

CITY OF BLAIR – GATEWAY DEVELOPMENT CORPORATION
SERVICE AGREEMENT

THIS AGREEMENT is entered into by and between the City of Blair, a Municipal Corporation in Washington County, Nebraska, also referred to herein as “City” and Gateway Development Corporation, a Nebraska non-profit corporation doing business at 1646 Washington Street, Blair, NE 68008, also referred to herein as “Gateway”.

RECITALS

WHEREAS, the City of Blair is constantly pursuing improvements to the quality of life for the citizens of Blair and the surrounding area through the attraction of new businesses and the expansion of existing businesses which generate new jobs and investment into the community; and

WHEREAS, Gateway Development Corporation is a private non-profit that was organized to help Blair and the Washington County Area grow through the recruitment and development of commercial and industrial enterprises and residential development; and

WHEREAS, the voters of Blair have approved a local option municipal economic development plan (LB840) to help promote and assist in the development of new and expansion of existing business, industry and housing; and

WHEREAS, the City of Blair’s local option municipal economic development plan (LB840), as approved by the voters of the City of Blair, sets forth that the City of Blair will contract with Gateway Development Corporation to review and administer the program, and

WHEREAS, the City of Blair and Gateway Development Corporation desire to refresh the service agreement that exists for Gateway to provide administration of the local option municipal economic development program and to promote and assist in the development of new and expansion of existing business, industry and housing.

IN CONSIDERATION OF THESE MUTUAL COVENANTS, THE CITY OF BLAIR AND GATEWAY DEVELOPMENT CORPORATION AGREE AS FOLLOWS:

1. The City of Blair hereby agrees to have Gateway provide administration of the local option municipal economic development program and to promote and assist in the development of new and expansion of existing business, industry and housing.
2. The term of this agreement shall be for two (2) fiscal years: October 1, 2026 – September 30, 2028. Thereafter, this agreement will automatically renew on a yearly basis. Either party may give 180-day written notice to the other party of their intention to terminate the agreement at the end of that term year.
3. This agreement supersedes all prior agreements between the parties and can only be amended in writing with mutual consent by both parties, upon approval by official action

of the City of Blair City Council and Gateway Development Corporation Board of Directors.

4. Gateway shall:
 - a. Work with the City of Blair to represent and promote the Blair/Washington County area to encourage new and expanded job creation, capital investment, and the development of attainable housing.
 - b. Lead and administer the City of Blair's local option municipal economic development program, to include, but not be limited to: taking applications; reviewing applications; reviewing and developing background and financial information on applicants and presenting such to the LB840 Advisory Committee and City Council Finance Committee; planning and leading monthly (or as needed) meetings of the LB840 Advisory Committee; assist in negotiating the amount of proposed funding; meet with City staff and the City Council as necessary; work with the City staff and City Attorney on all funding agreements; monitor compliance of all funding agreements; and prepare quarterly reports for the LB840 Advisory Committee.
 - c. Provide biannual reports to the City Council regarding updates and information about economic development activities.
 - d. Allow the Mayor, with the consent of the Council, to appoint two members of the Blair City Council to serve on the Board of Directors of Gateway Development Corporation.
 - e. Provide one seat for a City of Blair employee to serve as an ex-officio member of the Gateway Board.
5. The City shall:
 - a. Compensate Gateway in Fiscal Year 2027 (October 1, 2026 – September 30, 2027) One Hundred Forty Thousand dollars (\$140,000) and shall increase by 41.5% each year, rounded to the nearest dollar. Further changes in compensation shall be negotiated in accordance with Section 3 above. This shall be paid by the City to Gateway in May of each year, following receipt of an invoice from Gateway, for services outlined in this agreement. Funding shall be from the City's sales tax receipts.
 - b. Provide regular support, encouragement, and guidance regarding site selection inquiries; relocation inquiries; business expansion and retention; and housing developments.
 - c. The city administrator and Blair senior staff involved in development will meet regularly (weekly, when possible) with Gateway's executive director to discuss economic development and community development issues.
6. All notices or other communications between or among the parties regarding this agreement shall be personally delivered or sent by U.S. Mail to the parties at the following addresses:

To Gateway:

Gateway Development Corporation

Attn: Executive Director

1646 Washington Street

Blair, NE 68008

To the City:

City of Blair

Attn: City Administrator

218 S 16th Street

Blair, NE 68008

Executed this _____ day of _____, 2026.
Gateway Development Corporation

By: _____
Mike Rook, Executive Director

Executed this _____ day of _____, 2026.
City of Blair, A Municipal Corporation

By: _____
Melinda K. Rump, Mayor