

CITY OF BLAIR

LB840 Application

Please Answer Each Question (If Question Does Not Apply – Mark N/A). Please Type or Print in Black Ink.

Please Note: The Information Contained in this Document is Public Information and will NOT be Considered Confidential.

A. BUSINESS INFORMATION:

Name of Business Applying for Assistance: Curt Scott Advisors Group, LLC

Business Address: 575 S 10th Street Blair NE 68009
(City) (State) (Zip Code)

Contact Person: Curt & Meadew Scott Telephone Number: (402) 995-9990 (c)
Fax Number: N/A Email Address: (402) 995-9989 (m)
curtandmeadew@gmail.com

Federal Tax ID Number: 46-5731838

Type of Business: ☐ Start-Up ☐ Buyout ☒ Existing

If Existing, Number of Years in Business: 20 YEARS

Business Classification: (Please Choose One)

- | | | |
|---|---|---|
| ☐ Retail | ☐ Manufacturing | ☐ Research & Development |
| ☐ Headquarter | ☐ Telecommunications | ☐ Tourism |
| ☐ Warehouse/Distribution | ☒ Other | |

Business Type: (Please Choose One)

- | | | |
|---|--------------------------------------|--------------------------------------|
| ☐ Proprietorship | ☐ Corporation | ☐ Partnership |
| ☒ Other | | |

Does the Company have a Parent or Subsidiaries? ☐ Yes ☒ No

If Yes, Please List Name: N/A

Address: N/A N/A N/A N/A
(City) (State) (Zip Code)

Ownership Identification: Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Curt S. Scott	Owner/Certified Architect	100%

Does the business qualify to receive any incentives from the State of Nebraska? ☐ Yes ☒ No

Has the business applied for any incentives from the State of Nebraska? ☐ Yes ☒ No

If yes, please explain: N/A

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: 3

Number of Full-Time Equivalent Positions to Be Created: 4

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Blair, their Two-Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Blair? ☒ Yes ☐ No

If no, please explain: N/A

Does the Company Employ Any Seasonal Employees? ☒ Yes ☐ No

If Yes, How Many: 2

(Seasonal employees must work for at least three continuous months and the position must reoccur annually)

B. PROJECT INFORMATION:

Please Provide a Brief Project Description:

Curt Scott Architecture, LLC is expanding local business infrastructure by constructing a new, modern commercial building with rentable bays on our privately owned lot located at 575 51st St in Blair, NE. This project transitions underutilized land into a revenue-generating commercial asset. We have secured a commitment from an established company to fully lease this new facility upon completion. This tenant has chosen to strategically locate & establish its operations within our community, driving new business activity to the area. This project directly supports the core mission of the LBHO program by fostering sustainable economic development. It will directly accelerate construction, ensuring this incoming business can operationalize quickly & begin contributing to our community's growth.

Use of Funds	Total Project Cost	LB840 Funds Requested	CBDG Funds
Land or Facility Acquisition*	\$ 80,000.00	\$ 40,000.00	
Facility Renovation*	\$ 0	\$ 0	
New Facility Construction*	\$ 220,000.00	\$ 110,000.00	
Machinery/Equipment Acquisition*	\$ 0	\$ 0	
Business Recruitment Activities	\$ 0	\$ 0	
Business Attraction/Location Expenses	\$ 0	\$ 0	
Small Business Development	\$ 0 (NMFs)	\$ 0	
Working Capital (Includes Inventory)	\$ 20,000.00	\$ 0	
Job Training*	\$ 0	\$ 0	
Other (Please Specify) * Lot/Land Renovation	\$ 10,000.00	\$ 5,000.00	
Total Project Cost:	\$ 310,000.00	\$ 155,000.00	
	Total LB840 Funds Requested:	\$ 155,000.00	

* ITEMS THAT QUALIFY FOR LB840 FUNDING

→ We are thankful & appreciative of any amount

C. FUNDING SOURCES AND EQUITY INJECTION:

Name of Lending Institution: Washington County Bank

Address: 1523 Washington Street Blair NE 68008
(City) (State) (Zip Code)

Contact Person: Valerie Reyes Telephone Number: (408) 426-2111

Loan Amount: \$60,000.00 Loan Term (Years): 3 years

Interest Rate: 6.500% ☐ Variable ☒ Fixed

Collateral Required: ☐ Yes ☒ No Equity Required: ☒ Yes ☐ No

If Yes, on Collateral or Equity, Please Specify: We put \$20,000.00 as a down payment on the \$80,000.00 purchase price.

Amount Injected Into the Project by Business/Partners/Owners: \$20,000.00

D. PROJECT LOCATION:

Within the Blair City Limits? ☒ Yes ☐ No

Within the Blair Two-Mile Jurisdiction? ☒ Yes ☐ No

Land Owned by the City of Blair? ☐ Yes ☒ No

E. ATTACHMENTS: - Please Include the Attachments that Apply to Your Business Status

Please Note: The Information Contained in the Section Will be Deemed Confidential and will not be Available for Public Disclosure.

- ☒ Brief Description of the Business
- ☒ Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
- ☒ For Existing Businesses – Three (3) Yearly Financial Statements
- ☒ For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
- ☒ For Start-Up Businesses – Current Business Plan
- ☒ For Start-Up Businesses – Three Year Projections
- ☒ Personal Financial Statements for all Owners/Co-Owners/Directors/Partners/Stockholders
- ☒ For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- ☒ Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required
- ☒ Letter from Lending Institution
- ☒ Please Note that Other Financial Documents May Be Required

E. APPLICANT SIGNATURE:

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Blair or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.


Applicant's Signature

07/05/2006
Date

Brief Description of the Business

Curt Scott ArborGroup, LLC is a trusted, family-owned tree service company proudly serving Washington County for over 25 years. Owned and operated by a certified arborist, we bring expert knowledge and deep experience to every private and commercial property we serve. As a certified arborist, we focus on keeping your trees healthy, safe, and beautiful. We take great pride in our community and handle every job with the utmost care, safety, and precision.

Whether is it routine care or help after a storm, we are local experts to depend on. Our core services include professional tree work such as safe trimming, pruning, complete tree removal, stump grinding, and plant health care. We are fully licensed and insured.

Curt Scott
402-995-9990

curtandmeadow@gmail.com

Profile

Highly skilled Certified Arborist with 25 years of experience owning and operating a successful tree care business. Proven expert in tree health, precision pruning, hazardous removals, and disease management. Trusted by residential and commercial clients for executing complex jobs safely and efficiently. Combines deep tree knowledge with strong business leadership, customer service, and project management skills. Dedicated to preserving urban canopies and delivering exceptional, reliable service.

Professional Experience

Curt Scott ArborGroup, LLC

Self-Employed Certified Arborist 2004-Present

- Prune and remove trees safely
- Diagnose and treat tree diseases
- Operate machinery - chainsaws, chippers, skid loaders, and aerial lifts
- Enforce strict OSHA safety standards
- Continue to grow a local client base - both residential and commercial
- Evaluate tree risks and provide health reports to customers
- Manage company finances - job estimates, invoicing, and tax tracking
- Schedule and direct daily crew workflows
- Restore safe conditions during emergency storm-damaged cleanups
- Recycle tree waste into mulch and firewood for local reuse

Utility Service Group

Utility Operating Foreman 1998-2004

- Collaborated with sales representatives and USG to coordinate day to day operations
- Managed and tracked account growth throughout the region
- Acted as liaison to engineering firms and contracting businesses
- Developed and implemented thorough service analysis
- Served on promotional team to expand business and secure perspective accounts
- Performed and documented pre-contract system assessments

TD Ameritrade**Customer Service and New Accounts Representative 1996-1998**

Created solutions for existing customers

Informed and assisted perspective clients in new account set-ups

Communicated and documented customer account activity

Key Skills

Knowledge and hands-on experience of arboriculture industry and markets

Strong relationship building and networking skills

Proven professional sales role in relevant industry

Ability to thrive in a fast paced fluid environment

Effectively connect and build trusting long-term relationships with customers

Education & Memberships

Elkhorn High School

University of Nebraska at Omaha

Nebraska Arborist Association

Member of the Washington County Long-Term Recovery Team



July 13, 2026

Curt Scott Arbor Group, LLC
Curt Scott
Meadow Scott
2975 Southern Hills Drive
Blair, NE 68008

RE: Bank Reference

To whom it may concern,

This letter confirms that Curt Scott Arbor Group, LLC and Curt and Meadow Scott of 2975 Southern Hills Drive, Blair, NE 68008 are customers in good standing with Washington County Bank (WCB). Our records state that Curt and Meadow Scott are the owners of Curt Scott Arbor Group, LLC. Curt Scott Arbor Group, LLC has been a client with WCB since 02/05/2015 and Curt and Meadow Scott have been a client with WCB since 09/16/2002. Over this period Curt Scott Arbor Group, LLC and Curt and Meadow Scott has maintained their account with WCB in a respectful manner.

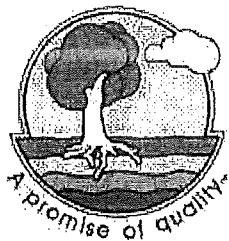
WCB values our business relationship with Curt Scott Arbor Group, LLC and Curt and Meadow Scott as reputable and trustworthy clients.

Please feel free to reach out to me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Valerie Reyes".

Valerie Reyes
2nd Vice President
WCB
Phone- (402) 533-0121 (Direct)
Vreyes@washingtoncountybank.com



CITY OF BLAIR LB840 Application

Please Answer Each Question (If Question Does Not Apply – Mark N/A). Please Type or Print in Black Ink.

Please Note: The Information Contained in this Document is Public Information and will NOT be Considered Confidential.

A. BUSINESS INFORMATION:

Name of Business Applying for Assistance: Generational Buildings

Business Address: 31367 ST HWY 6 Jamesport MO 64648
(City) (State) (Zip Code)

Contact Person: Benjamin Troyer Telephone Number: 660-684-6044

Fax Number: _____ Email Address: info@generationalbuildingsllc.com

Federal Tax ID Number: 45-4821314

Type of Business: ☐ Start-Up ☐ Buyout ☒ Existing

If Existing, Number of Years in Business: 14

Business Classification: (Please Choose One)

- | | | |
|---|---|---|
| ☐ Retail | ☐ Manufacturing | ☐ Research & Development |
| ☐ Headquarter | ☐ Telecommunications | ☐ Tourism |
| ☐ Warehouse/Distribution | ☒ Other | |

Business Type: (Please Choose One)

- | | | |
|---|---|--------------------------------------|
| ☐ Proprietorship | ☒ Corporation | ☐ Partnership |
| ☐ Other | | |

Does the Company have a Parent or Subsidiaries? ☐ Yes ☒ No

If Yes, Please List Name: _____

Address: _____
(City) (State) (Zip Code)



GENERATIONAL BUILDINGS, LLC
31367 State Hwy 6 • PO Box 169
Jamesport, MO 64648
(660) 684-6044
generationalbuildingsllc.com

August 14, 2026

To Whom It May Concern,

Generational Buildings is excited about the opportunity to expand our presence into the Blair, Nebraska area. We are currently planning to rent office space in Blair as we look toward establishing a stronger presence in the community and creating new employment opportunities in the future.

We currently have one salesman serving the Blair area, and as our presence and customer base continue to grow, we would love the opportunity to expand our team and add additional salesmen and employees in the future. While we are still determining exactly what the growth and long-term plans will look like for this location, we are excited about the potential that the Blair area offers.

Our hope is that this office will serve as a foundation for future growth, allowing us to better serve our customers, provide additional jobs, and become a positive part of the local business community.

We are grateful for the opportunity to invest in the Blair area and are looking forward to seeing what the future holds for Generational Buildings. Most importantly, we are excited to see what the Lord has in store for our company, our employees, and the Blair community as we take this next step.

We appreciate your consideration and look forward to growing and building relationships in the Blair area for years to come.

Sincerely,

Benjamin Troyer

Office Manager