordance with Wyoming Statute § 15-9-106 to determine whether one (1) or more slum or blighted areas exist within the City of Casper and whether rehabilitation, conservation, redevelopment, or a combination thereof is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality. The methodology outlined in this report and summarized in prior sections demonstrates that each of the seven study areas contains one or more statutory conditions of blight as defined in Wyoming Statute § 15-9-103.

## Downtown Casper

The Downtown study area exhibited seven (7) statutory conditions of blight, including dilapidated and obsolete structures, deteriorating site improvements, unsafe and unsanitary conditions, defective street and lot layouts in certain locations, and potential environmental impairments associated with older buildings. Vacancies and underutilized properties further impair the sound growth of the municipality and present redevelopment challenges. Based on these findings, Downtown Casper qualifies as a blighted area suitable for consideration under an Urban Renewal Project.

## North Casper

North Casper exhibited nine (9) of the thirteen (13) statutory conditions of blight. The area contains a substantial number of dilapidated residential structures, deteriorating infrastructure, floodplain impacts, poor connectivity due to physical barriers, depreciated property values, environmental concerns tied to historic uses, and economic and social distress indicators. These conditions collectively retard the provision of housing and substantially impair sound municipal growth. North Casper clearly meets the statutory definition of a blighted area and is appropriate for Urban Renewal implementation.

## CY Avenue Corridor

The CY Avenue Corridor exhibited six (6) conditions of blight, including deteriorated commercial structures, obsolete buildings, substandard site improvements, environmental concerns, and inadequate street configurations that impair redevelopment potential. As a key transportation corridor, its current condition substantially impairs economic vitality and municipal growth. The Corridor meets statutory blight definitions and is appropriate for Urban Renewal consideration.

## Eastridge Mall

The Eastridge Mall area exhibited five (5) statutory conditions of blight, including deteriorating site improvements, significant vacancies, economic liability, faulty lot layout, and inadequate internal connectivity. The large acreage and underutilization of this strategic site retard the provision of housing and limit economic contribution to the community. The area qualifies as blighted and is suitable for redevelopment through Urban Renewal tools.

## Paradise Valley Corridor

The Paradise Valley Corridor study area exhibited eight (8) statutory conditions of blight. The area contains abandoned and dilapidated structures, deteriorating site conditions, environmental impairment concerns, fire hazards, economic distress indicators, and gateway impacts that substantially impair the

sound growth of the municipality. As a primary entrance corridor into Casper, the current conditions negatively affect public welfare and economic opportunity. The Paradise Valley Corridor qualifies as a blighted area appropriate for Urban Renewal efforts.

## Events Center Area

The Events Center area exhibited four (4) statutory conditions of blight, including unsafe roadway conditions for pedestrians and cyclists, defective street layout, faulty lot configurations, and impediments to development due to large infrastructure costs. Although largely vacant, the scale and layout of the area substantially impair sound growth and hinder private investment without public partnership tools. The area meets statutory requirements and is suitable for Urban Renewal consideration.

## Platte River Commons

Platte River Commons exhibited four (4) statutory conditions of blight, including floodplain impacts that endanger life and property, inadequate street connectivity, faulty lot layout affecting redevelopment feasibility, and known environmental impairments associated with historic uses. These conditions substantially impair redevelopment potential and municipal growth. The area qualifies as a blighted area suitable for Urban Renewal intervention.

## Community-Wide Findings

Although this study documents blight conditions in seven (7) distinct areas, it is not intended to limit Urban Renewal activities solely to these locations. Rather, these areas are illustrative examples demonstrating that statutory conditions of blight exist within the City of Casper. Under Wyoming law, the identification of one or more blighted areas is sufficient to authorize the City to exercise Urban Renewal powers.

The presence of blight conditions across multiple geographic areas establishes that blight exists in the community at large. Accordingly, the Governing Body may consider the adoption of Urban Renewal Plans and Projects anywhere within the current municipal boundaries where such plans would prevent the spread of slum and blighted conditions and promote the public health, safety, morals, and welfare of the community.

Furthermore, this study will serve as a foundational document to support the pursuit of state and federal funding opportunities, including but not limited to U.S. Environmental Protection Agency (EPA) brownfield assessment and remediation grants, infrastructure improvement grants, housing and redevelopment grants, and other economic development funding programs. The documentation of statutory blight conditions strengthens the City's ability to compete for these resources and leverage public-private partnerships to catalyze reinvestment.

Based on the findings presented herein, the study concludes that one or more blighted areas exist within the City of Casper, and that rehabilitation, conservation, redevelopment, or a combination thereof is necessary and in the best interest of the public health, safety, morals, and welfare of the residents of the municipality. Adoption of the Initiative Resolution is therefore supported by substantial evidence contained within this study.

# Next Steps

Should the City of Casper adopt a the Resolution declaring blight in accordance with § 15-9-106, it will be authorized to use the Urban Renewal Powers detailed in the Wyoming Urban Renewal Code (§ 15-9-101 et. al.). The City Council may utilize these powers or delegate them to an Urban Renewal Agency pursuant to § 15-9-133 and § 15-9-134. All of the powers of the Wyoming Urban Renewal Code can be delegated to an Urban Renewal Agency except the following:

- » (i) The determination of an area to be a slum or blighted area or combination thereof and the designation of an area as appropriate for an urban renewal project;
- » (ii) Approval of urban renewal plans and modifications thereof;
- » (iii) General neighborhood renewal plans and community wide plans or programs for urban renewal;
- » (iv) Establishment of a general plan for the locality as a whole;
- » (v) The power to formulate a workable program under W.S. 15-9-105.
- » (c) A municipality shall not delegate to an urban renewal agency or a board or commission, the power to acquire by condemnation real property within the boundaries of an urban renewal area.

The City of Casper should anticipate Urban Renewal Plans and Projects to be proposed in the areas identified as blight in this study. However, not every Plan and Project will encompass an entire area designated as blight as these Plans and Projects are often smaller to optimize the potential tax increment. Furthermore, future areas of blight may be identified in the community which may be suitable for Urban Renewal Plans and Projects. The Plan and Project is the mechanism that creates the tax increment financing. Once Plans and Projects are initiated, development agreements may be proposed for specific redevelopment projects. The Casper City Council, Planning Commission, and, if created, Urban Renewal Agency should acquaint themselves with the Wyoming Urban Renewal Code as this effort continues to fully understand the rules and powers of this innovative tool.

## Textbox 2.5

### DELEGATION OF POWERS

Pursuant to 15-9-133 and 15-9-134 the City Council may create an Urban Renewal Agency. This agency has the authority to operate under the Wyoming Urban Renewal Code with the exception of certain powers; including blight determinations, approval of urban renewal plans, general plans, and condemnation.

# Appendix A: Blight Studies

## City of Casper – Blight Survey

Location: *Downtown Casper (North 1st West Poplar  
South Collins East Kinball)*

Completed by: *Mark Christensen*



Date Surveyed: *1/12/2026*

Criteria:	Check if this exists on site:	Description of Conditions:
<b>Substantial number of slums.</b>		
<b>Dilapidation; defective construction; faulty arrangement; or obsolete structures.</b>	✓	- Aging and dilapidating buildings
<b>Deteriorated or deteriorating structures and/or site improvements.</b>	✓	- Crumbling curb, gutter, side walk - Street conditions
<b>The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.</b>	✓	- Abandoned buildings

<p><b>Substantially impairs or arrests the sound growth of a municipality.</b></p>		
<p><b>Retards the provision of housing accommodations.</b></p>		
<p><b>Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.</b></p>		
<p><b>Unsanitary or unsafe conditions - narrative + inspection reports.</b></p>	<p>✓</p>	<p>- Pedestrian safety</p>
<p><b>Predominance of defective or inadequate street layout</b></p>	<p>✓</p>	<p>- Poor connectivity in areas</p>

<p><b>Faulty lot layout in relation to size, adequacy, accessibility or usefulness.</b></p>	<p>✓</p>	<p>- some large lots prohibit connectivity</p>
<p><b>Economic/social distress indicators such as diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title.</b></p>		
<p><b>Depreciated or stagnant property values - assessor tables and comps.</b></p>		
<p><b>Environmental impairments (if present) - reports and locations.</b></p>	<p>✓</p>	<p>- likely asbestos and potentially, lead based paints</p>

**Notes:**

**City of Casper – Blight Survey**

Location: *North Casper*

Completed by: *Mark Christensen*

Date Surveyed: *1/15/2026*



Criteria:	Check if this exists on site:	Description of Conditions:
<b>Substantial number of slums.</b>	✓	<ul style="list-style-type: none"> <li>- Homes in poor condition</li> <li>- Structures deteriorating</li> </ul>
<b>Dilapidation; defective construction; faulty arrangement; or obsolete structures.</b>	✓	<ul style="list-style-type: none"> <li>- Falling fences</li> <li>- Falling accessory structures</li> <li>-</li> </ul>
<b>Deteriorated or deteriorating structures and/or site improvements.</b>	✓	<ul style="list-style-type: none"> <li>- Streets + sidewalks in poor condition</li> <li>- drainage concerns</li> </ul>
<b>The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.</b>	✓	<ul style="list-style-type: none"> <li>- burned buildings</li> <li>- flood plain</li> <li>- pollution</li> </ul>

<p><b>Substantially impairs or arrests the sound growth of a municipality.</b></p>		
<p><b>Retards the provision of housing accommodations.</b></p>	<p>✓</p>	<ul style="list-style-type: none"> <li>- Abandoned structures</li> <li>- Un-used homes</li> <li>- Substandard housing</li> </ul>
<p><b>Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.</b></p>	<p>✓</p>	<ul style="list-style-type: none"> <li>- Poor living conditions</li> </ul>
<p><b>Unsanitary or unsafe conditions - narrative + inspection reports.</b></p>		
<p><b>Predominance of defective or inadequate street layout</b></p>	<p>✓</p>	<ul style="list-style-type: none"> <li>- Poor connectivity with I-25</li> </ul>

<p><b>Faulty lot layout in relation to size, adequacy, accessibility or usefulness.</b></p>		
<p><b>Economic/social distress indicators such as diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title.</b></p>		
<p><b>Depreciated or stagnant property values - assessor tables and comps.</b></p>		
<p><b>Environmental impairments (if present) - reports and locations.</b></p>		<p>- Potential asbestos / lead contamination</p>

**Notes:**

**City of Casper – Blight Survey**

Location: *Cy Avenue*

Completed by: *Mark Christensen*

Date Surveyed: *1/12/2026*



Criteria:	Check if this exists on site:	Description of Conditions:
<b>Substantial number of slums.</b>	<i>✓</i>	<i>- Abandoned and graffitied buildings</i>
<b>Dilapidation; defective construction; faulty arrangement; or obsolete structures.</b>	<i>✓</i>	<i>- Dilapidating buildings</i>
<b>Deteriorated or deteriorating structures and/or site improvements.</b>	<i>✓</i>	<i>- Public improvements in poor condition</i>
<b>The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.</b>		

<p><b>Substantially impairs or arrests the sound growth of a municipality.</b></p>	<p>✓</p>	<p>- Deterioration on Key corridor</p>
<p><b>Retards the provision of housing accommodations.</b></p>		
<p><b>Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.</b></p>		
<p><b>Unsanitary or unsafe conditions - narrative + inspection reports.</b></p>		
<p><b>Predominance of defective or inadequate street layout</b></p>	<p>✓</p>	<p>- Poor connections from neighboring streets on Cy Avenue</p>

<p><b>Faulty lot layout in relation to size, adequacy, accessibility or usefulness.</b></p>		
<p><b>Economic/social distress indicators such as diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title.</b></p>		
<p><b>Depreciated or stagnant property values - assessor tables and comps.</b></p>		
<p><b>Environmental impairments (if present) - reports and locations.</b></p>		<p>- Potential contamination</p>

**Notes:**

**City of Casper – Blight Survey**

Location: *Eastridge Mall*

Completed by: *Mark Christensen*

Date Surveyed: *1/12/2026*



Criteria:	Check if this exists on site:	Description of Conditions:
<b>Substantial number of slums.</b>		
<b>Dilapidation; defective construction; faulty arrangement; or obsolete structures.</b>		
<b>Deteriorated or deteriorating structures and/or site improvements.</b>	<i>✓</i>	<ul style="list-style-type: none"> <li><i>- Site and public improvements</i></li> <li><i>- Drainage structures</i></li> </ul>
<b>The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.</b>		

<p><b>Substantially impairs or arrests the sound growth of a municipality.</b></p>		
<p><b>Retards the provision of housing accommodations.</b></p>	<p>✓</p>	<p>- Could be redeveloped with housing</p>
<p><b>Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.</b></p>	<p>✓</p>	<p>- Large vacancies and lack of revenue generation social &amp; economic liability</p>
<p><b>Unsanitary or unsafe conditions - narrative + inspection reports.</b></p>		
<p><b>Predominance of defective or inadequate street layout</b></p>	<p>✓</p>	<p>- Few connections - Large lot</p>

<p><b>Faulty lot layout in relation to size, adequacy, accessibility or usefulness.</b></p>		<p>- Few connections - Large scale planning to redevelop</p>
<p><b>Economic/social distress indicators such as diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title.</b></p>		
<p><b>Depreciated or stagnant property values - assessor tables and comps.</b></p>		
<p><b>Environmental impairments (if present) - reports and locations.</b></p>		

**Notes:**

**City of Casper – Blight Survey**

Location: *Paradise*

Completed by: *Mark Christensen*

Date Surveyed: *1/12/2026*



Criteria:	Check if this exists on site:	Description of Conditions:
<b>Substantial number of slums.</b>	✓	<ul style="list-style-type: none"> <li>- Deteriorating buildings</li> <li>- Likely Contamination</li> </ul>
<b>Dilapidation; defective construction; faulty arrangement; or obsolete structures.</b>	✓	<ul style="list-style-type: none"> <li>- Buildings falling apart</li> <li>- Abandoned</li> </ul>
<b>Deteriorated or deteriorating structures and/or site improvements.</b>	✓	<ul style="list-style-type: none"> <li>- Crumbling curb gutter and sidewalk</li> </ul>
<b>The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.</b>	✓	<ul style="list-style-type: none"> <li>- Abandoned buildings</li> </ul>

<p><b>Substantially impairs or arrests the sound growth of a municipality.</b></p>	<p>✓</p>	<p>= Location and existence prohibits redevelopment</p>
<p><b>Retards the provision of housing accommodations.</b></p>		
<p><b>Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.</b></p>	<p>✓</p>	<p>- Abandoned and dilapidation presents threat to health, safety, + welfare</p>
<p><b>Unsanitary or unsafe conditions - narrative + inspection reports.</b></p>		
<p><b>Predominance of defective or inadequate street layout</b></p>		

<b>Faulty lot layout in relation to size, adequacy, accessibility or usefulness.</b>		
<b>Economic/social distress indicators such as diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title.</b>		<i>- Assessor reports</i>
<b>Depreciated or stagnant property values - assessor tables and comps.</b>		
<b>Environmental impairments (if present) - reports and locations.</b>		<i>- Likely, review env information</i>

**Notes:**

**City of Casper – Blight Survey**

Location: *Events Center*

Completed by: *Mark Christensen*

Date Surveyed: *1/15/2026*



Criteria:	Check if this exists on site:	Description of Conditions:
<b>Substantial number of slums.</b>		
<b>Dilapidation; defective construction; faulty arrangement; or obsolete structures.</b>		
<b>Deteriorated or deteriorating structures and/or site improvements.</b>		
<b>The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.</b>	<i>✓</i>	<i>- Lack of pedestrian connectivity</i>

<p><b>Substantially impairs or arrests the sound growth of a municipality.</b></p>		<p>-Large lot difficult to develop piecemeal</p>
<p><b>Retards the provision of housing accommodations.</b></p>		
<p><b>Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.</b></p>		
<p><b>Unsanitary or unsafe conditions - narrative + inspection reports.</b></p>		
<p><b>Predominance of defective or inadequate street layout</b></p>		<p>-Large with few connections -Parking lot connections</p>

<p><b>Faulty lot layout in relation to size, adequacy, accessibility or usefulness.</b></p>		<p>- Difficult to develop  - Utilities?  - Connectivity?  - Pedestrian amenities</p>
<p><b>Economic/social distress indicators such as diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title.</b></p>		
<p><b>Depreciated or stagnant property values - assessor tables and comps.</b></p>		
<p><b>Environmental impairments (if present) - reports and locations.</b></p>		

**Notes:**

**City of Casper – Blight Survey**

Location: *Platte River Commons*

Completed by: *Mark Christensen*

Date Surveyed: *1/12/2026*



Criteria:	Check if this exists on site:	Description of Conditions:
<b>Substantial number of slums.</b>		
<b>Dilapidation; defective construction; faulty arrangement; or obsolete structures.</b>		
<b>Deteriorated or deteriorating structures and/or site improvements.</b>		
<b>The existence of conditions which endanger life or property by fire and other causes, or any combination of those factors.</b>	<i>✓</i>	<i>-Flood plain</i>

<p><b>Substantially impairs or arrests the sound growth of a municipality.</b></p>		
<p><b>Retards the provision of housing accommodations.</b></p>		
<p><b>Constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.</b></p>		
<p><b>Unsanitary or unsafe conditions - narrative + inspection reports.</b></p>		
<p><b>Predominance of defective or inadequate street layout</b></p>	<p>✓</p>	<p>- Poor connectivity - Long &amp; irregular shape</p>

<p><b>Faulty lot layout in relation to size, adequacy, accessibility or usefulness.</b></p>		<p>- Long + irregular shape</p>
<p><b>Economic/social distress indicators such as diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title.</b></p>		
<p><b>Depreciated or stagnant property values - assessor tables and comps.</b></p>		
<p><b>Environmental impairments (if present) - reports and locations.</b></p>		<p>- Environmental reports from City</p>

**Notes:**

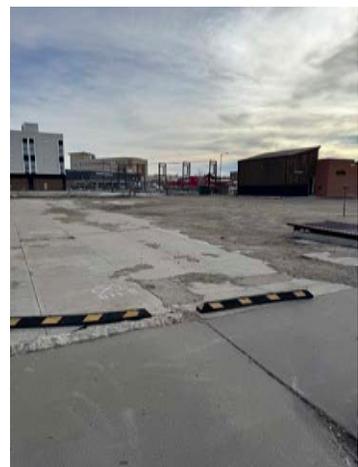


# Appendix B: Blight Photos

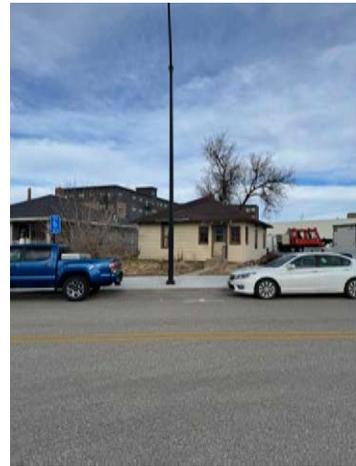
## Downtown





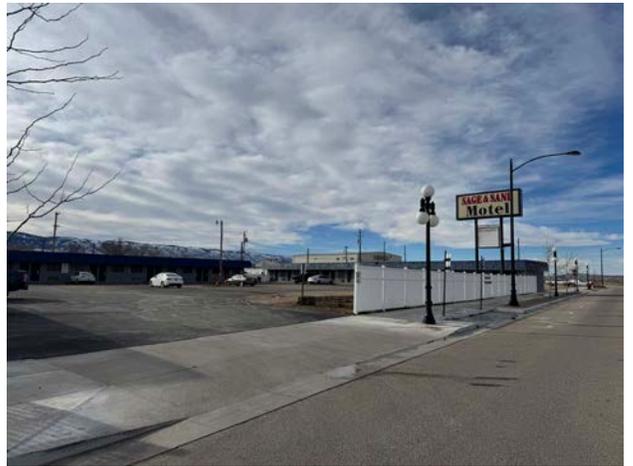






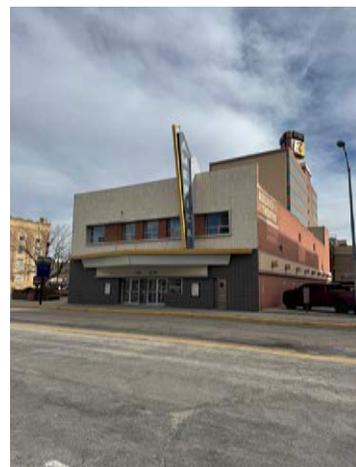


















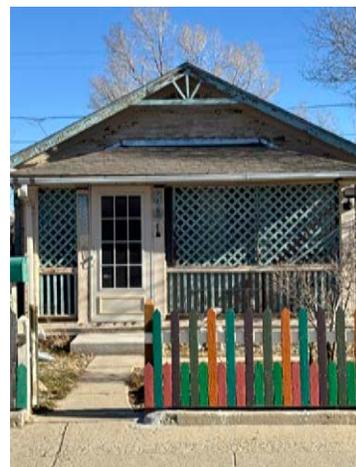
North Casper























Cy Avenue Corridor







Eastridge Mall











Paradise Vicinity







Events Center







Platte River Commons

