

|                                                                                   |                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p style="text-align: right;"><b>"OPEN MEETINGS ACT"</b></p> <p style="text-align: right;"><b>Planning Commission Regular Meeting<br/>City Council Chambers<br/>April 7, 2026 - 7:00 PM</b></p> |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**A Copy of the "Open Meetings Act" Has Been Posted at Both Exits**

### **AGENDA**

**NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at [www.blairne.gov](http://www.blairne.gov). The City Council reserves the right to go into Executive Session at any time.**

- 1.Meeting called to order and introductions at 7:00 p.m. by Chairman Boesiger.
- 2.Roll call of members.
- 3.Approval of minutes from the March 3, 2026, meeting.
- 4.Chairman Boesiger opens a public hearing to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the SJAV Tenet Redevelopment Project."
- 5.Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 11, Section 1106 Structures To Have Access, adding the option of a "recorded easement meeting the City's subdivision standards" to the existing access options.
- 6.Chairman Boesiger opens a public hearing to consider an Amendment to the City of Blair Subdivision Regulations, Article 5, Section 502 Streets; Section 502.11: Private Streets And Reserve Strips: Adding "unauthorized" to "There shall be no private streets platted within a subdivision." And, Section 505.03: Access To Lots: Adding private streets or a recorded easement to the existing access options.
- 7.Chairman Boesiger opens a public hearing to consider an Ordinance adopting an updated Future Land-Use Map for Tax Lot 267 being all of Tax Lot 248 and part of Tax Lot 249 in part of the Northwest Quarter (NW1/4); Tax Lot 179; Tax Lot 160; Tax Lot 163 in the Southeast Quarter (SE1/4) of the Northwest Quarter

(NW1/4), City of Blair; Tax Lot 230, City of Blair; Tax Lot 185; and Tax Lot 281, City of Blair; all in Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington

County, Nebraska (the area southeast of 13th and Wilbur Streets and northwest of 10th Street and U.S. Highway 75), changing the Future Land-Use Map designation from Residential to Commercial.

8. Chairman Boesiger opens a public hearing to consider a Preliminary Plat Application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Nebraska; Andrew Toupin, agent, for the SJAV Subdivision on Tax Lot 267, being all of Tax Lot 248 and part of Tax Lot 249 in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets).
9. Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by McCune Development, 11550 I Street, Omaha, NE 68134, E&A Consulting Group, Inc., agent, for a PUD-1, General PUD District overlay located on Lot 7, Hayden Place, First Addition, Replat One, in the City of Blair, Washington County, Nebraska (south and southeast of the roundabout on Kellie Drive).
10. Chairman Boesiger opens a public hearing to consider a Replat application submitted by McCune Development, 11550 I Street, Omaha, NE 68134, E&A Consulting Group, Inc., agent, for Bear Creek, Lots 1 thru 138, & Outlots "A" & "B" Inclusive, a tract of land being a replatting of all of Lot 7, Hayden Place First Addition, Replat one, An Addition to the City of Blair, Washington County, Nebraska. (south and southeast of the roundabout on Kellie Drive).
11. Report from Staff
12. Motion and second by Commission members to adjourn the meeting.

**A Copy of the "Open Meetings Act" Has Been Posted at Both Exits**

## Planning Commission Regular Meeting

Tuesday March 3, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Melanie Kaeding, Joe Peleska, and Ryan Schroeter. Milt Heinrich, Jim Pounds, Travis Radnor, and Richard Zelensky: Absent. Others present were City Administrator Green, Assistant City Administrator Barrow, and Non-Lawyer Assistant Ferrari.

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Planning Commission members, and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1 & 2 – Chairman Boesiger called the meeting to order at 7:00 p.m. followed by a roll call of members.

Agenda Item #3 – Motion by Ryan Schroeter, second by Chris Boswell to approve the February 3, 2026, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider receiving public comment on a blight and substandard study for an area located within the extraterritorial jurisdiction and Corporate Limits of the City of Blair, and to consider whether to designate such area as blighted, substandard and in need of redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq. Assistant City Administrator Barrow introduced Jeff Ray, representative for JEO Consulting Group, as the presenter for this project. Mr. Ray stated he will be outlining what goes into a blight study and why we conduct one. I have presented this before, but it is important that everyone, especially the public, understands the purpose and what it means, particularly given the name "Blight and Substandard Determination Study". Mr. Ray stated that under the Nebraska Community Development Law, an area could be designated as blighted and substandard. It is admittedly an unfortunate name for what is a tool used to support economic development. There are two reasons for conducting a blight and substandard determination study. One thing most communities across the state do is to use tax increment financing, TIF, to help revitalize an area. Another reason you might see a blight and substandard determination study is to support a Community Development Block Grant, like a multi-year downtown revitalization project. That is

not on the table here, and we did not study that area, but it is a common reason these studies are done. The process begins with declaring an area blighted and substandard, which is what we are here to consider tonight. The next step would follow a similar public process, including a public hearing, Planning Commission review, and City Council approval. At that stage, a redevelopment plan would be created, or a specific project could be brought forward with a detailed development plan. That plan would include an economic analysis, including what is known as a 'but-for' clause—meaning that but for the use of Tax Increment Financing, the project would not be financially feasible. If those findings are supported, the city would then be able to implement Tax Increment Financing to help move the project forward. Mr. Ray stated the following criteria need to be met to be considered for the Blighted characteristics: 1) Substantial number of deteriorating structures, 2) Unsanitary / unsafe conditions, 3) Deterioration of site or other improvements, 4) Stable or decreasing population over the last three US censuses, 5) Average age of structures is over 40 years old, 6) Economic or social liability detrimental to health, safety and welfare, 7) Diversity of ownership, 8) Improper subdivision or obsolete platting, 9) One-half of unimproved property is over 40 years old, 10) High density of population and overcrowding, and, 11) Tax/special assessment delinquency greater than fair value of land. Then the following criteria for Substandard characteristics are: 1) Dilapidation, deterioration, age or obsolescence, 2) Dangerous conditions to life or property due to fire or other causes, 3) Inadequate provisions for ventilation, light, air, open spaces, or sanitation, 4) Defective or unusual condition of title, 5) Underemployment that equals 120% state or national average, and, 6) Per capita income less than city wide average. Mr. Ray stated the Study Area is 107 acres or 2.6% of the Corporate Limits and, if approved, the total area designated for redevelopment would be equal to 27% of the City's Corporate Limits. Mr. Ray stated that cities of the First Class are limited to 35% of their corporate limit area. For the Analysis and Findings, 36% of the structures were rated as deteriorating or dilapidated. We also evaluated transportation infrastructure, which includes not only streets and sidewalks, but the broader system that supports the movement of people, goods, and services. This also extends to how water is conveyed through the area, including streets, gutters, and the stormwater system that drains into storm sewers. Overall, the streets in this area were rated as fair. However, a key deficiency is the lack of a subterranean storm sewer system, which limits proper stormwater conveyance in an urban setting. In addition, the absence of sidewalks creates potential safety concerns for pedestrians. We also identified other contributing factors, including areas where debris piles were observed. These can create fire hazards as well as conditions that may attract rodents and other vermin, which can pose public health risks. Another factor is the age of some structures in the area. Buildings constructed prior to 1978 may have a higher likelihood of containing lead-based paint, since that was the year, it was banned. Older structures may also contain asbestos, particularly in very old or deteriorating buildings. Additional concerns include overgrown vegetation such as trees and brush, as well as poor drainage and sight conditions in certain areas. Low-lying depressions, sometimes referred to as 'bird baths,' can collect standing water, particularly where truck traffic crosses unimproved surfaces. These conditions, along with stagnant water in ditches, can create mosquito breeding areas that may contribute to disease transmission. Finally, it is important to note that the area is located within a designated floodplain, which further contributes to drainage and water management challenges. Mr. Ray concluded with our recommendation to declare the area blighted and substandard, with 8 of the 12 blighted characteristics identified and 3 of the 4 substandard characteristics present, for a total of 11 of the 16 possible indicators. It is important to note that there is no specific numerical

threshold required by statute. I have worked in communities where as few as four characteristics were identified, yet the area was still determined to meet the criteria for blight and substandard conditions under state law. In other communities, the number may be much higher—13, 14, or 15 characteristics. Typically, however, most studies I work on fall in the range of about 10 to 12 indicators. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell to recommend approval of the Blight and Substandard Study as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider a Rezone application submitted by the City of Blair, 218 S 16th St, Blair, for Lots 19, 20 & 21, Block 56, in the City of Blair, Washington County, Nebraska, together with that part of vacated street right-of-way of Grant Street (1526 & 1516 Grant Street and the empty lot on the northwest corner of Grant and 15th Street), rezoning the lots from RMH – Multi-Family Residential High Density District to CCB - Central Business District. Assistant City Administrator Barrow stated the zoning district is currently RMH - Multi-family Residential High Density. The request is for a change to the CCB - Central Business District. The Future Land-Use Map designates commercial use. If you recall, last year we purchased that property to provide additional office space, and we converted the home into office use. That is the purpose behind this request. Typically, as a city or unit of government, we would not necessarily be required to go through this step, but we are choosing to do so to remain consistent and compliant with our own zoning regulations. Currently, the property is zoned RMH-Multi-Family Residential. We are requesting rezoning to CCB-Central Business District, and the Future Land Use Map already designates the area as commercial. Two of the three lots are owned by the city. One is a parking lot, the other is the Community Development building, and the third lot is owned by Washington County Bank. This zoning change would allow for office space. We did reach out to Washington County Bank about the zoning change, and they had no objection to this. Jennifer Reyzlik, 141 E Baronage Drive, spoke against the rezone due to the need for more housing. I encourage you to allow residents of Blair the opportunity to develop that land into housing. Commission member Boesiger questions whether, with the new zoning, there is a housing opportunity. Assistant City Administrator Barrow stated this would be allowed with a conditional use permit. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Joe Peleska to recommend approval of the Rezone application submitted by the City of Blair, rezoning the lots from RMH - Multi-Family Residential High-Density District to CCB - Central Business District. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by the City of Blair, 218 S. 16th Street, Blair, Nebraska, for Tax Lots 197, 199 & 200, Section 13, Township 18 North, Range 11, all East of the 6th P.M., Washington County, Nebraska, (10024, 10070 and the contiguous outbuildings on 10196, all on County Road

P35), rezoning all lots from AG – Agricultural District to TA – Transitional Agriculture District. Assistant City Administrator Barrow stated the zoning district is currently AGG - General Agricultural District. The request is for a change to the AGG -Transitional Agricultural District. The Future Land-Use Map designates residential use. Under agricultural zoning, there is a wider range of permitted uses, including more intensive agricultural activities. Transitional agricultural uses may also apply in some cases. In this situation, existing homeowners and property owners would be able to continue their current use without any changes. They would remain fully compliant with existing zoning regulations, and we would not be requiring or compelling them to alter what they are currently doing. That includes existing single-family residential uses, as well as permitted activities such as keeping animals. Everything currently occurring on those properties would be allowed to continue as it is. Commission member Schroeter questioned whether the tax base would change. Assistant City Administrator Barrow stated there would be none. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell to recommend approval of the Rezoning Application submitted by the City of Blair, rezoning all lots from AG - Agricultural District to TA - Transitional Agriculture District. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

Agenda Item #7– Report from staff. Nothing to report.

Agenda Item #8 – Motion by Melanie Kaeding, second by Ryan Schroeter to adjourn the meeting 7:41. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Absent, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Absent. Commission members present voted: Yea: 5, Nay: 0, Absent: 4. Chairman Boesiger declared the motion carried.

---

Shelly Jones, Secretary

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLAIR, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED, "REDEVELOPMENT PLAN FOR THE SJAV TENET REDEVELOPMENT PROJECT", TO THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA.

**WHEREAS**, pursuant to section 18-2112 of Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"), a redevelopment plan entitled "Redevelopment Plan for the SJAV Tenet Redevelopment Project" (the "Plan"), attached hereto and incorporated herein as Exhibit 1, was submitted to the Planning Commission of the City for its review and recommendation; and

**WHEREAS**, on April 7, 2026, the Planning Commission held a duly-noticed public hearing on the Plan, all in conformance with the Act; and

**WHEREAS**, pursuant to the Act, the Planning Commission reviewed the Plan for its conformity to the City's comprehensive plan for land use and development (the "Comprehensive Plan"); and

**WHEREAS**, after reviewing the Plan and conducting a public hearing, the Planning Commission determined that the Plan is in conformance with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BLAIR, NEBRASKA:

Section 1. Based upon the foregoing and the substantial evidence presented to the Planning Commission at the public hearing, the Planning Commission determines that the Plan conforms to and meets the objectives of the Comprehensive Plan of the City.

Section 2. The Planning Commission recommends approval and adoption of the Plan to the Mayor and City Council of the City.

INTRODUCED BY \_\_\_\_\_

PASSED AND ADOPTED THIS 7TH DAY OF APRIL, 2026.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY

**EXHIBIT 1**  
**Plan**

(See attached)

7113251.1

**REDEVELOPMENT PLAN FOR  
THE SJAV TENET REDEVELOPMENT PROJECT**

**PREPARED MARCH, 2026**

**BY THE COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF BLAIR, NEBRASKA**

**A. Introduction**

This Redevelopment Plan for the SJAV Tenet Redevelopment Project (this “Redevelopment Plan”), prepared on behalf of the Community Development Agency of the City of Blair, Nebraska (the “Agency”), is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Blair, Nebraska (“City”). The Mayor and City Council of the City (the “Council”), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City as blighted and substandard and in need of redevelopment pursuant to the requirements of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the “Act”).

Prior to the preparation of this Redevelopment Plan, and in compliance with the Act, the Mayor and Council designated a portion of the City as a blighted and substandard community redevelopment area, such area being commonly referred to as the “Blair Core Area” (referred to herein as the “Redevelopment Area”). This Redevelopment Plan sets forth a redevelopment project proposed by SJAV Tenet, LLC (“Redeveloper”), located within the Redevelopment Area to optimize the tax increment financing (“TIF”) resources available to offset certain costs deemed eligible for reimbursement by TIF under the Act, and to remove existing and avoid future blighted and substandard conditions, all as further described herein. This Redevelopment Plan contemplates the phased construction of commercial and multifamily residential improvements, together with such public improvements associated therewith, within the Redevelopment Area, as further detailed below (such public and private improvements are collectively referred to herein as the “Redevelopment Project”).

**B. Redevelopment Area; Project Site; Existing Conditions**

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the “Project Site”). The Project Site is located to the southeast of the intersection of S 13th Street and Wilbur Street, in the City. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

**C. Conformance with the Comprehensive Plan**

It is essential to the City’s comprehensive plan for land use and development (the “Comprehensive Plan”) that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. Exhibit "B", attached hereto and incorporated herein, shows the future use map included within the City's Comprehensive Plan. The map sets forth a “Single-Family Residential” designation for future use of the Project Site. However, the Project Site is located on a major transportation

corridor and is surrounded by parcels designated for future use as both commercial and multifamily residential. Accordingly, the anticipated uses associated with the Redevelopment Project conform with the desired use of the area surrounding the Project Site, as set forth in the Comprehensive Plan's future use map.

The Comprehensive Plan further sets forth the following observations and objectives:

- It is envisioned that the City's projected population growth will be accommodated and balanced through infill and redevelopment of neighborhoods; and contiguous, mixed-use development.
- Large business development centers composed of Mixed-Use and Multi-Family residential uses are proposed near arterial corridors.
- Provide for a range of housing options for a diverse and expanding workforce.
- Support initiatives to develop affordable and equitable housing.
- Encourage a variety of housing types and sizes to accommodate the needs of existing and prospective residents. This includes, but is not limited to college students, single professionals, families, empty nesters, seniors, and those of varying economic ability. Ensure there are options for convenient, affordable and dignified places to live.
- Maximize the use of planning and financial tools to mitigate the cost of development to the community while providing incentives for well-planned development that achieves stated City principles and goals.
- Encourage public-private partnerships where the City and the private sector can collaborate on enhancements to the built environment.
- Locate commercial uses along transportation corridors.

The Redevelopment Project will assist in carrying out such objectives. Accordingly, the Redevelopment Project is in conformance with and furthers the objectives under the City's Comprehensive Plan.

#### **D. Redevelopment Project Overview; City Participation**

The Redevelopment Project proposes the phased construction of a multifamily apartment complex comprised of an approximately 198 units (nine 22-plex buildings) and three (3) commercial lots, along with the infrastructure to support the same. As further detailed in

Paragraph J below, it is anticipated that the multifamily apartments will be constructed at a price point that meets the criteria for workforce rental housing, of which there is low supply and high demand within the City. No families or businesses will be displaced as a result of the Redevelopment Project. Exhibit "C", attached hereto and incorporated herein, sets forth the proposed site plan for the Redevelopment Project (the "Site Plan"). The Site Plan is preliminary in nature and subject to change.

The Redevelopment Project is anticipated to consist of both the City's acquisition of a portion of the Project Site and the City undertaking a portion of the right-of-way and infrastructure improvements within the Project Site, as outlined below:

- It is anticipated that Redeveloper will convey a lot located in the southwest corner of the Project Site to the City for the City's location of a new pump station thereon, as depicted on the Site Plan.
- It is anticipated that, in consideration of the foregoing conveyance, the City will undertake the paving of Maple Drive (inclusive of the internal intersection) and extension of the water utilities thereunder. It is anticipated that any such costs to acquire the lot and/or construct the above-described infrastructure will be paid from the City's water fund or such other permitted and available City financing sources.
- It is anticipated that the City may elect to form improvement districts with respect to paving, sewer, and water located within the new 12th Street right-of-way (referred to as Rizer Road on the Site Plan). In relation thereto, the City may elect to undertake such improvements and assess all or a portion of those costs to the benefitting lots within the Project Site, all in compliance with Nebraska law.

This Redevelopment Plan explicitly contemplates and authorizes the foregoing actions and activities of the City, in addition to any other actions related thereto, all in compliance with the Act and relevant Nebraska law. The specific rights and obligations of the City, Agency, and Redeveloper in relation thereto shall be set forth in the "Redevelopment Contract" (as defined in the Act) entered into between the parties, and such terms of the Redevelopment Contract shall be controlling.

Completing the Redevelopment Project in phases will allow the Redeveloper to maximize the TIF resources available, which will be necessary for the Redevelopment Project to succeed; and will allow 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. Further details on phasing and implementation of the Redevelopment Project are set forth in Paragraph H, below.

**E. Existing Conditions**

**1. Existing Land Use**

The Project Site currently consists of undeveloped vacant land.

**2. Existing Zoning**

The Project Site is currently zoned as “Residential Medium Density”.

**3. Existing Public Improvements**

The Project Site abuts Highway 75 to the west and Wilbur Street to the north but does not currently maintain public access therefrom. The Project Site is without internal paving, sewer, water, storm sewer, electrical service, public walks, and related infrastructure.

**F. Proposed Redevelopment**

**1. Public Improvements**

The Redevelopment Project will require significant infrastructure and other public improvements. These improvements will include, but are not limited to:

**a. Public Access; Traffic Flow, Street Layouts and Street Grades**

The Project Site abuts Highway 75 to the west and Wilbur Street to the north but does not currently maintain public access therefrom. Accordingly, the Redevelopment Project contemplates new public rights-of-way via the construction of 12th Street running north to south from Wilbur Street and Maple Drive running east and west from Highway 75 (intersecting with 12th Street), as shown on the Site Plan. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed as part of the Redevelopment Project will be subject to review and approval by the City's engineer or other designee of the City. As detailed under Paragraph D of this Redevelopment Plan, the City may participate in all or a portion of the street financing and installation.

**b. Construction of Water and Sewer Improvements.**

The Redevelopment Project will require construction and/or extension of water and sewer systems to provide appropriate service to the Project Site. As detailed under Paragraph D of

this Redevelopment Plan, the City may participate in all or a portion of the financing and installation for such infrastructure.

c. Other incidental improvements

The Project Site is currently undeveloped and will require grading to provide effective drainage throughout the area. Redeveloper also anticipates the construction of electric and telecommunications utilities extending to the improvements on the Project Site. The anticipated public improvements (and costs related to the public improvements) for the Redevelopment Project are listed in Exhibit "E", attached hereto and incorporated herein.

d. Additional public facilities or utilities

Other than the construction or extension of the utilities and infrastructure detailed above, Redeveloper and the City anticipate that the existing public facilities and utilities can adequately meet the demands of the Redevelopment Project.

e. Property Acquisition, Demolition and Disposal

As set forth in Paragraph D of this Redevelopment Plan, it is anticipated that the City will acquire a small portion of the Project Site from Redeveloper for purposes of locating a new water pump site thereon. No demolition or relocation of families or businesses is necessary to accomplish the Redevelopment Project.

f. Population Density

The multifamily portion of the Redevelopment Project will increase population density in the area. The increase in population density is supported by the City's desire to provide additional housing. The Project Site will be properly platted, and adequate public infrastructure improvements will be implemented, to accommodate the increase in population density anticipated as a result of the Redevelopment Project.

g. Land Coverage

The Project Site consists of approximately 12.8 acres of undeveloped land. The proposed lot mix and land coverage footprints are shown on the Site Plan. All lots/improvements will be required to comply with applicable setback and land coverage requirements under the City's zoning code and subject to City review. In accordance with the foregoing, the Redevelopment Project will comply with all applicable land coverage ratios required by the City.

h. Parking

The Site Plan sets forth the Redevelopment Project's anticipated parking requirements. Both the multifamily and commercial portions of the Redevelopment Project will be required to comply with applicable parking requirements under the City's zoning code and subject to City review.

i. Zoning, Building Code and Ordinance

The Project Site is currently zoned as RM (Residential Medium Density). The proposed commercial and multifamily improvements are not permitted uses of an RM designation. Accordingly, the Redevelopment Project will require rezoning to a designation (or designations) that permit the proposed uses, all subject to City review and approval. Redeveloper will be responsible for all zoning, building code, or ordinance changes that are necessary for the Redevelopment Project.

**2. Private Improvements**

Private improvements for the Redevelopment Project Area consist of the construction of an approximately 198-unit multifamily apartment complex (nine 22-plex buildings) and three (3) commercial lots/improvements, in addition to the related facilities and improvements ancillary thereto. Redeveloper or other builders taking conveyance from Redeveloper will construct the private improvements. Paragraph H of this Redevelopment Plan details the anticipated construction schedule for the private improvements.

**G. Project Costs**

The total estimated cost of the Redevelopment Project is \$50,142,396. A breakdown of the estimated costs of the Redevelopment Project are attached hereto and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2026 pricing and are subject to change without further amendment of this Redevelopment Plan.

**H. Implementation**

Redeveloper is unable to undertake the construction in the first phase of the Redevelopment Project without some assurance that Redeveloper can undertake the additional phases. Redeveloper could not complete the initial improvements for the first phase but-for the approval of the entire Redevelopment Project and, likewise, the subsequent phases of the Redevelopment Project would not occur but-for these initial improvements. Accordingly, this Redevelopment Plan contemplates that the costs and expenses of all the public improvements for

the Redevelopment Project are eligible TIF uses for each phase of the Redevelopment Project (as allocated). As such, Redeveloper may apply the TIF Revenues (defined below) generated from each phase of the Redevelopment Project toward the payment of the eligible expenses of the entire Redevelopment Project, as necessary, provided there is no duplication of costs.

Redeveloper anticipates that the Redevelopment Project will be completed over the course of multiple years, with each calendar year constituting a phase; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases over an additional period of time. Redeveloper intends to commence construction of the Redevelopment Project upon approval of this Redevelopment Plan.

Redeveloper anticipates that the initial phase will consist of construction of: (i) the public streets and infrastructure serving the entire Project Site; and (ii) the first five 22-plex buildings of the multifamily apartment complex (110 units), with a target completion date of fall of 2027. Redeveloper anticipates the remaining phases (consisting of the four remaining 22-plexes and the commercial improvements) will be developed over the course of 3-5 years following the initial phase; provided that the rate of construction for the improvements and timeline for completion of the same will be dictated by market demand. It is anticipated that, following creation of the buildable commercial lots, Redeveloper may sell all or a portion of such lots to third-party developers/owners for development and occupancy of the private commercial improvements thereon. Accordingly, Redeveloper may not maintain direct control over the rate of construction with respect to such commercial lots/improvements.

In accordance with the foregoing, the construction of the improvements and division of TIF Revenues (defined below) will occur on a lot-by-lot basis over the course of multiple years (referred to herein as a “phase”). The timing and nature of each phase will be based upon the rate of construction on the buildable lots, such that the "Effective Date" (as provided under section 18-2147 of the Act) of each phase for purposes of TIF will be determined annually on a lot-by-lot basis in order to maximize the TIF proceeds available to help finance the eligible costs of the Redevelopment Project. Upon the completion of each phase, as determined by a material increase in the assessed valuation of a lot and/or lots within the Project Site in a given year, Redeveloper shall provide notice of the same to the Agency, and the Agency shall file a notice for the division of TIF Revenues with the county treasurer establishing the Effective Date for the pertinent phase/lot(s). New phases will occur until the buildout of structures on all lots within the Project Site is complete. Notwithstanding the foregoing, the City and Agency shall have the right to place a deadline on which, for purposes of dividing taxes, the last phase of the Redevelopment Project must occur – as may be set forth in the Redevelopment Contract.

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon market conditions, availability of materials, workforce availability

and other extraneous factors. More or less phases spanning more or less time than the anticipated completion dates listed above may be necessary as a result of such extraneous conditions or factors.

## **I. Financing**

The City and the Agency contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, derived from a redevelopment project shall be divided, for a period not to exceed fifteen years after the Effective Date, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the “redevelopment project valuation” (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax derived from the redevelopment project in excess of the Base Tax Amount, if any, (referred to herein as “TIF Revenues”) shall be allocated to and, when collected, paid into a special fund of the Agency to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Agency for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for each phase of the Redevelopment Project will be established via the notifications from Redeveloper to the Agency referenced in Paragraph H, above, as shall be further detailed in the Redevelopment Contract. The Agency and Redeveloper anticipate that the Effective Dates will be different for each phase, and therefore the increment period for each phase, will be different.

Notwithstanding any provision herein to the contrary, the TIF Revenues for each phase shall only be divided and allocated over the applicable 15-year increment period or until full payment of the TIF Indebtedness, whichever occurs first.

## 1. Necessity of TIF

It is not economically feasible to develop the Redevelopment Project, and Redeveloper would not undertake the same, without TIF. In support thereof, Redeveloper represented and warranted the following its TIF Application:

*“Tax Increment Financing is necessary to make the proposed apartment and commercial redevelopment project financially feasible. The project faces elevated material, labor and financing costs as well as requires substantial upfront investment in public infrastructure and site preparation that does not directly generate revenue but is essential for project completion. These extraordinary costs, such as grading, utility extensions, stormwater improvements, and public right-of-way work, create a financial gap that cannot be supported solely through private financing and conventional lending.*

*Without TIF assistance, the projected rate of return would fall below levels required to attract private investment, and the redevelopment would not proceed in its proposed form, timing, or quality. The use of TIF allows the project to recover a portion of these building and public improvement costs over time through the increased property tax valuation the project will generate.*

*TIF assistance is therefore essential to: (i) Enable redevelopment of an underutilized and blighted property; (ii) Provide new, high-quality housing options that address local demand; (iii) Support private investment and enhance the surrounding tax base; and (vi) Advance the City’s Comprehensive Plan and Redevelopment Goals for the area.*

*By utilizing TIF, the project will generate the necessary funds to support key improvements while allowing the increased property tax revenues created by the redevelopment to help finance those improvements. This approach ensures that the project’s added tax value directly contributes to its own viability, rather than relying on existing taxpayers or general city revenues. Upon completion of the TIF period, the full increased valuation will return to the community’s tax rolls, providing long-term benefits to local taxing entities.”*

The City concurs with Redeveloper’s representations. In addition thereto, the City recognizes there is a demand for workforce rental housing in the proposed area. The workforce market rate, however, likely does not provide a great enough revenue source for the Redevelopment Project to have a viable return on investment. Without TIF, the rental rate of the apartment units would need to increase significantly to provide acceptable cash-flow, which is

not desirable and would not satisfy the housing demand for workforce rental housing in the City. Accordingly, Redeveloper's ability to do so depends on the utilization of TIF to facilitate an acceptable profit margin and mitigate cost/risk. Thus, it is the finding of this Redevelopment Plan that the Redevelopment Project, as presented, is not feasible without the use of TIF, and Redeveloper would not construct the Redevelopment Project without TIF.

## **2. Sources and Uses of Financing**

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of one or more TIF bond(s) or note(s) (the "TIF Indebtedness") in an aggregate principal amount of \$4,427,000. The TIF Indebtedness shall bear interest at a rate of 6.00% per annum. It is anticipated that Redeveloper will retain the entirety of the TIF Indebtedness; provided that the Redevelopment Contract may require that a portion of the annual TIF Revenues be applied by Redeveloper towards paying down any special assessments levied by the City in relation to the infrastructure and paving improvements detailed under paragraph D of this Redevelopment Plan, which shall constitute TIF-eligible costs hereunder.

The total estimated cost of the Redevelopment Project is \$50,142,396. Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness and City funding will be financed by a mix of equity, LB840 funds, and traditional bank financing. The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

### **J. Use of Workforce Housing TIF; Conformance with Incentive Plan**

Pursuant to the Act and the workforce housing incentive plan (the "Incentive Plan") adopted by the City, this Redevelopment Plan specifically contemplates and authorizes the use of TIF for the multifamily apartments/improvements constructed on the Project Site that do not exceed the maximums set forth under section 18-2103(32)(c) of the Act, as may be adjusted from time to time. In accordance therewith, eligibility of the multifamily apartment improvements shall be determined via Redeveloper's per-unit cost to construct the apartments, in accordance with 18-2103(32)(c) of the Act. Any changes to the maximums under 18-2103(32)(c) prior to completion of the multifamily improvements, or a portion thereof, shall apply to the subsequent completion of such improvements. The City and/or Agency shall verify eligibility of the improvements as Workforce Housing in accordance with the foregoing, as shall be set forth in further detail under the Redevelopment Contract.

Subject to the foregoing, the City and Agency have determined that the proposed construction of multifamily rental apartment housing on the Project Site meets the definition of "Workforce Housing" under the Act, and meets the qualifications for an award of Workforce Housing TIF under the Incentive Plan, in that it:

- Is housing that meets the needs of today's working families;
- Is housing that is attractive to new residents considering relocation to a rural community;
- Will address certain housing needs identified in the City's current housing study; and
- Will assist with the prevention of blight and substandard conditions within the City, and will help address the City's lack of safe and suitable housing within a price range that is attainable for the City's workforce.

In accordance with the findings under Paragraph I(1) of this Redevelopment Plan, the City has further found and determined that the grant of Workforce Housing TIF authorized and approved hereunder will not result in the unjust enrichment of Redeveloper. Rather, the use of Workforce Housing TIF will provide for a commercially-reasonable rate of return. In consideration of the above, the return on investment for the Redevelopment Project without Workforce Housing TIF is below what would be necessary to attract economically-prudent investment and/or financing, thereby demonstrating that Workforce Housing TIF is needed and will not result in unjust enrichment.

In the event that some, but not all, of the residential improvements constructed by Redeveloper meet the eligibility criteria for Workforce Housing TIF, this Redevelopment Plan authorizes the use of Workforce Housing TIF for only the eligible portion(s). Any ineligible portion(s) or residence(s)/unit(s) shall still qualify for ordinary TIF. The foregoing shall be set forth in further detail in the Redevelopment Contract.

#### **K. Cost-Benefit Analysis**

A cost-benefit analysis for the Redevelopment Project is attached as Exhibit "F" and incorporated herein.

#### **Exhibits:**

- Exhibit "A": Project Site and Existing Land Use
- Exhibit "B": Future Land Use Map
- Exhibit "C": Site Plan and Future Land Use
- Exhibit "D": Estimated Construction Costs of the Redevelopment Project
- Exhibit "E": Sources and Uses of TIF
- Exhibit "F": Cost-Benefit Analysis

## **EXHIBIT "A"**

### **Project Site and Existing Land Use**

#### **Legal Description:**

A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 13 T18N R11E; THENCE ON AN ASSUMED BEARING OF S00°18'08"W, ON THE EAST LINE OF THE NW1/4, A DISTANCE OF 1351.57 FEET; THENCE N89°38'57"W, ON THE SOUTH RIGHT OF WAY LINE OF WILBUR STREET, A DISTANCE OF 535.61 FEET TO THE NORTHWEST CORNER OF OUTLOT A, SOUTH 10TH STREET SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE S30°19'16"E, ON A WESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 349.98 FEET; THENCE S03°49'27"E, ON SAID WESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 502.45 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A AND ALSO BEING THE NORTHWEST CORNER OF OUTLOT B, SAID SOUTH 10TH STREET; THENCE N89°44'30"W, ON THE SOUTH LINE OF SAID TAX LOT 267, A DISTANCE OF 567.02 FEET TO THE POINT OF CURVATURE AND ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75; THENCE ON SAID EASTERLY RIGHT OF WAY LINE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 17° 54' 08", HAVING A RADIUS OF 2241.83 FEET, AND CHORD BEARING N23°30'31"W A CHORD DISTANCE OF 697.62 FEET; THENCE N13°17'29"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 169.60 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75 AND SAID SOUTH RIGHT OF WAY LINE OF WILBUR STREET; THENCE S89°40'08"E, ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 674.09 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 560,568.31 SQUARE FEET OR 12.869 ACRES MORE OR LESS.

\* Upon Redeveloper's anticipated subdivision of the Project Site, the legal description(s) of such subdivided or replatted parcel(s) comprising the Project Site, upon final approval of the City with respect thereto, shall replace and supersede the above legal description.

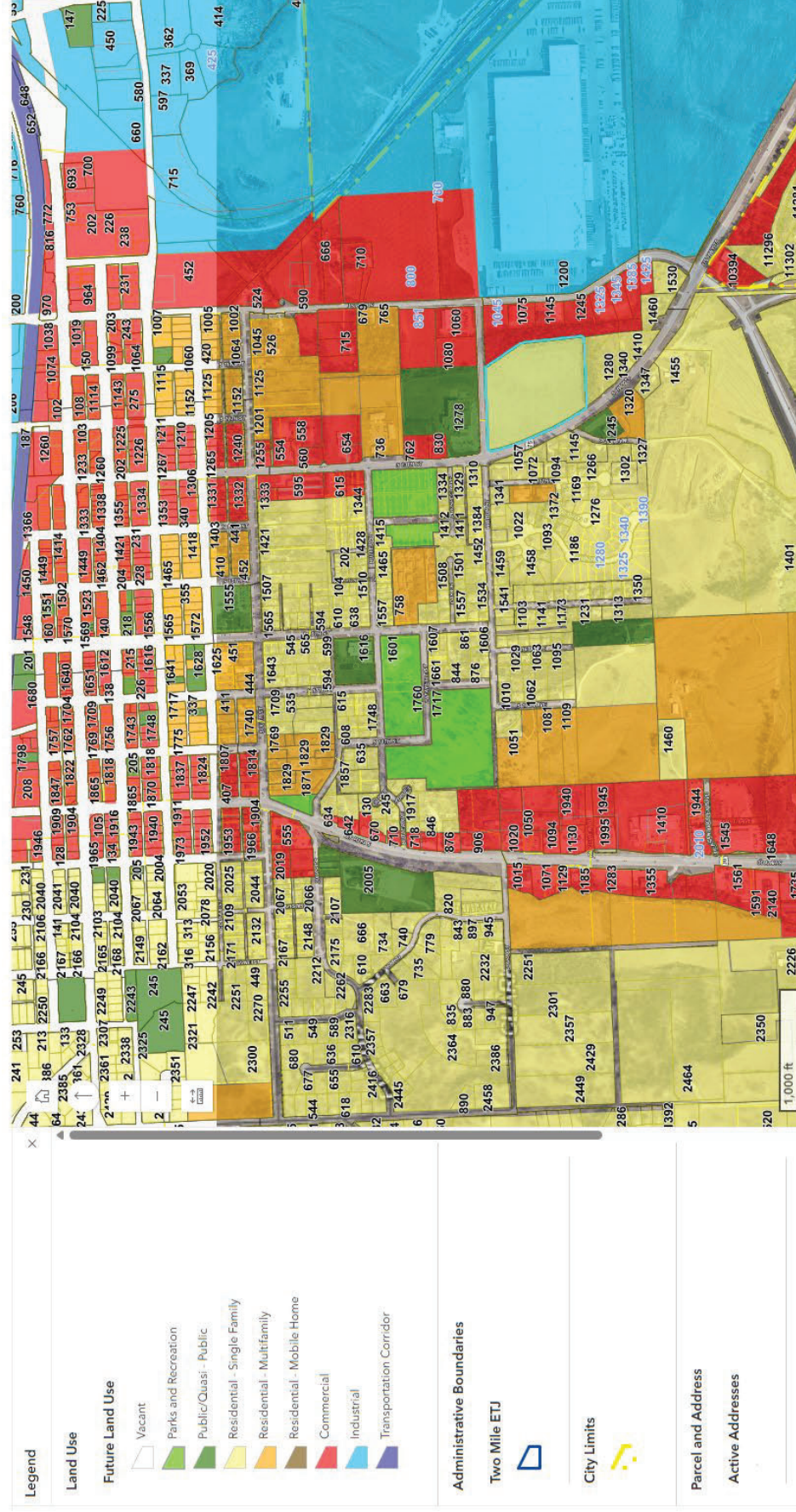
Depiction and Current Condition:



Exhibit "A"

## EXHIBIT "B"

### Future Land Use Map



\* Project Site designated as "Single-Family Residential".

**EXHIBIT "C"**

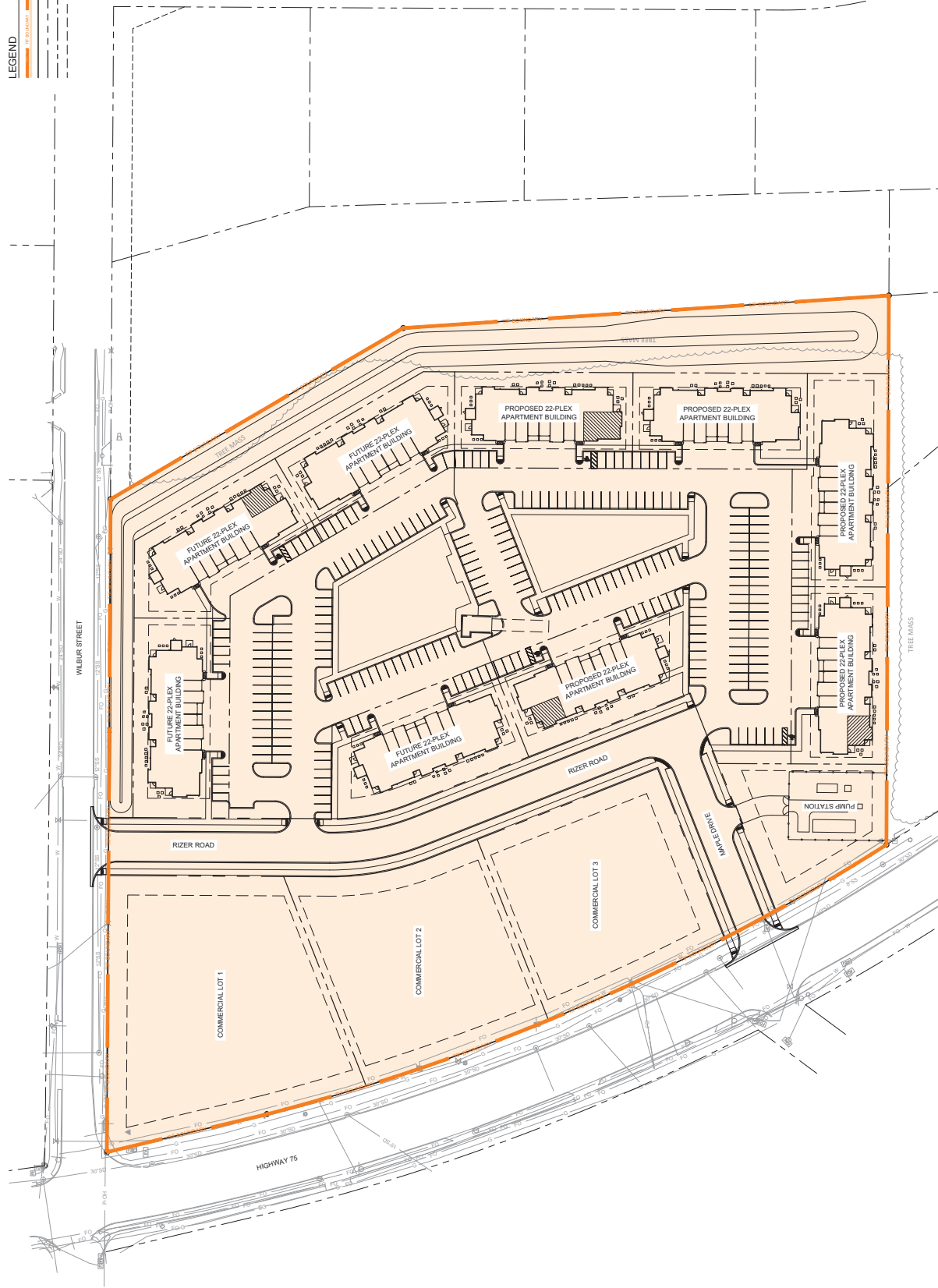
**Site Plan and Future Land Use**

(See Attached)

\* The attached are preliminary site plans and are subject to change.

LEGEND

- TIF BOUNDARY
- EXISTING PROPERTY BOUNDARY
- FUTURE RIGHT-OF-WAY
- FUTURE PROPERTY LINE
- SETBACK LINE



RIZER BLAIR DEVELOPMENT  
TIF BOUNDARY EXHIBIT



1103 Riverside Boulevard  
Norfolk, NE 68701  
TEL 719.338.1476  
Olsson - Engineering  
Nebraska CDA #CA0638

PROJECT NO: A25-08750  
DRAWN BY: TRE  
DATE: 2/27/2026

EXHIBIT  
TIF



## **EXHIBIT "D"**

### **Estimate of Construction Costs**

|                                    |                     |
|------------------------------------|---------------------|
| Land Acquisition                   | \$500,000           |
| Earthwork                          | \$750,000           |
| Landscaping                        | \$550,000           |
| Parking Lots                       | \$1,488,630         |
| Sidewalks                          | \$175,000           |
| Paving                             | \$150,000           |
| Utilities                          | \$1,056,300         |
| Building Cost                      | \$32,378,900        |
| Architectural and Engineering Fees | \$900,000           |
| Legal Fees                         | \$73,000            |
| Broker Costs                       | \$50,000            |
| Contingencies                      | \$1,740,000         |
| Financing Costs                    | \$1,100,000         |
| Other                              | \$9,230,566         |
| <b>TOTAL</b>                       | <b>\$50,142,396</b> |

\* The above figures are estimated values based on current pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and commencement of construction.

## **EXHIBIT "E"**

### **Sources and Uses of TIF**

#### **USES:**

|                                    |                     |
|------------------------------------|---------------------|
| Land Acquisition                   | \$500,000           |
| Earthwork                          | \$750,000           |
| Landscaping                        | \$550,000           |
| Sidewalks                          | \$175,000           |
| Paving                             | \$150,000           |
| Utilities                          | \$1,056,300         |
| Multifamily Building Cost**        | \$27,378,900        |
| Architectural and Engineering Fees | \$900,000           |
| Legal Fees                         | \$73,000            |
| <hr/>                              |                     |
| <b>TOTAL</b>                       | <b>\$31,533,200</b> |

\* The above "Uses" are preliminary estimates based on current pricing and are subject to change.

\*\* Subject to meeting the criteria of Workforce Housing TIF, as detailed under Paragraph J of this Redevelopment Plan.

## **SOURCES:**

### **General Assumptions\*:**

|                             |              |
|-----------------------------|--------------|
| Base Value:                 | \$168,185    |
| Post-Redevelopment Value**: | \$32,000,000 |
| Tax Levy (2025):            | 1.433586%    |
| TIF Indebtedness:           | \$4,427,000  |
| Interest Rate:              | 6.00%        |

\* The above figures are based on assumed values and levy rates. Actual amounts and rates will vary from those assumptions, and it is understood that the actual TIF sources may vary materially from the projected amounts.

\*\* The post-redevelopment value is based upon an estimated valuation of: (i) \$3,000,000 per 22-plex multifamily apartment building (~\$136,364 per unit); and (ii) an aggregate valuation of \$5,000,000 for the commercial lots/improvements.



## **EXHIBIT "F"**

### **Cost-Benefit Analysis (Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Redevelopment Project, as described in the attached Redevelopment Plan, which will utilize funds authorized by section 18-2147 of the Act, is provided below:

#### **1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the base value of the Project Site will continue to be allocated between the relevant taxing jurisdictions pursuant to the Act. Only the incremental taxes created by the Redevelopment Project will be captured to pay for the project's eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Redevelopment Project, the true tax shift of the Redevelopment Project is a positive shift in taxes after 15 years (per phase). However, for the purposes of illustrating the incremental taxes used for TIF, the estimated 15-year tax shift for the Redevelopment Project is set forth in Exhibit "E" of the Redevelopment Plan, and is adopted hereby.

#### *Notes:*

- 1. The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2025 levy rate. There has been no accounting for incremental growth over the 15-year TIF period.*

#### **2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the Redevelopment Project:**

##### **a. Public infrastructure improvements and impacts:**

The Redevelopment Project requires public infrastructure installation. The Project Site will require the construction of internal rights-of-way, with public access to Highway 75 to the west (via the new Maple Drive) and Wilbur Street to the north (via the new 12th Street), along with the construction and/or extension of utilities to serve the private improvements within the subdivision. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. The Project Site will be filled and graded to provide for effective surface water runoff. The

Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Redevelopment Project should create material tax and other public revenue for the City and local taxing jurisdictions. While the use of TIF will defer receipt of a majority of new ad valorem real property taxes generated by the Redevelopment Project, the Redevelopment Project should generate immediate tax growth for the City. The Redevelopment Project and new residences created thereby will require and pay for City services. Additionally, the City will recoup sales tax on materials used for construction of the Redevelopment Project, as well as from the new commercial uses. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but rather, will generate revenue providing support for those services.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the Project Site:**

The Redevelopment Project will result in new and expanded business within the Project Site with respect to the commercial lots, as well as the necessary staffing needed for the multifamily apartment complex. Such improvements will provide an opportunity for existing employers to expand (or for new employers to relocate), and will provide job opportunities for employees. Additionally, the new residences will provide needed workforce housing for employees in the area. Accordingly, it is anticipated that the Redevelopment Project will have a positive impact on employers and employees locating or expanding within the boundaries of the Project Site.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the Project Site:**

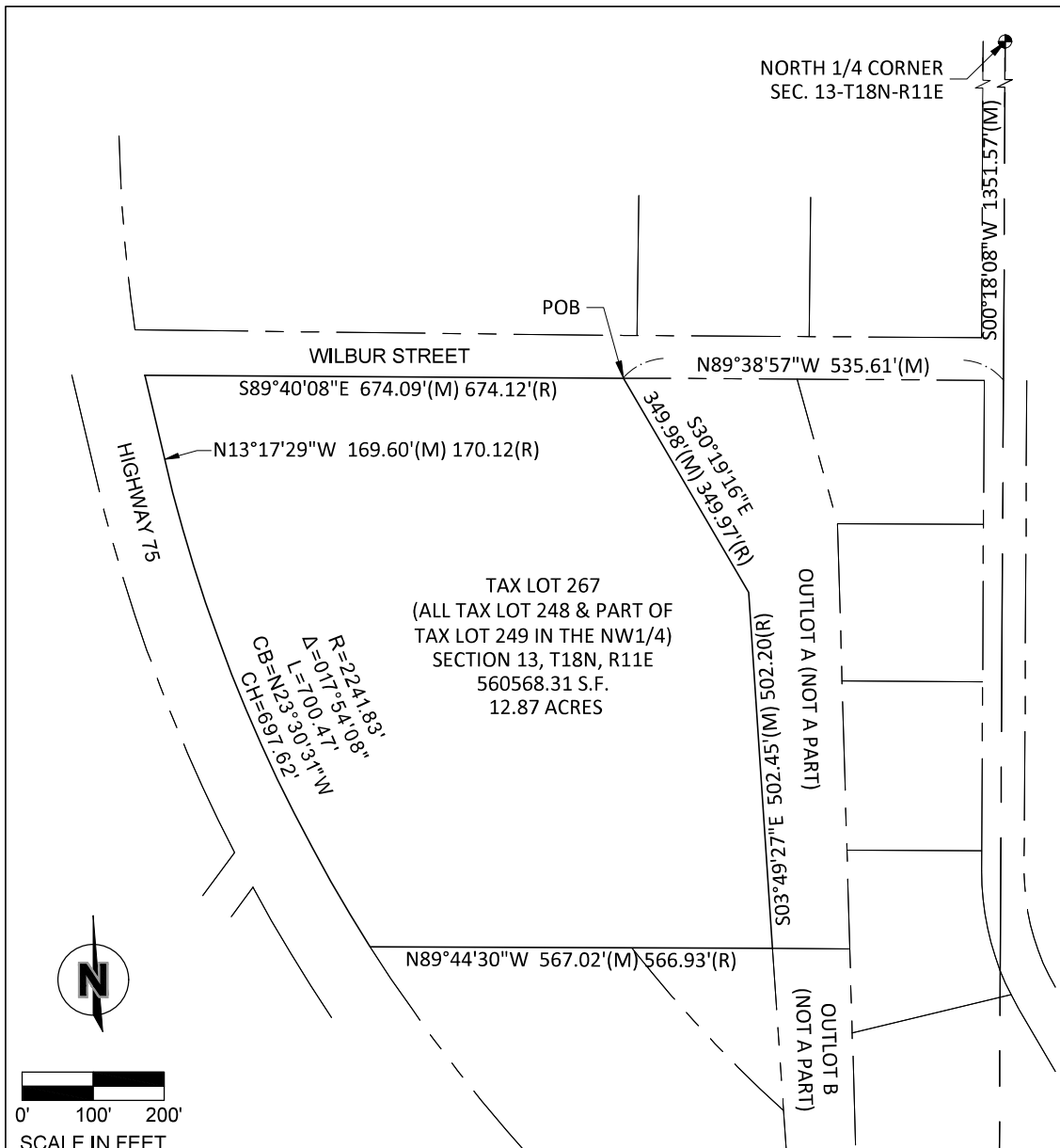
The Redevelopment Project should have a positive impact on businesses surrounding the Project Site. The residential portion will provide much needed workforce housing in the community, which will benefit employers, employees, and the City in general. Further, the additional population density should increase the need for services and products from existing businesses in the surrounding area, such as household products and general consumer goods/services. The commercial portion will result in the expansion of businesses in the area, which will directly benefit area employers and employees via the provision of new services and jobs to the area, and indirectly benefit the same via the increase in consumer foot traffic. Accordingly, the Redevelopment Project is anticipated to have a positive impact on employers and employees in the vicinity of the Project Site.

**5. Impacts on student populations of school districts within the City:**

The increase of population density within the Project Site may result in an increase in school-aged children within the related school districts. However, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size of the Redevelopment Project. The school district will not receive taxes from the residences built during the time the increased taxes are utilized to pay the TIF Indebtedness. However, to the extent the school district receives state aid to education, the valuation that generates the TIF payments is not included in the formula for the same and does not count against the state aid that the school district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF Indebtedness is paid, or at the end of the respective 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to the school district. As such, the Agency does not anticipate a negative impact on school districts located within the boundaries of the area of the Redevelopment Project.

**6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The Project Site is blighted and underutilized. The Redevelopment Project will revitalize and occupy a vacant space without negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the consideration of the costs or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.



### TIF BOUNDARY LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 13 T18N R11E; THENCE ON AN ASSUMED BEARING OF S00°18'08"W, ON THE EAST LINE OF THE NW1/4, A DISTANCE OF 1351.57 FEET; THENCE N89°38'57"W, ON THE SOUTH RIGHT OF WAY LINE OF WILBUR STREET, A DISTANCE OF 535.61 FEET TO THE NORTHWEST CORNER OF OUTLOT A, SOUTH 10TH STREET SUBDIVISION AND ALSO BEING THE POINT OF BEGINNING; THENCE S30°19'16"E, ON A WESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 349.98 FEET; THENCE S03°49'27"E, ON SAID WESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 502.45 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A AND ALSO BEING THE NORTHWEST CORNER OF OUTLOT B, SAID SOUTH 10TH STREET; THENCE N89°44'30"W, ON THE SOUTH LINE OF SAID TAX LOT 267, A DISTANCE OF 567.02 FEET TO THE POINT OF CURVATURE AND ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75; THENCE ON SAID EASTERLY RIGHT OF WAY LINE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 17° 54' 08", HAVING A RADIUS OF 2241.83 FEET, AND CHORD BEARING N23°30'31"W A CHORD DISTANCE OF 697.62 FEET; THENCE N13°17'29"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 169.60 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 75 AND SAID SOUTH RIGHT OF WAY LINE OF WILBUR STREET; THENCE S89°40'08"E, ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 674.09 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 560,568.31 SQUARE FEET OR 12.869 ACRES MORE OR LESS.

|                       |              |  |                                                                                                                                  |         |
|-----------------------|--------------|--|----------------------------------------------------------------------------------------------------------------------------------|---------|
| PROJECT NO: A25-06750 | TIF BOUNDARY |  | 1103 Riverside Boulevard<br>Norfolk, NE 68701<br>olsson.com<br>TEL 719.309.1476<br>Olsson - Engineering<br>Nebraska COA #CA-0638 | EXHIBIT |
| DRAWN BY: TRE         |              |  |                                                                                                                                  | 1       |
| DATE: 2/27/2026       |              |  |                                                                                                                                  |         |

## **SECTION 1106 STRUCTURES TO HAVE ACCESS**

Every building hereafter erected or moved with the exception of nonresidential agricultural related structures in an Agricultural zoned districts, shall be on a lot adjacent to a public or approved private street or a recorded easement meeting the City's subdivision standards, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.

## SECTION 1106 STRUCTURES TO HAVE ACCESS

Every building hereafter erected or moved with the exception of nonresidential agricultural related structures in ~~A~~ an Agricultural zoned districts, shall be on a lot adjacent to a public or approved private street or a recorded easement meeting the City's subdivision standards, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.

An amendment to the City of Blair Subdivision Regulations:

Article 5, Section 502 Streets; 502.11 Private Streets And Reserve Strips:

There shall be no unauthorized private streets platted within a subdivision. There shall be no reserve strips in a subdivision except where their control is definitely vested in the municipality or county under conditions approved by the City Council as authorized in these Regulations.

AND:

Article 5, SECTION 505 LOTS; 505.03 ACCESS TO LOTS: The subdividing of the land shall be such as to provide access, by means of a public street, an approved private street or a recorded easement meeting the City's subdivision standards, with a minimum of a 30-foot wide access to an existing public street.

An amendment to the City of Blair Subdivision Regulations:

Article 5, Section 502 Streets; 502.11 Private Streets And Reserve Strips:

There shall be no unauthorized private streets platted within a subdivision. ~~There shall be no~~ reserve strips in a subdivision except where their control is definitely vested in the municipality or county under conditions approved by the City Council as authorized in these Regulations.

AND:

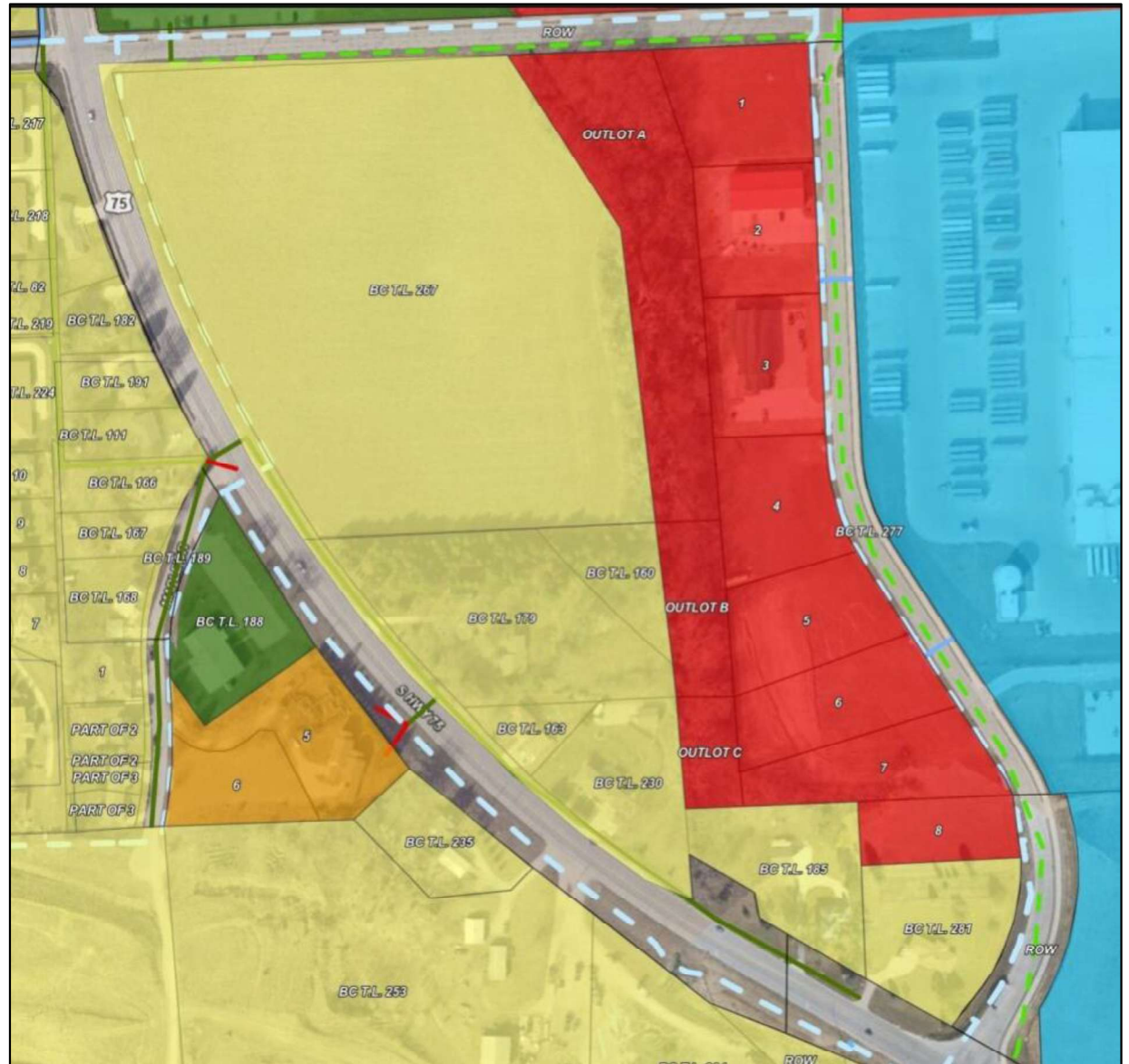
Article 5, SECTION 505 LOTS; 505.03 ACCESS TO LOTS: The subdividing of the land shall be such as to provide access, by means of a public street, an approved private street or a recorded easement meeting the City's subdivision standards, ~~each lot~~ with a minimum of a 30'-foot wide access to an existing public street.

CURRENT

FUTURE LAND-USE MAP

RESIDENTIAL (YELLOW)

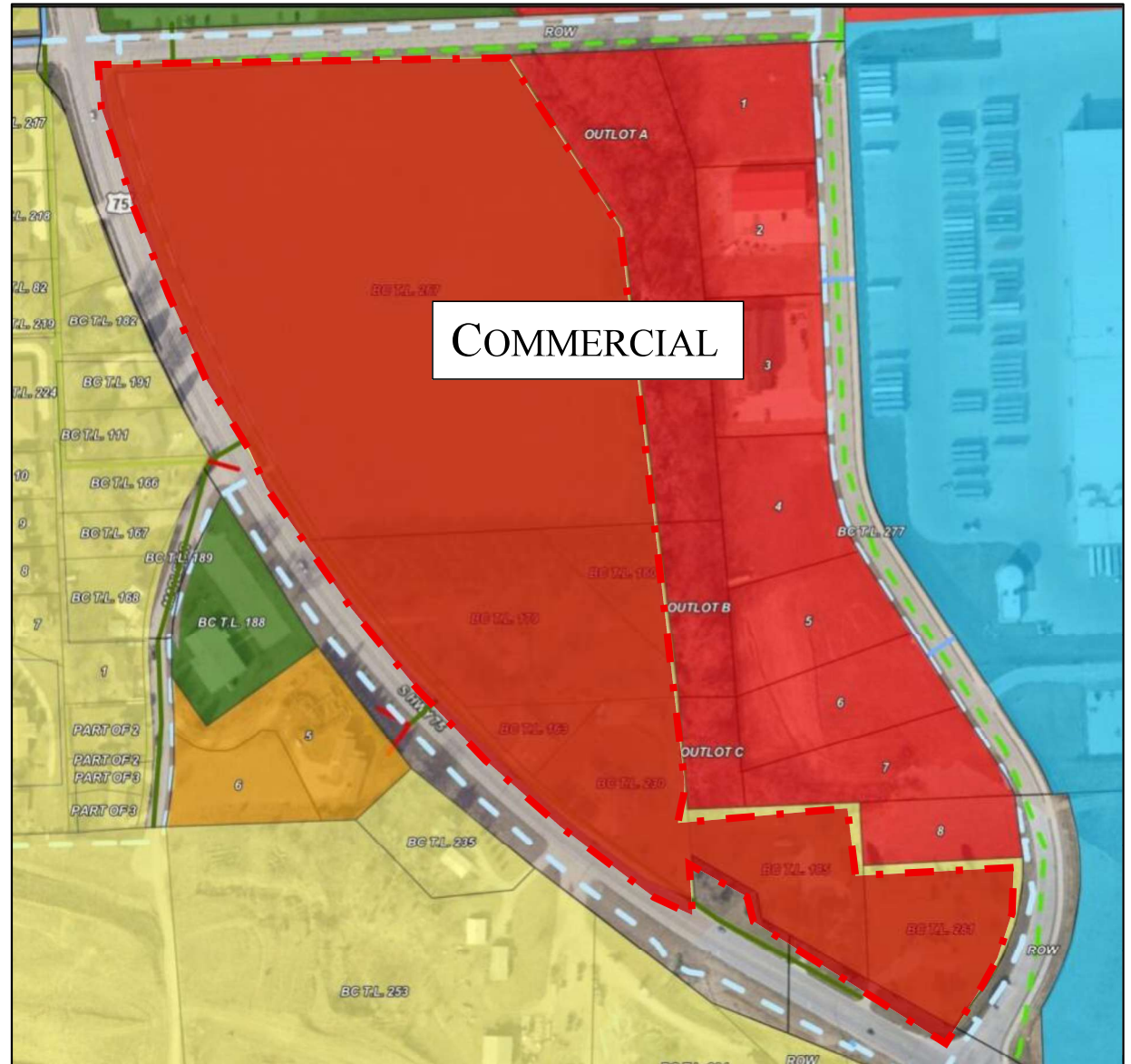
COMMERCIAL (RED)



# PROPOSED

## FUTURE LAND-USE MAP

PROPOSED CHANGES FROM  
RESIDENTIAL (YELLOW) TO  
COMMERCIAL (RED)  
WITHIN DASHED LINES



A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA

A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA

1. ALL UTILITY SIZES SHALL BE AS SHOWN ON PLAN.
2. LOCATIONS FOR WATER MAIN, HYDRANTS, AND VALVES ARE SHOWN FOR REFERENCE ONLY. FINAL DESIGN OF WATER MAIN WILL BE APPROVED BY THE CITY OF BLAIR.
3. ALL SANITARY SEWERS TO BE PUBLIC.
4. ALL WATER MAINS TO BE PUBLIC.
5. WATER TO BE PROVIDED BY THE CITY OF BLAIR.
6. GAS TO BE PROVIDED BY BLACKHILLS ENERGY.
7. POWER TO BE PROVIDED BY OPPO (OMAHA PUBLIC POWER DISTRICT).
8. HYDRANTS AND VALVES SHALL BE LOCATED AND SPACED PER NEBRASKA DEPARTMENT OF WATER, ENERGY, AND ENVIRONMENT STANDARDS.

SJAV TENANT  
1701 COUNTY ROAD 6  
YUTAN, NE. 68073  
CONTACT: ANDREW TOUPIN  
ANDREW@RIZER.COM  
(308) 270 - 7400

OLSSON  
1103 RIVERSIDE BLVD.  
NORFOLK, NE 68701  
CONTACT: SETH LANGE, P.E.  
SLANGE@OLSSON.COM  
(402) 347-5434

\*\* MINIMUM PARKING RATIO OF 1.5:1 REQUIRED AS PER COORDINATION WITH THE CITY OF BLAIN.

\* MINIMUM REAR AND SIDE YARD SETBACKS SHALL BE FIVE (5) FEET, EXCEPT WHEN ABUTTING A RESIDENTIAL DISTRICT, IN WHICH CASE THE REAR AND SIDE YARD SETBACKS SHALL BE TEN (10) FEET.

VICINITY MAP  
NOT TO SCALE

103 Riverside Boulevard  
Norfolk, NE 68701  
jssn.com  
TEL 402.347.5434  
jssn - Engineering  
obroaek COA #CA 0636

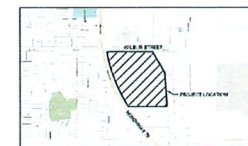
[illegible]

BLAIR, NE

own by: \_\_\_\_\_ TRE  
Signed by: \_\_\_\_\_ TRE  
Project no.: \_\_\_\_\_ 0015.00750  
Date: \_\_\_\_\_ 3/16/2026

SHEET  
3 of 6

A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249  
IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN  
(18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA



**VICINITY MAP**  
NOT TO SCALE

1103 Riverside Boulevard  
Norfolk, NE 68701  
olson.com  
TEL 402.347.5434  
Olson - Engineering  
Nebraska COA #CA-0638

|                                        |      |
|----------------------------------------|------|
| PRELIMINARY PLAT<br>UTILITY LAYOUT     |      |
| RIZER CONSTRUCTION<br>SUAV SUBDIVISION |      |
| BLAIR, NE                              | 2026 |

drawn by: \_\_\_\_\_ THE  
designed by: \_\_\_\_\_ THE  
project no.: \_\_\_\_\_ 00560750  
date: \_\_\_\_\_ 3/10/2024

SHEET  
2 of 6

A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

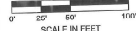


Figure 1 is a schematic diagram of the proposed storm pipe structure. It shows a cross-section of a storm pipe with various contours and boundaries. The diagram includes labels for existing and proposed major and minor contours, existing and proposed drainage boundaries, flow direction, proposed storm pipe, future storm pipe, and proposed storm structure. The diagram also shows elevations of 1100 and 1102 on the left side.

AREA = 12.87 AC.  
TC = 10.40 MIN.  
CN = 90.86  
 $Q(10) = 11.23 \text{ CFS}$   
TOTAL STORAGE = 2.49 ACRE-FT

POND 1  
Q(10) = 11.23 CFS (24" OUTLET PIPE)  
TOTAL STORAGE = 0.55 ACRE-FT

POND 2  
Q(10) = 3.77 CFS (16" OUTLET PIPE)  
TOTAL STORAGE = 0.41 ACRE-FT

POND 3  
Q(10) = 3.11 CFS (15" OUTLET PIPE)  
TOTAL STORAGE = 0.32 ACRE-FT

POND 4  
Q(10) = 2.28 CFS (16" OUTLET PIPE)  
TOTAL STORAGE = 1.23 ACRE-FT

PROPOSED DRAINAGE AREA: D  
AREA = 0.30 AC.  
TC = 2.00 MIN.  
PM - 35.00

olsson®

4102 Riverside Boulevard  
New York, NY 10024

olsson.com  
TEL 402.347.5434

Olson - Engineering  
Nebraska COA #CA-0638

[illegible]

21401017-ES

302

PRELIMINARY PLAT  
POST DEVELOPMENT DRAINAGE CONDITIONS

---

drawn by: \_\_\_\_\_  
designed by: \_\_\_\_\_  
project no.: 025-06  
date: 3/16/2

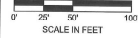
SHEET  
6 of 6



VICINITY MAP  
NOT TO SCALE

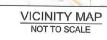
A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249  
IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN  
(18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA

AREA = 12.87 AC.  
TC = 15.90 MIN.  
CN = 82.00  
Q(10) = 38.79 CFS



**LEGEND**

- 1100 — EXISTING MAJOR CONTOUR
- 1100 — EXISTING MINOR CONTOUR
- - - 1100 - - - PROPOSED MAJOR CONTOUR
- - - 1100 - - - PROPOSED MINOR CONTOUR
- ▬▬▬ EXISTING DRAINAGE BOUNDARY
- ▬▬▬ PROPOSED DRAINAGE BOUNDARY
- FLOW DIRECTION
- 30 — PROPOSED STORM PIPE
- 30 — FUTURE STORM PIPE
- PROPOSED STORM STRUCTURE
- FUTURE STORM STRUCTURE



SHEET  
4 of 6

A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 248 AND PART OF TAX LOT 249 IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

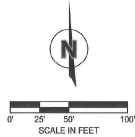
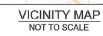


Figure 1 is a diagram illustrating the proposed storm structure. It shows a cross-section of a storm system with various contours and boundaries. The legend identifies the following elements:

- EXISTING MAJOR CONTOUR (dashed line)
- EXISTING MINOR CONTOUR (dotted line)
- PROPOSED MAJOR CONTOUR (solid line)
- PROPOSED MINOR CONTOUR (dashed line)
- EXISTING DRAINAGE BOUNDARY (thick solid line)
- PROPOSED DRAINAGE BOUNDARY (thick dashed line)
- FLOW DIRECTION (arrow)
- PROPOSED STORM PIPE (solid line)
- FUTURE STORM PIPE (dashed line)
- PROPOSED STORM STRUCTURE (solid square)
- FUTURE STORM STRUCTURE (dashed square)

The diagram shows the storm system moving from left to right, with the proposed storm structure and pipe located within the existing storm system.



SHEET  
5 of 6

Proposed Amendment  
Exhibit “A”

**CITY OF BLAIR**  
**PUD-1 (General PUD) District**

**BEAR CREEK DEVELOPMENT PLAN**  
**FOR THE FORMER LOT 7, HAYDEN PLACE 1<sup>ST</sup>**  
**ADDITION REPLAT ONE**

**MARCH 25, 2026**

Submitted By:

E&A Consulting Group, Inc.  
10909 Mill Valley Road, Suite 100  
Omaha, NE 68154  
402-895-4700

### **Introduction:**

This generalized development plan is intended to Amend the existing PUD-1 area within the former Lot 7, Hayden Place First Addition Replat One. All future projects following this PUD-1 (General PUD) will require subsequent approval of specific projects through the normal PUD-1 or PUD-2 submission and approval procedures.

### **Site History:**

This development plan is intended to establish the entire area shown on Exhibit A – Area Map for the proposed Bear Creek Development & Planned Unit Development Overlay District. The area is approximately 42.232 acres and located on Lot 7, Hayden Place First Addition Replat One, South of Kellie Drive.

The Site is currently zoned RM – Residential Medium Density District with a PUD-1 Overlay. The property is currently vacant.

### **Proposed Land Uses:**

A PUD Overlay District is intended to permit flexibility in the regulation of land development and to encourage innovation in land use and variety in design, layout, and type of structures constructed. It encourages density and allows the development costs to be spread over more units, thus increasing the affordability of a home. A PUD District also requires approved land uses or activities be compatible with adjacent land uses and in accordance with the current Comprehensive Plan.

In addition to the Permitted Principal Uses already allowed in the base (parent) zoning district, the following compatible uses shall be permitted as uses by right:

- (1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to the uses and structures permitted as exceptions.
- (2) Home occupations and home professional offices.
- (3) Attached single family dwellings.
- (4) Two family dwellings.
- (5) Subdivision Sign
- (5) Family day care home, not operated within a private dwelling, group day care home, or day care center;
- (6) Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures, and facilities;
- (7) Public and private charitable institutions;

In addition to the Excepted Uses already allowed in the base (parent) zoning district, the City Council may permit the following conditional uses as exceptions in accordance with Article 14 of the City of Blair Zoning Regulations:

- (1) Multiple family dwellings with greater than forty-eight (48) living units;
- (2) Parking lots.

**Other Reasonable Modifications of Existing Zoning Regulations:**

Subsequent approvals of specific projects through the normal PUD-1 or PUD-2 submission and approval procedures may establish reasonable modifications to minimum yard requirements, maximum lot coverages, lot width, maximum heights, and sign regulations.

Property is zoned RM (Residential Medium Density) with a PUD-1 Overlay. Setbacks, Lot width and block length requirements for the proposed development are:

Lot Width – 54 Feet \*      Block Length Minimum – 1,100 Feet \*

Front Yard - 25 Feet      Street Side Yard – 10 Feet \*\*

Side Yard – 5 Feet \*      Rear Yard – 25 Feet

\*Note: Waivers requested under the PUD-1 overlay. Lot Width – Sec.703.07, Side Yard Setback – Sec. 703.08 & Block Length Minimum – Sec. 504.01.

\*\*Note: On the street side of a corner lot, side yards shall not be less than ten (10) feet. Attached garages or attached carports fronting on the side yard of a corner lot shall be set back a minimum of twenty (20) feet from the property line on a straight driveway approach, or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.

**Proposed Transportation Plan:**

The development will construct a system of public streets to serve to proposed lots. The proposed streets will connect to the existing Kellie Drive roundabout in the northwest corner of the development. Public streets will be extended to the south and east to allow for connectivity to future developments on that property and to continue the City's street network south of Blair.

A 10' wide trail is proposed along Street A (westernmost street) within the right-of-way to connect the Kellie Drive roundabout to a potential future development to the south. This will provide a connection to the existing trail on the north side of Kellie Drive.

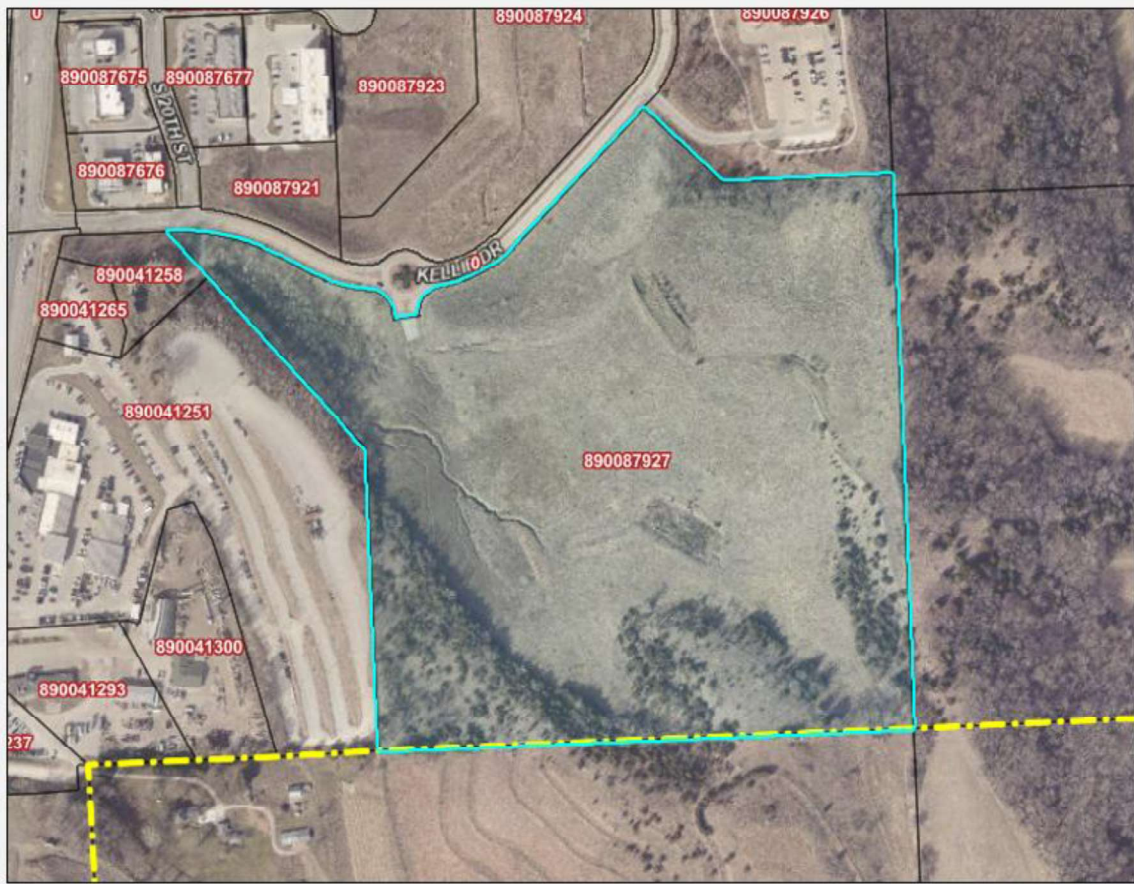
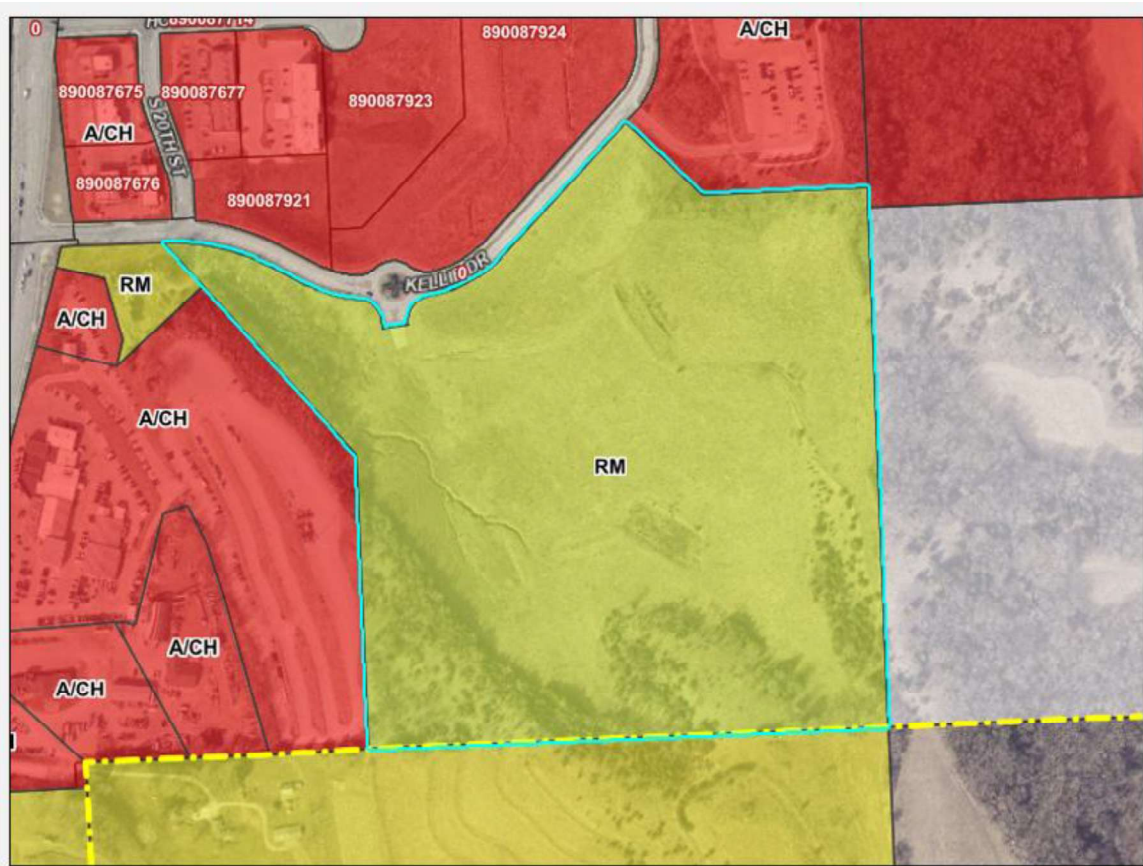
**Proposed Utilities/Infrastructure:**

Existing utilities and infrastructure, such as sanitary sewer, storm sewer, water mains, gas mains, electric lines, and telecommunication lines are all available in Kellie Drive. This development will extend these utilities throughout the site for service to all lots and provide stubs to the south and east as needed to provide future service to the properties to the south and east. This development will coordinate with the City of Blair to provide land for a proposed water town and 12" water transmission mains to further improve the City of Blair's water system. A small park is proposed adjacent to the water tower site.

# EXHIBIT A

## Area Map for PUD-1 (General PUD) Planned Unit Development Overlay District





RM – Medium-Density Residential District



## Consent to Applications

The undersigned, as the owners of the Lot 7, Hayden Place First Addition Replat 1, Washington County Nebraska (the "Property"), hereby approves the applications for subdivision replatting and rezoning with a planned unit development submitted by Buyer, McCune Development, LLC ("Buyer"), pursuant to the terms of the Purchase Agreement dated January 28, 2026 (the "Purchase Agreement"). The undersigned hereby appoints Buyer as the undersigned's attorney-in-fact for purposes of replatting and rezoning the Property pursuant to the Purchase Agreement.

Dated this 27th day of March, 2026.

Hayden Place Development, LLC, a Nebraska  
limited liability company

By:   
Wayne Jones, Manager

Cedar Valley Place, L.L.C., a Nebraska limited  
liability company

By:   
Wayne Jones Manager