



# CITY OF BLAIR

## MEMORANDUM

DATE: October 13, 2026, 7:00PM

MEMO TO: Mayor and City Council

FROM: David Scott, Deputy City Administrator of Operations

RE: Huber delinquent special assessments

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**SUMMARY:** The Huber's entered into an agreement with the city to develop a portion of Deerfield Subdivision. To pay for the infrastructure the city took out general obligation bonds. These bonds were to be paid back with funds from the Huber's over the term of the debt or earlier if all the lots get developed and sold ahead of time.

**PREVIOUS ACTION:** The Mayor and City Council entered into the developer's agreement with the Hubers (mentioned above)

Since all the lots had not been developed and sold, and the special assessments were falling behind. On March 26, 2024, the Mayor and City Council adopted Resolution No 2024-32 waiving the delinquent interest on Deerfield Replat Subdivision if payment would be made to bring them current.

On May 17<sup>th</sup>, 2024, no payment had been received yet, so a letter was sent to Huber's reminding them/stating that the total of \$8,769.96 in Delinquent Interest had been waived, but payment in the amount of \$96,182.77 needed to be paid within 90 days. It also stated that if the payment wasn't received, Delinquent Interest would begin to accrue again.

On Jun 17, 2024, the Huber's brought in 2 checks and made payments totaling \$87,924.91.

Ck # 1016 in the amount of \$25,918.06 – this was used to pay off Lot #102

Ck # 4511 in the amount of \$62,006.85 – this was used to bring SW/Paving Current (waiving the Delinquent Interest on these accounts)

A small portion remained on this check, so it was applied to one of the WA Accounts in the amount of \$729.20.

The Huber's agreed to this because they didn't have enough money with them to bring the WA current since they were paying off Lot #102.

**BACKGROUND/DISCUSSION:** No payments have been made on the WA accounts for 5 years, except the Lots that were sold and the assessments needed to be paid in order to release the Lien.

After the Council agreed to waive the Delinquent interest in 2024, and Huber's made a payment on the SW/Paving to bring it current, no other payments have been received for over 2 years on any of the



accounts. Further, no special Assessments payment, outside of selling a Lot and paying off that specific lot to release a lien have ever been made on the WA district portion of the special assessments.

Annual Special Assessment Payments are due Oct 12<sup>th</sup> of each year.

**FINANCIAL IMPLICATIONS:** There is nothing preventing the Huber's from paying off their special assessments early. In fact, that would be a good thing. What the Mayor and City Council need to consider is their request to forgive their delinquent interest.

The city is the holder of the special assessment bonds and is obligated to make annual bond principal and interest payments on those bonds. The way special assessments work is that the developer agrees to pay the city the amounts owed so the city can use those funds to make our annual bond principal and interest payments. If the developer doesn't make their payments to the city, it does not absolve the city from our financial obligation to make the principal and interest bond payments.

To surmise that delinquent interest is nothing more than a form of punishment to encourage the developer to make their special assessment payments timely is not completely accurate. If the developer does not make their special assessment payments in a timely fashion the city must divert property tax and sales tax revenue that was intended for other important projects or purposes to meet our obligation. This can lead to delays in other city activities or even the city needing to take on additional debt to keep other city projects and functions funded. Delinquent fees are a form of recouping those costly measures.

**RECOMMENDATION:** The Mayor and City Council have four options. 1. Waive the delinquent interest portion of what is due to the city. 2. Not waive the delinquent interest portion of what is due to the city. 3. Waive a portion of the delinquent interest portion that is due to the city. 4. The Huber's could pay principal, interest and delinquent interest of \$110,623.53 to bring the accounts current through October 12, 2026.



**Huber Holdings LLC**  
Special Assessments Worksheet

**Huber Holdings - Deerfield Addition**

Payments due October 12th of each year. WA - 5 years no payment, SW/PAV - 3 years no payment

| Acct #             | Lot # | Legal Description  | Principal Due    | Interest         | Delinquent Interest | Total Due        |
|--------------------|-------|--------------------|------------------|------------------|---------------------|------------------|
| 55089              | 89    | Deerfield Addition | 5,571.77         | 1,268.88         | 403.00              | 7,243.65         |
| 55090              | 90    | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55091              | 91    | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55098              | 98    | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55100              | 100   | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55101              | 101   | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55103              | 103   | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55104              | 104   | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55105              | 105   | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55106              | 106   | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| 55107              | 107   | Deerfield Addition | 5,877.25         | 1,598.57         | 742.30              | 8,218.12         |
| <b>Total Water</b> |       |                    | <b>64,344.27</b> | <b>17,254.58</b> | <b>7,826.00</b>     | <b>89,424.85</b> |
| 77089              | 89    | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77090              | 90    | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77091              | 91    | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77098              | 98    | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77100              | 100   | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77101              | 101   | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77103              | 103   | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77104              | 104   | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77105              | 105   | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77106              | 106   | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| 77107              | 107   | Deerfield Addition | 5,443.32         | 746.40           | 200.44              | 6,390.16         |
| <b>Total Sewer</b> |       |                    | <b>59,876.52</b> | <b>8,210.40</b>  | <b>2,204.84</b>     | <b>70,291.76</b> |

# Huber Holdings LLC

## Special Assessments Worksheet

### Huber Holdings - Deerfield Addition

Payments due October 12th of each year. WA - 5 years no payment, SW/PAV - 3 years no payment

| Acct #                                         | Lot # | Legal Description  | Principal Due     | Interest         | Delinquent Interest | Total Due         |
|------------------------------------------------|-------|--------------------|-------------------|------------------|---------------------|-------------------|
| 200089                                         | 89    | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200090                                         | 90    | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200091                                         | 91    | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200098                                         | 98    | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200100                                         | 100   | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200101                                         | 101   | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200103                                         | 103   | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200104                                         | 104   | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200105                                         | 105   | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200106                                         | 106   | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| 200107                                         | 107   | Deerfield Addition | 8,220.84          | 1,127.26         | 302.70              | 9,650.80          |
| <b>Total Paving</b>                            |       |                    | <b>90,429.24</b>  | <b>12,399.86</b> | <b>3,329.70</b>     | <b>106,158.80</b> |
| <b>Grand Total</b>                             |       |                    | <b>214,650.03</b> | <b>37,864.84</b> | <b>13,360.54</b>    | <b>265,875.41</b> |
| <b>Balance Due for Pay Date Oct 31st, 2026</b> |       |                    |                   |                  |                     | <b>265,875.41</b> |