

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, ADOPTING AND APPROVING A REDEVELOPMENT PLAN ENTITLED, "REDEVELOPMENT PLAN FOR THE SJAV TENET REDEVELOPMENT PROJECT."

WHEREAS, pursuant to the Nebraska Community Development Law, Nebraska Revised Statutes Sections 18-2101 et. seq. (the "Act"), the Mayor and City Council of the City of Blair, Nebraska (the "City"), designated a portion of the City, commonly referred to as the "Blair Core Area", as blighted, substandard, and in need of redevelopment under the Act; and

WHEREAS, the Mayor and City Council finds based on substantial evidence in the record of this proceeding that redevelopment of the Blair Core Area will result in the elimination and prevention of blight and aligns with the purposes of the Act and the City's comprehensive plan for land use and development (the "Comprehensive Plan"); and

WHEREAS, attached hereto as Exhibit "A" is a proposed redevelopment plan entitled, "Redevelopment Plan for the SJAV Tenet Redevelopment Project" (the "Redevelopment Plan"), which sets forth a specific redevelopment project pertaining to a portion of the Blair Core Area (the "Redevelopment Project"); and

WHEREAS, in conformance with the Act, the Planning Commission of the City held a duly-noticed public hearing on a prior version of the Redevelopment Plan on April 7, 2026, and provided written findings on and recommended the Mayor and City Council's adoption and approval of the Redevelopment Plan; and

WHEREAS, in conformance with the Act, on April 14, 2026, the Community Development Agency of the City of Blair, Nebraska (the "Agency"), provided written findings on and recommended the Mayor and City Council's adoption and approval of said prior version of Redevelopment Plan; and

WHEREAS, on April 28, 2026, the Mayor and City Council held a duly-noticed public hearing on the prior version of the Redevelopment Plan, in conformance with the Act, and elected not to adopt and approve said prior version of the Redevelopment Plan; and

WHEREAS, in accordance with Section 18-2117 of the Act, a redevelopment plan which has not been approved by the City Council when recommended by the Agency may be resubmitted or recommended to the City Council with any modifications deemed advisable; and

WHEREAS, in accordance with Sections 18-2115 and 18-2117 of the Act, to the extent that any such resubmitted redevelopment plan does not constitute a "substantial modification" under the Act, the full noticing, public hearing, and approval process is not required for such resubmission; and

WHEREAS, the Redevelopment Plan, as resubmitted herein, does not constitute a substantial modification of the previously-submitted Redevelopment Plan under the Act, and may therefore be resubmitted directly to the Mayor and City Council in accordance with the Act; and

WHEREAS, on June 23, 2026, the Mayor and City Council held a duly-noticed public hearing on the resubmitted Redevelopment Plan, in conformance with the Act; and

WHEREAS, after public hearing and review of the resubmitted Redevelopment Plan, the Mayor and City Council determined that the Redevelopment Plan complies with the Comprehensive Plan of the City and will result in the elimination and prevention of blight; and

WHEREAS, after public hearing and review of the resubmitted Redevelopment Plan, the Mayor and City Council determined that the Redevelopment Project contemplated in the Redevelopment Plan would not occur and would not be economically feasible without the use of tax-increment financing.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY:

Section 1. The Redevelopment Plan attached hereto as Exhibit "A" complies with, and furthers the objectives of, the Comprehensive Plan of the City.

Section 2. Based on the substantial evidence in the record of this proceeding, the Mayor and City Council finds as follows:

(a) The proposed land uses and building requirements for the Redevelopment Project as described in the Redevelopment Plan are designed with the general purpose of accomplishing, in conformance with the City's Comprehensive Plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; that under the Redevelopment Plan adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

(b) The Redevelopment Plan contains a satisfactory statement of the proposed method and estimated costs of the Redevelopment Project; that no public improvements are required to be provided except as set forth in the Redevelopment Plan with respect to the Redevelopment Project; that the Redevelopment Plan sets forth any estimated proceeds or revenues expected to be obtained by the City from disposal of property to the redeveloper and/or remitted to the redeveloper with respect to acquisition of property; that the Redevelopment Plan sets forth a satisfactory method of financing for the Redevelopment Project consisting of direct payment for public improvements or grant assistance to the redeveloper for the Redevelopment Project, as designated in the Redevelopment Plan, which method of financing includes the issuance by the City of its tax increment revenue bond or note to provide funds to pay for the costs of certain eligible improvements by grant assistance, and that there are no families or businesses currently living within the site of the Redevelopment Project, as set forth in the Redevelopment Plan, which are currently expected to be displaced from such area as a direct result of the Redevelopment Project.

(c) The cost-benefit analysis prepared in conjunction with the Redevelopment Plan and attached thereto sets forth the factors required under section 18-

2113 of the Act and supports the Mayor and City Council's adoption and approval of the Redevelopment Plan.

Section 3. The Redevelopment Project set forth in the Redevelopment Plan would not be economically feasible without the use of tax-increment financing; would not occur without the use of tax-increment financing; and the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the Mayor and City Council and have been found to be in the long-term best interest of all those impacted by the Redevelopment Plan.

Section 4. The Redevelopment Plan contemplates the use of workforce housing tax-increment financing (as set forth under the Act), pursuant to and in accordance with the workforce housing tax-increment financing incentive plan previously adopted by the City, all in compliance with the Act; and the Mayor and City Council hereby authorize and approve the same, in the manner set forth under the Redevelopment Plan.

Section 5. Based on the foregoing and substantial evidence in the record of this proceeding, the Mayor and City Council hereby approve and adopt the Redevelopment Plan.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS 23RD DAY OF JUNE, 2026.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT "A"
Redevelopment Plan

(See attached)

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