CITY OF BLAIR

MEMORANDUM

DATE: November 24, 2026, 7:00PM

MEMO TO: Mayor and City Council

FROM: David Scott, Deputy City Administrator of Operations

RE: Community Development District #1 (CID 1) Developers Agreement and Land Purchase Agreement

---

SUMMARY: The Community Improvement District (CID) Developer's Agreement establishes the respective responsibilities and obligations of the developer and the City of Blair related to the development and construction of public infrastructure within the Bear Creek Subdivision.

The agreement also includes provisions for the City's purchase of four lots within the development for the future construction of a municipal water tower. The terms and conditions of this purchase are further detailed in the accompanying Land Purchase Agreement.

PREVIOUS ACTION: In April 2026, the Nebraska Legislature passed LB1114, authorizing the creation of community development districts within municipal boundaries. On June 22, 2026, Governor Jim Pillen signed LB1114 into law during a ceremony in Blair at the future site of Bear Creek, Nebraska's first community development district.

At the April 28, 2026, regular City Council meeting, the Council approved Resolution No. 2026-038, authorizing the replat of the Bear Creek Subdivision for the proposed Community Improvement District.

At the October 13, 2026, regular City Council meeting, the Council approved Ordinance No. 2629, formally establishing the CID and its governing structure to oversee the development district.

Additionally, the City Council previously authorized the preparation of 95% design plans for a future municipal water tower to be located on the four lots identified in the Land Purchase Agreement.

FINANCIAL IMPLICATIONS: As part of the Developer's Agreement, the City will be responsible for the cost of installing a 12-inch water main through the subdivision to serve the future water tower site. The estimated cost of this improvement is $670,000, with a maximum City contribution not to exceed $800,000, as outlined in the agreement. The final cost and payment arrangements may vary depending on the funding mechanism utilized for the water main installation.

In addition to these initial expenditures, the City will assume responsibility for the ongoing maintenance of public infrastructure upon completion and acceptance of the subdivision improvements. These responsibilities are consistent with the City's standard obligations for public infrastructure within other residential subdivisions.

RECOMMENDATION: Approval of these agreements will formalize the responsibilities of the City and the developer, establish the framework for infrastructure development, and secure the property necessary for the City's future water tower. These actions will support the continued development of Bear Creek while addressing the City's long-term water infrastructure needs.