CITY OF BLAIR

LB840 Board Meeting

Board Members: Craig Heuton, Terry Conrad, Neil Smith, Doug Demers, Joel Bacon, Dave Jensen, Brett Jacobitz

AGENDA

Monday, August 17, 2026

Present: Brett Jacobitz, Craig Heuton, Doug Demers, Dave Jensen, Joel Bacon, Neil Smith
Not present: Terry Conrad

Call to Order 12:00 p.m. The meeting was conducted in accordance with the Nebraska Open Meetings Act. Approval of the previous meeting minutes was postponed, not included in the meeting packet and will be presented for approval at the next meeting.

The committee reviewed current LB840 projects and available funds. Three projects remain in progress without funding having been granted: Riser Construction, Social House, and Design Plastics. Riser Construction continues to evaluate options for its proposed apartment project. Social House continues renovation and demolition work while determining the next phase of its project. Design Plastics is expected to formally decline its LB840 funding following the change in ownership of the Mutual of Omaha building. The three projects represent approximately $610,000 in potential funding. The current LB840 account balance was reported at approximately $289,782.27.

Following presentations from all three applicants, the committee entered into a private discussion regarding the applications and funding details from 12:43 p.m. to 1:16 p.m. Doug Demers made the motion to enter into private discussion, 1st by Brett Jacobitz, 2nd by Joel Bacon. At 1:16 p.m., Doug Demers made the motion to return to open session, 1st by Neil Smith and 2nd by Craig Heuton.

The first application was submitted jointly by **CS Arbor Group, LLC and Generational Builders**, requesting $155,000 to construct a new three-bay building on 10th Street. CS Arbor Group would occupy one bay for its existing tree service business, while Generational Builders would lease two bays and office space to establish a Blair-area location. Generational Builders, currently based in St. Joseph, Missouri, plans to expand into the area and create new employment opportunities. The applicants anticipate creating at least three new positions initially, with the potential for four to five full-time employees by the end of 2027. The applicants also indicated the project could proceed with less than the full amount requested.

After reviewing project costs, proposed employment, and standard LB840 funding guidelines, the committee approved a recommendation of $33,000 for the CS Arbor Group/Generational Builders project. The recommended amount was based on eligible project costs and an additional amount tied to the creation of four new employees. The funding would be fully forgivable if the required employment level is maintained for three years. Both CS Arbor Group, LLC and Generational Builders are liable for repay of amount if employment is not maintained. Joel Bacon made the motion, with 2nd by Dave Jensen. The motion passed with all members voting in favor. (Brett Jacobitz and Doug Demers abstained due to conflicts of interest.) The recommendation will be forwarded to the City Council for consideration.

The second application was submitted by **Henton Works**, requesting approximately $400,000 to support the acquisition and development of a new industrial site. Henton Works is a growing rock crushing and recycling business currently operating from a location that is becoming less suitable due to surrounding residential development. The proposed site, located near Calcium Products and Cargill, is zoned for industrial use. The project would include land acquisition, facility improvements, water service, a certified truck scale, and additional infrastructure. The applicant has already made significant investments in equipment, including a new crusher, wheel loader, dump trucks, and other machinery.

The proposed relocation would allow Henton Works to expand operations and create approximately six new positions, including truck drivers, mechanics, and equipment operators. The applicant stated that the new location would provide additional space, improve the company's ability to serve customers, and increase the movement of materials through the area. The committee also discussed the company's current conditional use permits and borrow pit operation. City staff indicated that the proposed industrial location would be more appropriate for the business and could reduce concerns associated with the existing site.

After reviewing eligible project costs and the proposed creation of six new positions, the committee approved $100,000 in LB840 funding for Henton Works. The funding will be fully forgivable provided the required employment is maintained for three years. Neil Smith made the motion, with 2nd by Joel Bacon. The motion passed with all members voting in favor. (Brett Jacobitz and Doug Demers abstained due to conflicts of interest.) Discussion also included the applicant's existing borrow pit permit, which is scheduled to remain in place for several more years. **The applicant indicated a willingness to discuss provisions ensuring crushing operations would not continue at the existing location once the business has fully relocated.**

The third application was submitted by **Rain or Shine Play Space, LLC**, which proposed developing an approximately 3,600- to 4,000-square-foot indoor children's play space within an existing facility. The proposed space would include a dramatic play village featuring community-themed businesses, a large-motor play structure, rotating play areas, a party room, and outdoor play and seating areas. The facility is intended to provide families with an indoor recreational option during inclement weather while supporting children's social, physical, and developmental needs.

The applicant explained that the proposed play space would operate as a separate business from the existing Kids Club program located within the same building. The play space would offer memberships and drop-in sessions, with a play attendant available during operating hours. Future plans may include a teen and adult recreation area featuring a golf simulator, skee ball, air hockey, and food options. The applicant reported that the existing childcare operation serves approximately 396 children across its programs, with approximately 186 children enrolled in Kids Club.

Proposed improvements include additional flooring, restroom modifications, an adult restroom, storage space, and separation between the childcare and play-space operations to meet insurance and childcare requirements. The project is expected to create approximately two full-time-equivalent positions. The applicant indicated that LB840 funding would allow the business to launch the full project sooner, although the project could be completed on a smaller or phased basis without funding.

Following discussion, Doug Demers moved to table the Rain or Shine Play Space application, with 2nd by Dave Jensen. The committee postponed consideration and requested additional financial information, including a profit and loss statement for the existing Kids Club operation, as well as detailed construction bids and project costs. The application will be reconsidered once the requested information has been received.

With no additional business, Joel Bacon moved to adjourn, with 2nd by Neil Smith. The meeting adjourned at 1:29 p.m.

Next LB840 Meeting – Monday, September 21, 2026