CITY OF BLAIR

Sarah Scott, Property Tax Administrator
Nebraska Department of Revenue, Property Assessment Division
PO Box 98919
Lincoln, NE 68509-8919

November 24, 2026

RE: City of Blair 2026 Property Tax Administrator Annual Report

Dear Property Tax Administrator:

Pursuant to §18-2117.01, the following report is submitted regarding the progress of redevelopment projects in the City of Blair financed by Tax Increment Financing (TIF). The report is based on each sub-point of §18-2117.01.

The redevelopment plans and amendments for the projects listed below, including exhibits identifying project boundaries, were previously filed with the Property Tax Administrator.

Redevelopment Project #3 - Woodhouse Collision Center

Description: The site is approximately 5.6 acres located at 1545 S 19th Ave. in Blair. The site was previously the proposed location for a hotel and convention center project. During original grading, the site was abandoned, leaving the site with a large, partially completed retaining wall and incomplete drainage retention. The redevelopment project included purchasing the site, final grading, completing the retaining wall, and constructing a new body shop.

- The redevelopment plan was approved on October 13, 2015.
- The effective date for dividing the ad valorem tax was January 1, 2016.

The general location is south of Hwy 30 and Pleasant Valley Blvd. The boundaries of the property within the redevelopment area are Lots 7 and 8, Pleasant Valley II, an addition to the City of Blair, Washington County, Nebraska.

As a result of this project, the retaining wall and drainage retention were cleaned up and completed, and the Woodhouse Collision Center was constructed and opened.

Redevelopment Projects #4, 5, 7 & 9 - Transformation Hill Redevelopment

Description: The site is the former Dana College Campus, which closed in 2010. The project was a public-private partnership between Angels Share, Inc., a Nebraska nonprofit corporation and the current owner of the former campus, a private for-profit developer, and the City of Blair.
The existing private drive through the campus was dedicated to the public and resurfaced by the City of Blair. Five badly dilapidated buildings underwent hazardous waste remediation and demolition. The area purchased by the private developer was cleared, graded, and platted into 13 single-family residential lots and seven two-family attached dwelling lots. Another area was graded to create 30 lots for rural workforce housing. Two new public streets (Viking Cir and Krejci Blvd), storm water detention, water, and sanitary sewer extensions were constructed. A new roundabout was constructed to replace a dangerous offset intersection.

- The redevelopment plan was approved on June 12, 2018.
- The effective date for dividing the ad valorem tax was January 1, 2020.

The general location is the former Dana College Campus area.

As a result of this project, the five badly dilapidated buildings were demolished. The entire area was platted, public streets dedicated and resurfaced, two new public streets, a new roundabout, storm water detention, water, and sanitary sewer extensions were all constructed. As of the date of this report, forty-seven (47) new homes (a combination of both attached and detached single-family dwellings) have been completed and certificates of occupancy have been issued, and fifty-seven (57) lots have been sold for workforce housing.

Amendment: To maximize the tax-increment revenues available for the Project and decrease the financial burden that would otherwise be assessed by the City against lot owners, the City and Agency phased the Project so that the statutory period for collecting the excess ad valorem real property taxes on a certain lot or lots mirrors the completion of the private improvement build-out associated with such lot or lots. By doing so, the City increased the amount of TIF available for reimbursement of the public improvements associated with the Project, while decreasing the amount assessed to subsequent landowners or incurred by the City. No further substantive changes to the Redevelopment Plan were made.

- The redevelopment plan was amended July 14, 2020.

Redevelopment Project #8 – Hayden Place Redevelopment Project (Hotel)

Description: The site was approximately 1.59 acres of undeveloped land, zoned Agricultural Business and Commercial District (A/CH). The intention of this project was to address the community's need for a brand name hotel. The location is easily accessible to the public and is adjacent to restaurants and shopping. The Redevelopment Project consists of two phases: the construction of a hotel (Phase One) and convention center (Phase Two). It is anticipated that the Redeveloper may enter into a sale-leaseback with the City for the convention center constructed as part of Phase Two pursuant to the terms of the redevelopment contract for Phase Two and/or a

separate agreement. The Redevelopment Project includes infrastructure improvements and other public and private improvements. Implementation of the Redevelopment Project in multiple phases will allow the Redeveloper to construct the private improvements at a rate that the market can support and to adapt subsequent phases of the project to the changing needs of the City.

- The redevelopment plan was approved on October 13, 2020.
- The effective date for dividing the ad valorem tax was July 19, 2022.

The general location of the project is 1933 Holly St, directly east of Highway 30.

Redevelopment Projects #10 & #11 – Grant Street Industrial Park

Description: The site is approximately 17.56 acres of undeveloped land (Project #10) and 3.1 acres (Project #11), zoned Agricultural/Heavy Industrial and Manufacturing (A/MH). The Redevelopment Project consists of two separate phases undertaken by different developers, encompassing the six lots that make up the Project Site. One of the developers is the current owner of Lots 1, 3, 4, 5 & 6. The other developer owns Lot 2 and has constructed a warehouse building thereon. Project #10 of the Redevelopment Project consisted of construction and implementation of the infrastructure needed to convert the vacant Project Site into buildable lots for an industrial park. This included site preparation and grading, water detention, landscaping, and the construction of public infrastructure and utilities to service the lots, such as paving, water, sewer, gas, communications and electrical. Once Phase One was completed, Project #11 commenced via the construction of an approximately 30,000 square foot warehouse and improvements related thereto on Lot 2. The remaining five lots will be sold to other developers/companies for the construction of private improvements of a similar (industrial) nature.

- The Redevelopment Plan was approved on December 14, 2021.
- The effective date for dividing the ad valorem tax was July 26, 2023.

The general location of the project is North of the 400 block of East Grant St., west of the intersection of North Industrial Park Dr. and East Grant St.

Redevelopment Project #12 - Jennings Property

Description: The site is approximately 1.06 acres in size and is located at 1145 S. 10th Street. The zoning district is Agricultural/Light Industrial and Manufacturing (A/ML). The Redevelopment Project consists of the land and a 7,600 square-foot commercial building that complies with all applicable land-coverage ratios required by the City. The building is used for storage of equipment and as a shop to perform industrial service and repairs. Such services include equipment repair, pump repair, certified rigging, certified welding services, and other related services. The property is part of the South 10th Street Subdivision which has covenants that include design standards which are in place. The Redevelopment Project allowed the Redeveloper to expand its existing business, which resulted in the creation of numerous jobs for skilled workers. The redevelopment plan called for $325,000.00 in funding and the total estimated project cost was $950,000.00.

- The Redevelopment Plan was approved on May 9, 2023.
- The effective date for dividing the ad valorem tax was June 25, 2024.

The general location of the project is North of U.S. Highway 75 and West of South 10th Street on Lot 3 of the South 10th Street Subdivision.

Redevelopment Project – Blair Crossing

Description: The Redevelopment Project consists of a mixed-use multi-family development comprising 4 apartment buildings, 4 detached garages and an 8,400 square foot retail building. The apartment buildings will consist of studio, 1-bedroom units, 2-bedroom units, and 3-bedroom units, a leasing office, and a fitness center.

There was no public acquisition of the Project Site. However, the public improvements for the Redevelopment Project will address traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project.

Additionally, no families or businesses will be displaced as a result of the Redevelopment Project.

The total estimated costs of the Redevelopment Project are $25,715,289. Such figures are only estimates based upon 2024 pricing and are subject to change without further amendment of this Redevelopment Plan.

- The Blair Crossing Redevelopment Project was approved by Resolution on November 26, 2024.
- The developer is in possession of the promissory note.

No effective date for dividing ad valorem taxes has been established.

The general location of the project is the Blair Crossing Subdivision, 2300 Honey Bee Ln, just south of the roundabout intersection of U.S. Highway 30 and Nebraska Highway 133, in Blair.

If you have any questions regarding this report, please do not hesitate to contact me.

Sincerely,

Aaron Barrow
Deputy City Administrator