	<p style="text-align: right;"><b>"OPEN MEETINGS ACT"</b></p> <p style="text-align: right;">City of Blair Regular Council Meeting City Council Chambers <b>June 23, 2026 - 7:00 PM</b></p>
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**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 was called to order by Mayor Rump.
- 2.Roll Call.
- 3.Pledge of Allegiance.
- 4.Approval of Consent Agenda - The following items are considered to be routine by the city council and will be enacted by one motion. There will be no separate discussion of these items unless a city council member or citizen so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.
  - 4.a. Approval of Minutes of the June 9, 2026, meeting.
  - 4.b. Clerk report of the Mayoral Action of June 9, 2026 meeting.
  - 4.c. Claims as approved by the Finance Committee.
  - 4.d. Consider Resolution No. 2026-073 approving the request by Great Plains Communications to close Front Street from 16th to 17th for a Trunk or Treat event on the Thursday prior to Halloween from 4:00 P.M. to 6:00 p.m. for the years 2026, 2027 and 2028.
- 5.Consider Resolution No. 2026-074 repealing Resolution No. 2026-072 and amending the no parking regulations at Meadow Drive, N. 23rd Avenue and N. 24th Street.

6. Mayor Rump opens a public hearing to consider an ordinance adopting an updated Future Land-Use Map for Tax Lots 292 and 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 & 765 S.10th Street), changing the future land use from Residential to Commercial.
7. Mayor Rump opens a public hearing to consider a Rezone Application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, Nebraska, agent, for Tax Lot 292, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (765 S. 10th Street) changing the zoning district from Multi-Family Residential High Density to Office Park.
8. Mayor Rump opens a public hearing to consider a Rezone Application submitted by the City of Blair for Tax Lot 293, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, (679 S. 10th Street), changing the zoning district from Multi-Family Residential High Density to Office Park.
9. Mayor Rump opens a public hearing to consider a Conditional Use Permit application submitted by Jenny Eriksen, 13429 Spring Ridge Loop, Blair, agent, for a Contractor Yard on Lot 2, YMCA Wilsons Addition, City of Blair, and Tax Lot 292, located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska, for 30 years.
10. Mayor Rump opens a public hearing to consider a Final Plat Application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Andrew Toupin, agent, for the SJAV Subdivision, a Plat of Lots 1 through 10 and Outlots 1 and 2, located in Tax Lot 267, being all of Tax Lot 248 and Part of Tax Lot 249, in part of the Northwest Quarter (NW 1/4) of Section Thirteen (13), Township Eighteen (18) North, Range Eleven (11) East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets).
11. Mayor Rump opens a public hearing to consider a Rezone 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) Rezoning Tax Lot 267 from Residential Medium Density District (RM) to Agricultural/Highway Commercial District (A/CH).
12. Mayor Rump opens a public hearing to consider a Conditional Use Permit application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Andrew Toupin, agent, on the SJAV Subdivision, Lots 2 through 6, and Outlot 1, 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) allowing multi-family dwellings on this parcel for the life of the buildings.
13. Mayor Rump opens a public hearing to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the SJAV Tenet Redevelopment Project."
  14. Consider Resolution 2026-075 approving a tax increment financing redevelopment plan entitled: "Redevelopment Plan for SJAV Tenet Redevelopment Project."
  15. City Administrator Report
  16. Motion and second by Council members to adjourn the meeting.

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

City of Blair Regular Council Meeting  
June 9, 2026

The Mayor and City Council met in regular session in the City Council Chambers on June 9, 2026, at 7:00 PM. The following were present: Mayor Rump, Gary Banner, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, Kevin Willis, and Frank Wolff. Absent: Brent Clark. Also present were City Administrator Green, Deputy City Administrator Barrow, Deputy City Administrator Heaton, Deputy City Administrator Scott, City Attorney Talbot, Library Director Lukert, IT Director White, Public Safety & Communications Coordinator Dunn, and Police Chief Kinsey.

The Mayor 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 Washington County Enterprise as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Mayor and all members of the City Council, and a copy of their acknowledgement of receipt of notice 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 Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1, #2 & #3 – Mayor Rump called the meeting to order at 7:00 p.m. followed by Roll Call and the Pledge of Allegiance.

Agenda Item #4 – Consent Agenda approved the following: 4a) Approval of Minutes of May 26, 2026, meeting, 4b) Clerk's report of the Mayoral Action meeting, 4c) City Department reports for May 2026 and 4d) Claims as recommended by the Finance Committee. Motion by James Letcher, second by Kevin Willis to approve the Consent Agenda. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #5 – Sergeant Josh Hathaway of the Blair Police Department, serving as drone team coordinator, presented a request to use \$35,241.08 from public safety bond funds to modernize the department's drone program. The purchase includes two indoor tactical drones (\$4,000 total for both as a complete kit) used for SWAT deployments with the Washington County joint team, two outdoor weather-rated drones (\$27,000 total for both including thermal and IR capability, 4K cameras, accessories, and warranty), approximately \$1,000 in support equipment including extra batteries, and a \$2,500 replacement laptop for mapping and 3D mapping tasks, replacing an outdated computer. The outdoor drones can operate in winds up to 35 mph and include a drop system capable of delivering water, cell phones, or inflatable life vests for river rescue. The drones are also thermal and can be used at night. Existing drones will not be retired but will remain in service. The purchase will be drawn from the public safety bond, which has \$240,000 remaining. The Police and Fire Committee reviewed and supported the proposal. Council member Highfill introduced Resolution 2026-068 Resolution 2026-068 approving the use of Public Safety Bond Funds in the amount of \$35,241.08 for the purchase of drone equipment. Motion by Kirk Highfill, second by Rick Paulsen to adopt Resolution No. 2026-068 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #6 – Sergeant Hathaway also presented the firearms replacement request, totaling \$17,229.70 from public safety bond funds. The department's current patrol shotguns and rifles were purchased in 2010 or 2011 and have seen thousands of rounds, well past their replacement date. The purchase includes replacement patrol rifles, patrol shotguns, and additional pistols to accommodate personnel growth. Old weapons will be traded in to GT Distributors. Additional pistols will serve as backup in case of malfunction. The Police and Fire Committee noted that a private contact in arms sales could not beat the price offered by GT Distributors. The Police and Fire Committee reviewed and supported the proposal. Council member Paulsen introduced Resolution 2026-069 approving the use of Public Safety Bond Funds to purchase replacements for the department's patrol rifles, patrol shotguns, and pistols. Motion by Rick Paulsen, second by Kent Long to adopt Resolution No. 2026-069 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #7 – City Administrator Green recommended indefinitely postponing Resolution 2026-070, which would have approved a professional services agreement with Olson Associates for the city's comprehensive plan. Two key reasons were cited: the Community Development Director announced retirement, and Mr. Green himself announced his resignation, effective at the end of August 2026. These two positions are the most critical for managing the comprehensive plan process. Negotiations with the engineering firm are still ongoing, with the proposed cost described as substantially high. Motion by James Letcher, second by Kevin Willis to indefinitely postpone Resolution No. 2026-070 until a new City Administrator and Community Development Director are in place to restart negotiations and bring a new recommendation forward. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #8 – City Administrator Green explained that the Elk Ridge Subdivision had a prior paving district created under Ordinance 2502 tied to a previous developer who never moved forward with payment, stalling the project for several years. A new landowner has since entered a developer's agreement and is ready to proceed. However, the original paving district referenced Replat 1, which did not include all street right-of-way. Two re-plats have occurred: Replat 1 changed the physical layout of lots, and Replat 2 added the missing street right-of-way. The proposed ordinance will repeal Ordinance 2502 and also revoked Resolution 2023-11, which had approved the previous developer's agreement with the prior landowner. The Finance Committee supported the action. Council member Banner introduced Ordinance 2617 repealing Ordinance 2502 to allow for the creation of Paving District No. 205 under Ordinance 2618 with a new legal description for Elk Ridge Subdivision.

**REPEALING ORDINANCE 2502 THAT CREATED PAVING DISTRICT NO. 205 – ELK RIDGE SUBDIVISION REPLAT 1 IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, WHICH DISTRICT LEGAL DESCRIPTION HAS BEEN REPLATTED AND A NEW LEGAL DESCRIPTION DEVELOPED MAKING ORDINANCE 2502 NULL AND VOID; REPEALING RESOLUTION 2023-11 THAT APPROVED A DEVELOPER’S AGREEMENT FOR ELK RIDGE SUBDIVISION REPLAT 2 WITH A PREVIOUS DEVELOPER; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.**

Council member Gary Banner moved that the statutory rule requiring reading on three different days be suspended. Council member Frank Wolff seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said ordinance was then read by title. Council member Gary Banner moved for final passage of the ordinance, as amended, and Council member Frank Wolff seconded the motion. The Mayor then asked, "Shall Ordinance No. 2617 be passed and adopted as amended?" Upon roll call, the votes were as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. The passage of said Ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the Ordinance adopted. A true, correct, and complete copy of the ordinance, as amended, is on file in the Ordinance Record Book.

Agenda Item #9 – City Administrator Green stated that following the repeal under Ordinance 2617, this ordinance will create a new paving district 205 for Elk Ridge Subdivision referencing Replat 2. The district covers grading, paving, curbing, guttering, and storm sewer improvements. Streets that are included are Riverview/Garfield Street running north-south and west and east Garfield Circles. Special assessments will be levied in proportion to benefits to property within the district. The only substantive change from the previous ordinance was updating the legal description to reference Replat 2. The Finance Committee supported the action. Council member Wolff introduced Ordinance 2618 creating Paving District 205 to include grading, paving, curbing, guttering, and storm sewer for Elk Ridge Subdivision.

**AN ORDINANCE CREATING PAVING DISTRICT NO. 205 IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, DESCRIBING SAID STREET IMPROVEMENT DISTRICT AND IMPROVEMENTS TO BE CONSTRUCTED THEREIN FOR ELK RIDGE SUBDIVISION, AND PROVIDING THAT SPECIAL ASSESSMENTS MAY BE LEVIED IN PROPORTION TO BENEFITS TO THE PROPERTY IN SAID DISTRICT; WHICH ORDINANCE REPLACES ORDINANCE 2502 THAT WAS REPEALED BY ORDINANCE 2517; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.**

Council member Frank Wolff moved that the statutory rule requiring reading on three different days be suspended. Council member James Letcher seconded the motion to suspend the rules and upon roll call vote the following Council members voted: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

Said ordinance was then read by title. Council member Frank Wolff moved for final passage of the ordinance, as amended, and Council member James Letcher seconded the motion. The Mayor then asked, "Shall Ordinance No. 2618 be passed and adopted as amended?" Upon roll call, the votes were as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. The passage of said Ordinance having been concurred in by a majority of all members of the

Council, the Mayor declared the Ordinance adopted. A true, correct, and complete copy of the ordinance, as amended, is on file in the Ordinance Record Book.

Agenda Item #10 – Deputy City Administrator Heaton this Resolution had been postponed from the May 12 meeting. Heaton had presented a traffic study conducted in April showing increased speeds in the area between 12th and 13th Streets on Park Street, with at least one recorded speed of approximately 45 mph. The stop sign location at 12th and Park was determined after staff discussion, council input, and consultation with school board members. The action was citizen-initiated, prompted by concerns about children's safety near a school. Joseph Lager, 209 Riverview Drive, questioned why Park Street was prioritized over Adams, Nebraska, or State Streets. Staff clarified this was in response to a specific citizen request backed by traffic data. Staff acknowledged other streets could be reviewed in the future. The Transportation Committee and school provided recommendations in favor. Council member Letcher introduced Resolution 2026-055 for the installation of stop signs at 12th and Park, making it a four-way stop. Motion by James Letcher, second by Kevin Willis to adopt Resolution No. 2026-055 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #11 – Deputy City Administrator Heaton presented bids for storm damage repairs stemming from a hailstorm in May 2024. The delay in reaching this point was attributed to the extensive scope of insurance claims. Staff members Mark Hodson and Tony Larimore reviewed all claims and distinguished between cosmetic and legitimate repairs. Approximately 19 city buildings with shingled roofs were identified as needing repair; membrane roofs were not damaged enough to warrant action. Unused insurance settlement funds will be reserved for future storm damage. Motion by Kevin Willis, second by Frank Wolff to receive and place on file the bids for the 2024 Storm Damage Hail Repairs. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried. Four bids were received which requested two bid categories to include standard Class 3 shingles and premium Class 4 hail-resistant shingles as follows: 1) McKinnis (Basic Shingle) - \$166,719.75, 2) McKinnis (Class 4 Shingle) - \$194,142.08, 3) Royalty (Basic Single) - \$159,043.31 and 4) Royalty (Class 4 Shingle) - \$178,960.89. Royalty Roofing submitted the lowest bid in both categories. The price difference between Class 3 and Class 4 is approximately \$20,000. The insurance company confirmed no discount is available for Class 4 shingles. The Finance Committee, represented by Council Member Banner, recommended Class 4 shingles as the better long-term investment. Council Member Hillfill suggested pushing the insurance company to provide a discount for Class 4 upgrades, noting that private homeowners often receive premium reductions of around 20%. Council member Banner introduced Resolution 2026-071 approving a bid for the 2024 Storm Damage Hail Repairs Motion by Gary Banner, second by Kevin Willis to adopt Resolution No. 2026-071 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #12 – Deputy City Administrator Heaton presented a proposal to establish no-parking zones on portions of Meadow Drive and North 24th Street in the Still Meadows neighborhood near Highway 75 North, Deerfield School, and the library. The request was prompted by a January fire at a resident's home where the Fort Calhoun's ambulance could not navigate the area due to parked cars and had to drive through neighbors' front yards. The incident occurred at 10:30 PM on the coldest day of the Council Meeting June 9, 2026

year, and both occupants required transport to Omaha. Fire Chief Dave Aten tested driving a large truck in the area on a regular day and confirmed it was difficult. The proposed change would add no parking signs to the north side of Meadow Drive and west side of North 24th Street. The Transportation Committee supported the measure. Council member Highfill introduced Resolution 2026-072 establishing No Parking Zones on certain portions of Meadow Drive and North 24th Street for Emergency Access and Public Safety. Motion by Frank Wolff, second by James Letcher to adopt Resolution No. 2026-072 as presented. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

Agenda Item #13 – City Administrator Green provided updates on several ongoing city matters. Regarding staff transitions: the City Administrator job description is being finalized for a nationwide posting this week, with applications expected from internal staff, regional candidates, and national applicants. The administrator selection process could extend into September, with Mr. Green planning to remain through the budget process at end of August. Regarding ongoing projects: the first Safe Streets For All planning meeting will be held later in the week, covering traffic, intersection improvements, pedestrian walkability, and trails, which will feed into the future comprehensive plan. A meeting was held with JEO personnel regarding a CCCFF planning grant to develop concepts for the community room upstairs at City Hall. The budget workshop is scheduled for June 30 at 5:30 PM (a fifth Tuesday). Individual department head budget meetings were being finalized this week.

Agenda Item #14 – Council member Kevin Willis moved to recess at 7:39 p.m. for an Executive Session stating the closed session is needed to discuss possible litigation involving the City of Blair and to preserve the attorney-client privilege. Motion was seconded by Council member Frank Wolff. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried and stated the closed session will be limited to the following subjects: to discuss potential litigation and preserve the attorney-client privilege. Council member Kevin Willis moved to come out of executive session and reconvened as a City Council at 8:30 p.m. which motion was seconded by Council member James Letcher. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried and stated that the closed session was limited to the following subjects: discussion of potential litigation and preserve the attorney-client privilege.

Agenda Item #15 – Motion by Gary Banner, second by Kent Long to adjourn the meeting 8:39 p.m. Council members voted as follows: Gary Banner: Yea, Brent Clark: Absent, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Council members voted: Yea: 7, Nay: 0, Absent: 1. Mayor Rump declared the motion carried.

The following claims were approved: AAA Garage Door, Inc, Svc, 1006.00; Abe's Trash Svc, Inc, Svc 187.45; Access Technologies Inc, Inv, 185.65; Acco, Inv, 2632.20; Air Products & Chemicals, Svc, 9601.48; Allied Appliance, Inv, 665.04; Amazon Sales Inc, Inv, 7807.47; American Underground Supply, Svc, 1621.56; Arps Red-E-Mix Inc, Svc, 4605.76; Assethr, Pysl, 258434.85; Babkel Mechanical, Inv, 5857.69; Berens-Tate Consulting Group, Svc, 2500.00; Bi-State Motor Parts, Inv, 1261.40; Blair Ace Hardware, Inv, 1903.93; Blue Cross & Blue Shield Of Ne, Ins, 136743.24; Bobcat Of Omaha, Inv, 819.79; Bomgaars Supply Inc, Inv, 363.51; Bound Tree Medical Llc, Inv, 2134.55;

Breakout Inc, Inv, 199.00; Calvin Poulsen, Svc, 2275.00; Cappel Auto Supply Inc (Napa), Inv, 71.94; Carquest Auto Parts, Inv, 696.46; Chris Olson, Svc, 1000.00; Cintas Corporation, Svc, 7103.71; City-County Comm, Svc, 400.00; Clia Laboratory Program, Svc, 248.00; Country Tire Inc, Svc, 2560.83; Danko Emergency Equipment Co, Inv, 307.39; Datashield, Svc, 87.53; Deborah Wood, Svc, 400.00; Dick's Electric Co, Svc, 2594.38; Eakes Office Plus, Inv, 1863.98; Ecolab, Inv, 63568.47; Eriksen Construction Co Inc, Svc, 30484.10; First Wireless Inc, Inv, 1249.54; Firstnet At&T Mobility, Inv, 229.29; Force America Distributing, Inv, 4320.00; Fuchs Works Llc, Inv, 700.00; Galls Llc, Inv, 856.02; Grainger, Inv, 1209.70; Great Plains Communications, Inv, 5039.95; Great Plains Uniforms Llc, Inv, 24.50; Hawkins Inc, Inv, 11770.00; Henton Worx Llc, Svc, 185.40; Hireright Holdings Corporation, Inv, 216.00; Home Depot Credit Services, Inv, 884.48; Horizon Rehabilitation Centers, Svc, 2465.00; Hotsy Equipment Co, Inv, 792.27; Hsa Bank, Inv, 82.50; Icma, Dues, 312.50; Ingram Industries Inc, Inv, 3375.99; Jackson Services, Svc, 592.36; Jennings Properties, Llc, Inv, 5600.00; Jeo Consulting Group Inc, Svc, 7362.28; Jeredith Brands Llc, Inv, 3019.00; Joshua R Madsen, Reimb, 53.47; Knowbuddy Resources, Inv, 714.59; League Of Kansas Municipalities, Inv, 130.00; Lerner Publishing Group Inc, Inv, 558.92; Logix Transportation Inc, Svc, 2750.00; Long's Ok Tire Stores, Svc, 1121.19; Lutheran Family Services, Inv, 13607.36; Macqueen Equipment, Inv, 2233.42; Michael Todd & Company Inc, Inv, 944.50; Midwest Automatic Fire, Inv, 311.00; Midwest Laboratories Inc, Svc, 904.73; Midwest Mudjacking Inc, Svc, 2767.50; Mississippi Lime Co Llc, Inv, 40332.51; National Sign Company Llc, Inv, 1754.00; Ndwee, Inv, 1360813.18; Nebraska Bank, Tif, 6300.00; Nebraska Dept Of Transportation, Inv, 11461.48; Nebraska Public Health, Inv, 998.00; Nippon Sanso Matheson Inc, Inv, 1234.75; Oclc Inc, Inv, 813.47; Olsson Associates, Svc, 25820.24; One Call Concepts Inc, Svc, 273.39; One Source, Svc, 105.00; Oppd, Inv, 94896.04; O'reilly Automotive Stores Inc, Inv, 42.64; Orkin Llc, Svc, 197.25; Pioneer Cleaning Llc, Svc, 600.00; Point C, Ins, 2139.32; Principal Financial Group, Pen, 40829.83; Pvs Dx Inc, Inv, 30.00; Relx Inc, Inv, 310.00; Rogge, Jacob, Reimb, 60.00; S & S Pumping Service Llc, Svc, 7295.00; S.E. Smith & Sons, Inv, 354.90; Sandbox Construction, Svc, 199.00; Sapp Bros Petroleum Inc, Svc, 6432.09; Scholastic Book Fairs Inc, Inv, 523.12; Sharp Image Inc, Svc, 270.00; Sherwin-Williams Co, Inv, 34.71; Sirchie Acquisition Company, Inv, 48.24; Spartan Stores Llc, Inv, 346.16; Stahlnecker Bieker, Kimberly, Svc, 360.00; Superior Green Inc, Svc, 26071.40; Talbot Law Office Pc Llo, Svc, 4000.00; Thermal Heating Air & Plumbing, Svc, 20979.36; Thompson Solutions Group, Svc, 2341.25; Trekk Design Group, Inv, 5615.00; Us Postal Service Fort Calhoun, Inv, 600.00; Utilities Service Group, Svc, 3100.00; Verizon 883740345-00001, Inv, 719.56; Viking-Cives Midwest Inc, Inv, 13010.00; Wakefield Towing And Recovery, Svc, 1400.00; Washington County Clerk, Inv, 263.54; Washington County Enterprise, Inv, 538.68; Western Oil Ii Llc, Inv, 8983.40; Woodhouse Ford Inc, Inv, 67866.03; Wp Llc, Tif, 16000.00; Zoll Medical Corp, Inv, 687.60.

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Melinda K. Rump, Mayor

ATTEST:

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Brenda Wheeler, City Clerk

Seal

Council Meeting June 9, 2026

**CLAIMS REPORT**  
**06/01/2026 - 06/23/2026**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
ABE'S TRASH SERVICE INC		1,919.75	57728	06/23/2026
ACCO		2,464.64	57729	06/23/2026
AIR PRODUCTS & CHEMICALS		5,186.56	57730	06/23/2026
AMERISOURCE HR CONSULTING GRP		2,250.00	292(E)	06/05/2026
AQUA-CHEM INC		2,197.40	57731	06/23/2026
ASSETHR		307,028.47	291(E)	06/11/2026
AUTOMATIC SYSTEMS CO		2,450.00	57732	06/23/2026
BAIRD HOLM LLP		20,000.00	57733	06/23/2026
BART MOORE SUBCONTRACTING INC		1,450.00	57734	06/23/2026
BLACK HILLS ENERGY		141.45	281(E)	06/08/2026
BLACK HILLS ENERGY		54.78	282(E)	06/04/2026
BLACK HILLS ENERGY		51.19	283(E)	06/04/2026
BLACK HILLS ENERGY		41.39	284(E)	06/04/2026
BLACK HILLS ENERGY		73.23	285(E)	06/04/2026
BLACK HILLS ENERGY		177.75	286(E)	06/04/2026
BLACK HILLS ENERGY		77.95	287(E)	06/04/2026
BLACK HILLS ENERGY		81.26	288(E)	06/04/2026
BLACK HILLS ENERGY		39.87	289(E)	06/04/2026
BLACK HILLS ENERGY		218.96	290(E)	06/04/2026
BLAIR GARDEN CENTER		829.96	57735	06/23/2026
BOMGAARS SUPPLY INC		2,397.15	57736	06/23/2026
BS&A SOFTWARE LLC		643.50	57738	06/23/2026
CDW GOVERNMENT INC		4,294.93	57739	06/23/2026
CEDE & CO		785,097.50	299(E)	06/15/2026
CITY OF BLAIR		147.56	300(E)	06/05/2026
CITY OF BLAIR		31.72	308(E)	06/10/2026
CITY OF BLAIR		7.28	309(E)	06/10/2026
CITY OF BLAIR		18.03	313(E)	06/10/2026
CITY OF BLAIR		18.03	314(E)	06/10/2026
CITY OF BLAIR		7.60	317(E)	06/10/2026
CITY OF BLAIR		12.01	319(E)	06/23/2026
CITY OF BLAIR		18.03	320(E)	06/10/2026
CITY OF BLAIR		24.02	321(E)	06/10/2026
CITY OF BLAIR		1.09	322(E)	06/10/2026
CITY OF BLAIR		3.28	323(E)	06/10/2026
CITY OF BLAIR		20.02	324(E)	06/10/2026
CITY OF BLAIR		22.40	325(E)	06/10/2026
CORRPRO COMPANIES INC		1,070.00	57740	06/23/2026
COUNTRY BUILDERS LLC		50.00	57741	06/23/2026
CROWN TROPHY & AWARDS OF		148.49	57742	06/23/2026
DILLON BROTHERS		715.46	57743	06/23/2026

**CLAIMS REPORT**  
**06/01/2026 - 06/23/2026**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
DWS LLC		275.00	57744	06/23/2026
EMEDCO INC		2,685.87	57745	06/23/2026
FIRST NATIONAL BANK		1,961.70	301(E)	06/07/2026
FIRST NATIONAL BANK		413.10	302(E)	06/07/2026
FIRST NATIONAL BANK		3,101.08	303(E)	06/07/2026
FIRST NATIONAL BANK		1,068.74	304(E)	06/07/2026
FIRST NATIONAL BANK		2,695.62	305(E)	06/07/2026
FIRST NATIONAL BANK		18.99	306(E)	06/07/2026
FIRST NATIONAL BANK		196.26	307(E)	06/07/2026
FRAHM' S STUMP REMOVAL		430.00	57746	06/23/2026
FREMONT ELECTRIC INC		536.79	57747	06/23/2026
FRIENDS OF THE JEANETTE HUNT		15,000.00	57614	06/03/2026
GALLS LLC		94.38	57748	06/23/2026
GPM ENVIRONMENTAL SOLUTIONS		3,400.00	57749	06/23/2026
GREAT PLAINS UNIFORMS LLC		199.00	57750	06/23/2026
HACH CO		529.38	57751	06/23/2026
HAYES & ASSOCIATES LLC CPA		16,000.00	57752	06/23/2026
HEADLEE, PAIGE		50.00	57753	06/23/2026
HEARTLAND NATURAL GAS LLC		22.89	57754	06/23/2026
HENTON TRENCHING INC		220.00	57755	06/23/2026
HENTON TRENCHING INC		192.00	57756	06/23/2026
HIGHWAY SIGNING INC		4,272.75	57757	06/23/2026
HRB ENTERPRISES LLC		524.90	57758	06/23/2026
INGRAM INDUSTRIES INC		48.31	57759	06/23/2026
JDW MIDWEST LLC		2,430.00	57760	06/23/2026
JUNIOR LIBRARY GUILD		658.56	57761	06/23/2026
LIBRARY IDEAS		349.38	57762	06/23/2026
MCKINNIS, MICHAEL J & HEATHER R		50.00	57763	06/23/2026
MICHAEL TODD & COMPANY INC		1,425.16	57764	06/23/2026
MIDWEST FIRE PROTECTION INC		564.85	57765	06/23/2026
MISSISSIPPI LIME CO LLC		41,838.30	57766	06/23/2026
MUNICIPAL SUPPLY INC		5,733.06	57767	06/23/2026
NE NOTARY ASSOC INC		107.00	57768	06/23/2026
NEBRASKA DEPT OF REVENUE		14,206.35	326(E)	06/22/2026
NICHOLS CONTRACTING CO		500.00	57769	06/23/2026
NUSE, SHANTURIA & BRIAN		500.00	57770	06/23/2026
OES ELEVATOR LLC		900.00	57771	06/23/2026
ONSITE SERVICES SOLUTIONS LLC		825.00	57772	06/23/2026
OVERDRIVE INC		4,500.00	57773	06/23/2026
POINT C		3,364.17	297(E)	06/09/2026
POINT C		827.50	298(E)	06/01/2026

**CLAIMS REPORT**  
**06/01/2026 - 06/23/2026**

<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
POINT C		3,979.88	327(E)	06/23/2026
PRINCIPAL FINANCIAL GROUP		14,982.34	294(E)	06/12/2026
PRINCIPAL FINANCIAL GROUP		13,169.86	295(E)	06/12/2026
PRINCIPAL FINANCIAL GROUP		16,515.14	296(E)	06/12/2026
ROY KIRK		51.56	2291	06/09/2026
STEVE BOHLEN		1,749.83	8(E)	06/22/2026
THE AMAZING ARTHUR		550.00	57774	06/23/2026
THE SIGN DEPOT		60.32	57775	06/23/2026
THE WALL STREET JOURNAL		310.00	57776	06/23/2026
THOMPSON SOLUTIONS GROUP		2,350.25	57777	06/23/2026
TRITECH FORENSICS		679.00	57778	06/23/2026
TURTLE ROOFING		50.00	57779	06/23/2026
TY'S OUTDOOR POWER & SERVICE		225.56	57780	06/23/2026
US POSTAL SERVICE FORT CALHOUN		700.00	57781	06/23/2026
USABLUBOOK		1,087.20	57782	06/23/2026
VESSCO INC		870.00	57783	06/23/2026
VULCAN INDUSTRIES INC		95,230.00	57784	06/23/2026
WASHINGTON COUNTY BANK		93,131.65	293(E)	06/01/2026
WASTE MANAGEMENT OF NE		77.99	57785	06/23/2026
WOODS & AITKEN LLP		14,207.45	57786	06/23/2026
WORLD BOOK ENCYCLOPEDIA INC		1,488.00	57787	06/23/2026
<b>Total Disbursements</b>		<b>1,535,664.83</b>		

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RESOLUTION NO. 2026

COUNCILMEMBER ---- INTRODUCED THE FOLLOWING RESOLUTION:

**A RESOLUTION APPROVING STREET CLOSURES FOR THE GREAT PLAINS COMMUNICATIONS “SAFE TRUNK OR TREAT” EVENT FOR THE YEARS 2026, 2027, AND 2028.**

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WHEREAS, Great Plains Communications has submitted a request dated June 9, 2026, seeking approval for temporary street closures in connection with its annual “Safe Trunk or Treat” community event; and

WHEREAS, the event is proposed to be held annually on Thursday prior to Halloween from 4:00 p.m. to 6:00 p.m.; and

WHEREAS, the requested street closure area includes Front Street between 16th Street and 17th Street in Blair, Nebraska; and

WHEREAS, the closure is necessary to safely accommodate the community “Trunk or Treat” event, which will be hosted in the Great Plains Communications parking lot and surrounding area; and

WHEREAS, the event will include participation from local businesses, distribution of candy and prizes, and a live remote broadcast, and is co-sponsored by Great Plains Communications and the Washington County Chamber of Commerce; and

WHEREAS, the Mayor and City Council find that granting the requested street closures serves a valid public purpose by supporting a community-oriented event.

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NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, AS FOLLOWS: that said Resolution is hereby adopted and approved by the municipality for the temporary street closure of Front Street from 16th Street to 17th Street for the “Safe Trunk or Treat” event for the years 2026, 2027, and 2028 on the Thursday prior to Halloween, from 4:00 p.m. to 6:00 p.m. The applicant shall coordinate with City staff and emergency services to ensure public safety and access along with proper traffic control measures, barricades, and signage shall be provided by the applicant in accordance with City requirements. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

COUNCIL MEMBER --- MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER --- UPON ROLL CALL, COUNCIL MEMBERS ----- VOTING “AYE” AND COUNCIL MEMBERS -----AND VOTING ‘NAY,” THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 23<sup>RD</sup> DAY OF JUNE 2026.

CITY OF BLAIR, NEBRASKA

BY \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA     )  
  ):ss:  
WASHINGTON COUNTY    )

BREDAWHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City held on the 23rd day of June 2026.

\_\_\_\_\_  
BREDAWHEELER, CITY CLERK



June 9, 2026

City Administrator and City Council of Blair, Nebraska,

Great Plains Communications would like to request approval for street closures in connection with our annual Safe Trunk or Treat event in October for the years 2026, 2027 and 2028. The event is scheduled to take place each year on the Thursday before Halloween from 4:00 p.m. to 6:00 p.m., with the requested closure extending along Front Street from 16th Street to 17th Street. This closure will help accommodate the Blair community Trunk or Treat event, which will be hosted in the Great Plains Communications parking lot and the surrounding closure area. The event will feature candy distribution, participation from Blair-area businesses offering treats and prizes, and a live remote broadcast by the local Blair radio station. The event is co-sponsored by Great Plains Communications and the Washington County Chamber of Commerce. A map of the requested closure area is included for your review.

If you have questions, or need further information, please feel free to contact Laura Kocher, Vice President Marketing and Public Relations Director at 402.533.3962 or by email at [lkocher@gpcom.com](mailto:lkocher@gpcom.com). Thank you for considering the closure to support this community event in 2026 and beyond. We look forward to hearing your decision.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Janelle Allison', is positioned above the typed name.

Janelle Allison,  
Chief Service Delivery Officer



RESOLUTION NO. 2026

COUNCIL MEMBER ----- INTRODUCED THE FOLLOWING RESOLUTION:

**A RESOLUTION REPEALING RESOLUTION NO. 2026-072 AND AMENDING NO PARKING REGULATIONS AT MEADOW DRIVE, N. 23RD AVENUE, AND N. 24TH STREET.**

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WHEREAS, the Mayor and City Council previously adopted Resolution No. 2026-072 establishing certain no parking restrictions in the vicinity of Meadow Drive, N. 23rd Avenue, and N. 24th Street; and

WHEREAS, the Mayor and City Council have determined it is necessary to amend and clarify the no parking designations previously approved; and

WHEREAS, it is in the best interest of the City to repeal Resolution No. 2026-072 and replace it with updated provisions to improve traffic safety and visibility.

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NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, AS FOLLOWS:

1. Repeal. Resolution No. 2026-072 is hereby repealed in its entirety.
2. No Parking Designations. The following no parking zones are hereby established:
  - a. No parking shall be permitted 20 feet east and west of the termination of the corner radius on Meadow Drive, on each side of N. 23rd Avenue; and
  - b. No parking shall be permitted 20 feet south of Meadow Drive, on the west side of N. 24th Street, from the termination of the corner radius.

Section 2. Installation of Signage – The Public Works Department is hereby directed to install appropriate “No Parking” signs in accordance with applicable standards and regulations to clearly mark the designated areas described above.

Section 3. Enforcement – Parking in violation of this resolution shall be prohibited and subject to enforcement in accordance with the City Code and applicable laws.

COUNCIL MEMBER ---- MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH SAID MOTION WAS SECONDED BY COUNCIL MEMBER ----. UPON ROLL CALL, COUNCIL MEMBERS ----- VOTING “AYE” AND COUNCIL MEMBERS ---- VOTING “NAY,” THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 23RD DAY OF JUNE 2026.

CITY OF BLAIR, NEBRASKA

BY MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA     )  
  ):ss:  
WASHINGTON COUNTY    )

BRENDA WHEELER, hereby certifies that she is the duly appointed, qualified, and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Resolution was passed and adopted at a regular meeting of the Mayor and City Council of said City held on the 23rd day of June 2026.

BRENDA WHEELER, CITY CLERK



N 23RD AVE

FH 297

ME



# CITY OF BLAIR

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## MEMORANDUM

To: Blair Mayor and City Council  
From: CJ Heaton, Deputy City Administrator of Public Works  
Date: 6/23/26  
Re: No Parking Zone – North end of Still Meadows Neighborhood.

Staff was asked to look into the parking/no parking zones along Meadow Drive in the Still Meadows Neighborhood. Residents reached out to their councilmember with concerns regarding the ability of emergency responders to reach areas of the neighborhood with the current parking configuration. Blair Fire drove through the area and found that it was difficult to make some of the tight corners with vehicles parked in certain areas.

After feedback from residents after the June 9<sup>th</sup> meeting, staff met with Councilmember Highfill and would like to amend the recommendation to only add no parking in a more limited manner. We recommend creating no parking 20 feet in each direction on the north side of Meadow Dr., and 20 feet heading south on 24<sup>th</sup>. This will open up more parking for residents while still achieving the intent of opening up the corners for emergency vehicles.

**Financial Impact:** Cost of signs

**Recommendation:** Approve the expansion of the no-parking zones along Meadow Drive.



ORDINANCE NO.

COUNCIL MEMBER --- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE ADOPTING AN UPDATED FUTURE LAND USE MAP FOR TAX LOTS 292 AND 293, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> PM, WASHINGTON COUNTY, NEBRASKA, CHANGING THE FUTURE LAND USE MAP DESIGNATION FROM RESIDENTIAL TO COMMERCIAL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

WHEREAS the Mayor and City Council adopted a Comprehensive Development Plan in October 2015, which included a Future Land Use Map; and

WHEREAS the growth and development within the municipality and its two (2) mile extra-territorial jurisdiction area can necessitate an update and revision of said Future Land Use Map; and

WHEREAS the Future Land Use Map provides the guidance of land development in harmony with community objectives and is a matter of serious public concern and community welfare; and

WHEREAS it is in the interest of public welfare, developers, and future landowners that the Future Land Use Map be updated periodically to keep up with the community needs for residence, business, and industry needs for the purpose of promoting the health, safety, morals, and general welfare of the City; and

WHEREAS the Blair Planning Commission has held a public hearing on said updated Future Land Use Map and has submitted it for approval to the Mayor and City Council; and

WHEREAS the Mayor and City Council have held a public hearing on the updated Future Land Use Map and find it acceptable and in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, that the updated Future Land Use Map attached hereto, marked **EXHIBIT "A"** and by this reference made a part hereof is hereby adopted by the City of Blair as its new "Future Land Use Map" and incorporated into the current Comprehensive Development Plan adopted in October 2015.

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

This ordinance shall be in full force and effect from and following the passage and publication hereof in pamphlet form as required by law.

PASSED AND APPROVED ON THE 23RD DAY OF JUNE 2026.

CITY OF BLAIR, NEBRASKA

BY: \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA    )  
  ) ss:  
WASHINGTON COUNTY    )

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Ordinance was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 23rd day of June 2026.

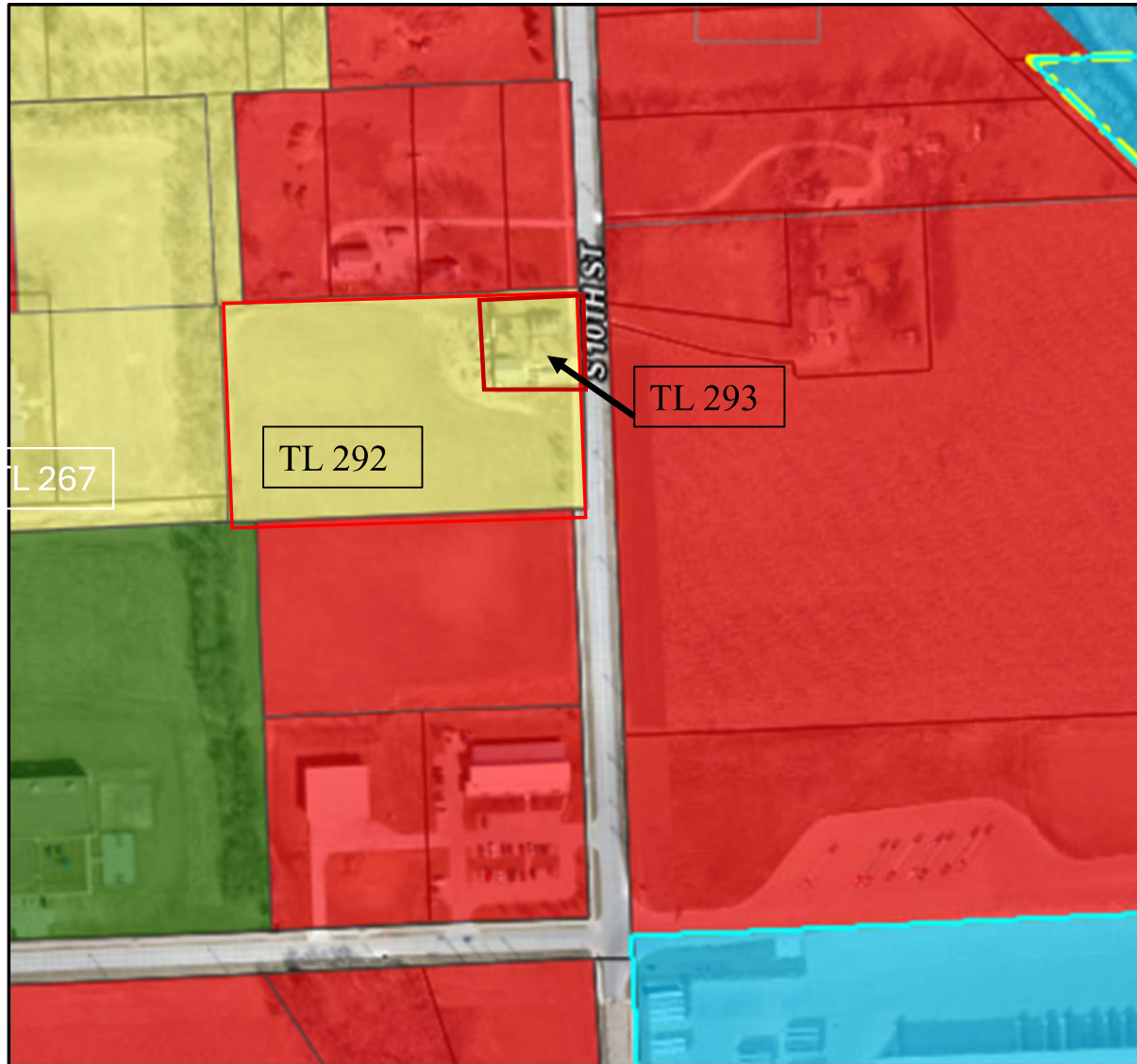
\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK



Residential



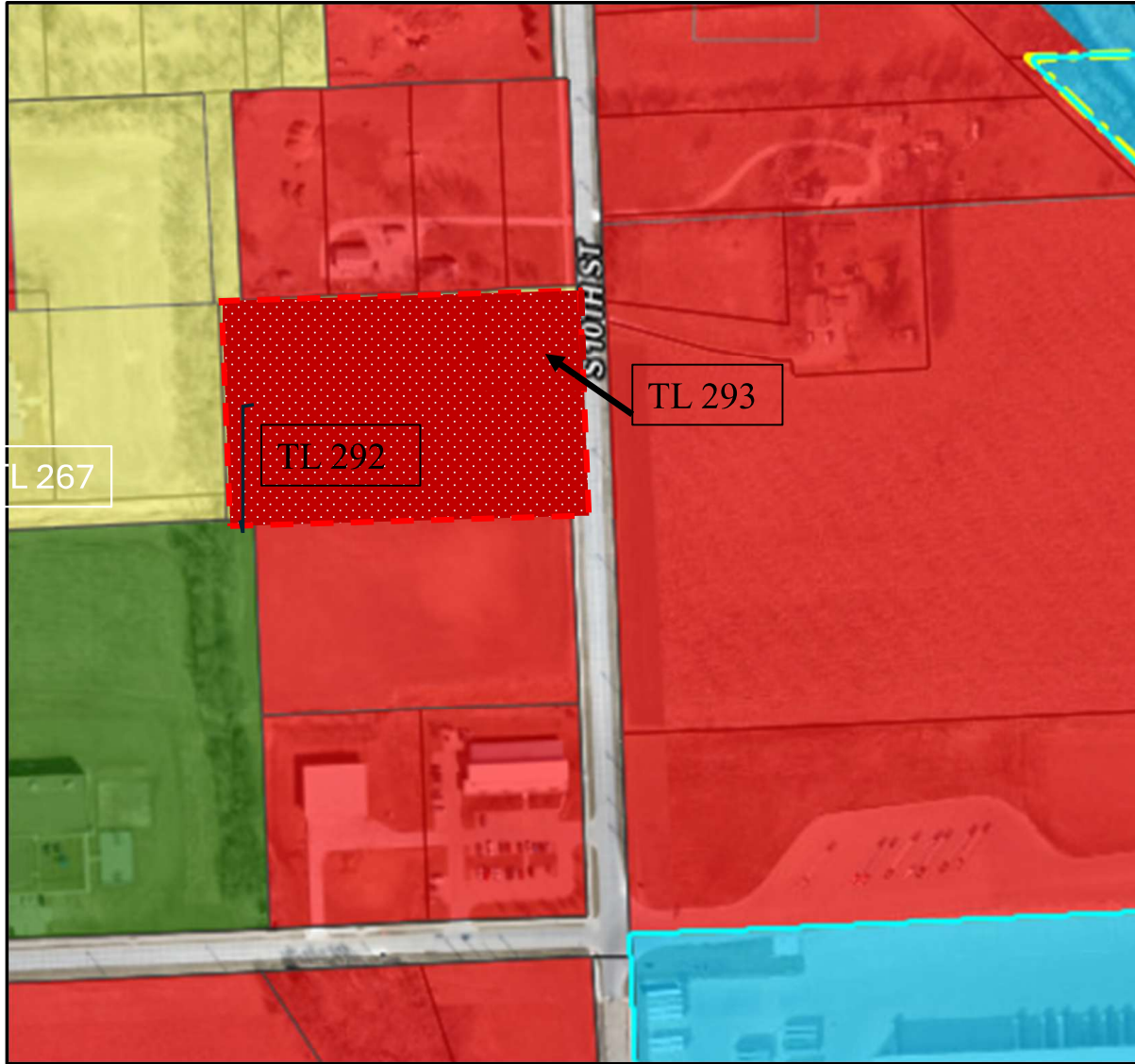
Commercial



Residential



Commercial



ORDINANCE NO.

COUNCIL MEMBER ---- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE REZONING TAX LOT 292 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M., CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, FROM RMH-MULTI-FAMILY RESIDENTIAL HIGH DESNITY TO OPD—OFFICE PARK DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA.

SECTION 1. That the zoning designation of Tax Lot 292 located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6<sup>th</sup> PM, City of Blair, Washington County, Nebraska, be amended from RMH—Multi-Family Residential High-Density District to OPD—Office Park District, as shown in **EXHIBIT A**.

SECTION 2. Be if further ordained by the Mayor and City Council of the City of Blair that the official zoning maps of the City of Blair be changed to reflect the zoning as established hereby.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and following the passage and publication hereof as required by law.

PASSED AND APPROVED ON THE 23RD DAY OF JUNE 2026.

CITY OF BLAIR, NEBRASKA

BY: \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA     )  
  ) ss:  
WASHINGTON COUNTY    )

BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Ordinance was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 23rd day of June 2026.

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

Filing Date 5/20/06

Receipt Number \_\_\_\_\_

**APPLICATION FOR REZONING**

1. Eriksen Construction PO Box 610, Blair NE 68008  
Applicant's Name Mailing Address Telephone 402 426 3119

2. Jenny Eriksen 13429 Spring Ridge Loop Blair NE 68008  
Agent's Name Mailing Address Telephone 913 481 5537

3. \_\_\_\_\_  
Owner's Name Mailing Address Telephone

4. 765 S 10th St, Blair NE 68008  
Address and Legal description of Location - Subject Property

01811 BC YMCA WILSON'S ADD LOT 2.114 PG 2 3.36 HC

5. Present Zoning District RMH - Multi-family Residential High Density

6. Proposed New Zoning: OPD - Office Park

7. Transition lot from multifamily to office park to  
State briefly your reasons for request  
Relocate offices of Eriksen Const & Dick's Hobbies

see purchase agreement.

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_  
lot sale closes - June 25

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

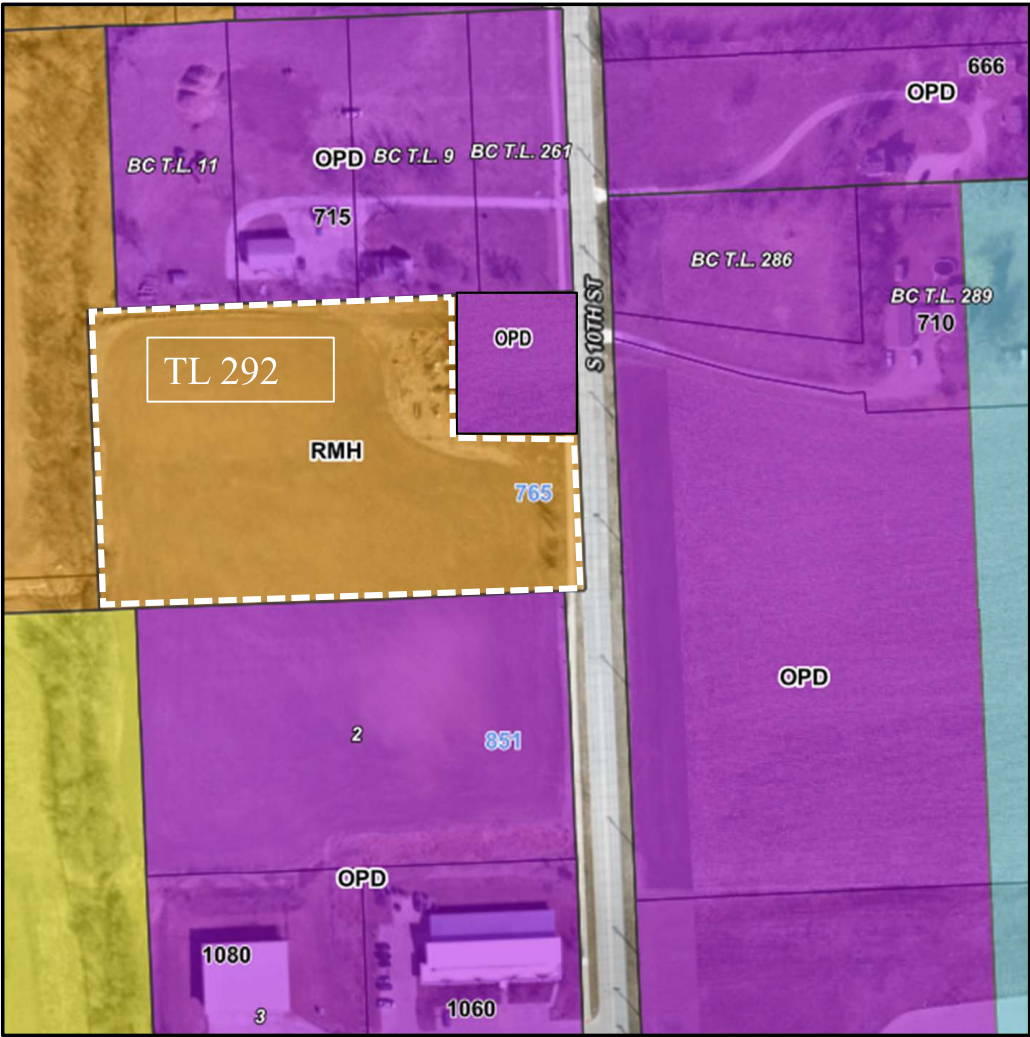
**CITY COUNCIL ACTION:**

DATE OF PUBLIC HEARING: \_\_\_\_\_

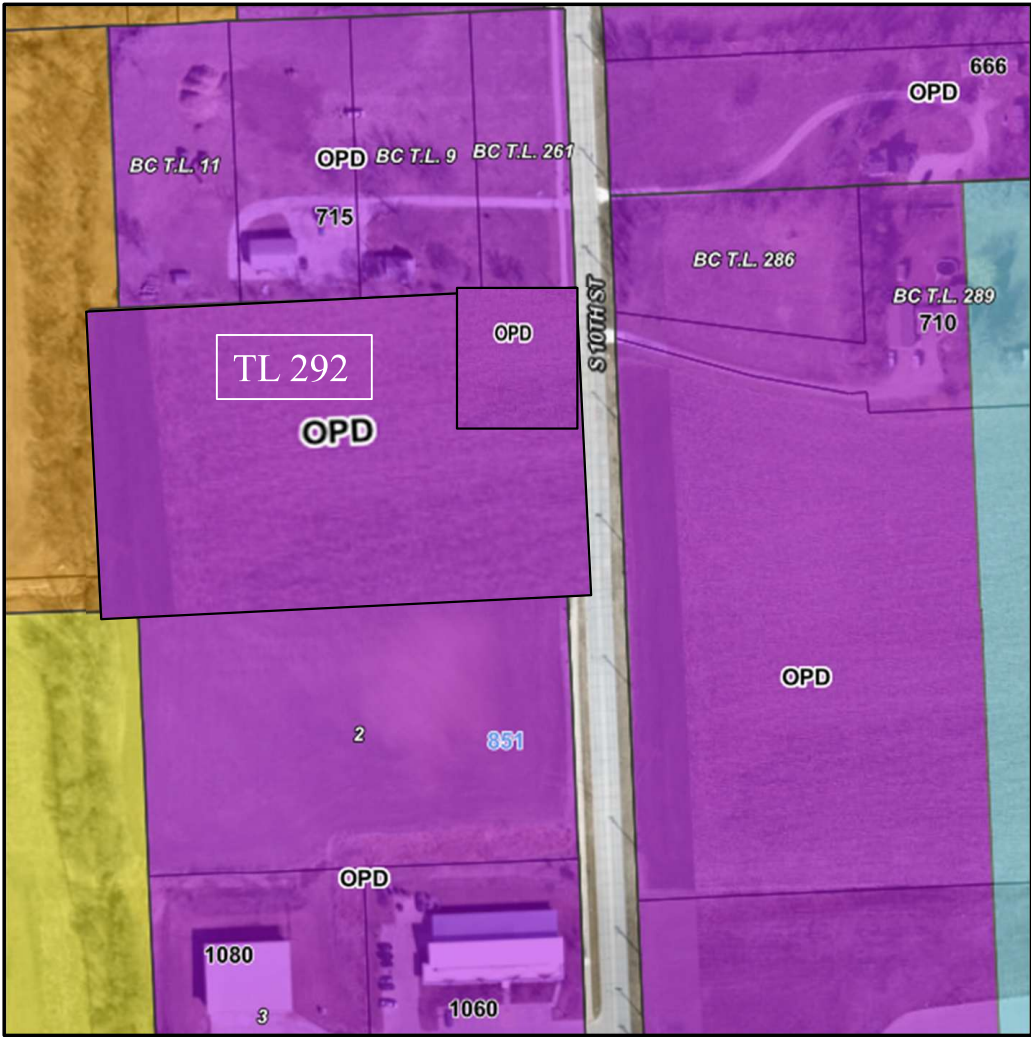
VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_



805.01 INTENT: The intent of the Office Park District is to encourage the development of corporate office headquarters and a variety of professional and medical offices in a park like setting. This district is intended to be located on arterial streets in close proximity to commercial, industrial and/or public facilities and to buffer these higher use areas from single and multifamily residential districts. The district is intended to provide an appealing atmosphere, stressing the quality of the environment with the use of landscaping, street trees, bushes, natural appearing rock formations, etc. to partially screen parking areas and soften the appearance of the OPD - Office Park District.



Current zoning – RMH – Multi-Family Residential High Density



Proposed zoning – OPD – Office Park District



Tax Lot 292

ORDINANCE NO.

COUNCIL MEMBER ---- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE REZONING TAX LOT 293 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M., CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, FROM RMH-MULTI-FAMILY RESIDENTIAL HIGH DENSITY TO OPD—OFFICE PARK DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA.

SECTION 1. That the zoning designation of Tax Lot 293 located in the Northwest Quarter of Section 13, Township 18 North, Range 11 East of the 6<sup>th</sup> PM, City of Blair, Washington County, Nebraska, be amended from RMH—Multi-Family Residential High-Density District to OPD—Office Park District, as shown in **EXHIBIT A**.

SECTION 2. Be if further ordained by the Mayor and City Council of the City of Blair that the official zoning maps of the City of Blair be changed to reflect the zoning as established hereby.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and following the passage and publication hereof as required by law.

PASSED AND APPROVED ON THE 23RD DAY OF JUNE 2026.

CITY OF BLAIR, NEBRASKA

BY: \_\_\_\_\_  
MELINDA K. RUMP, MAYOR

ATTEST:

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA     )  
  ) ss:  
WASHINGTON COUNTY    )

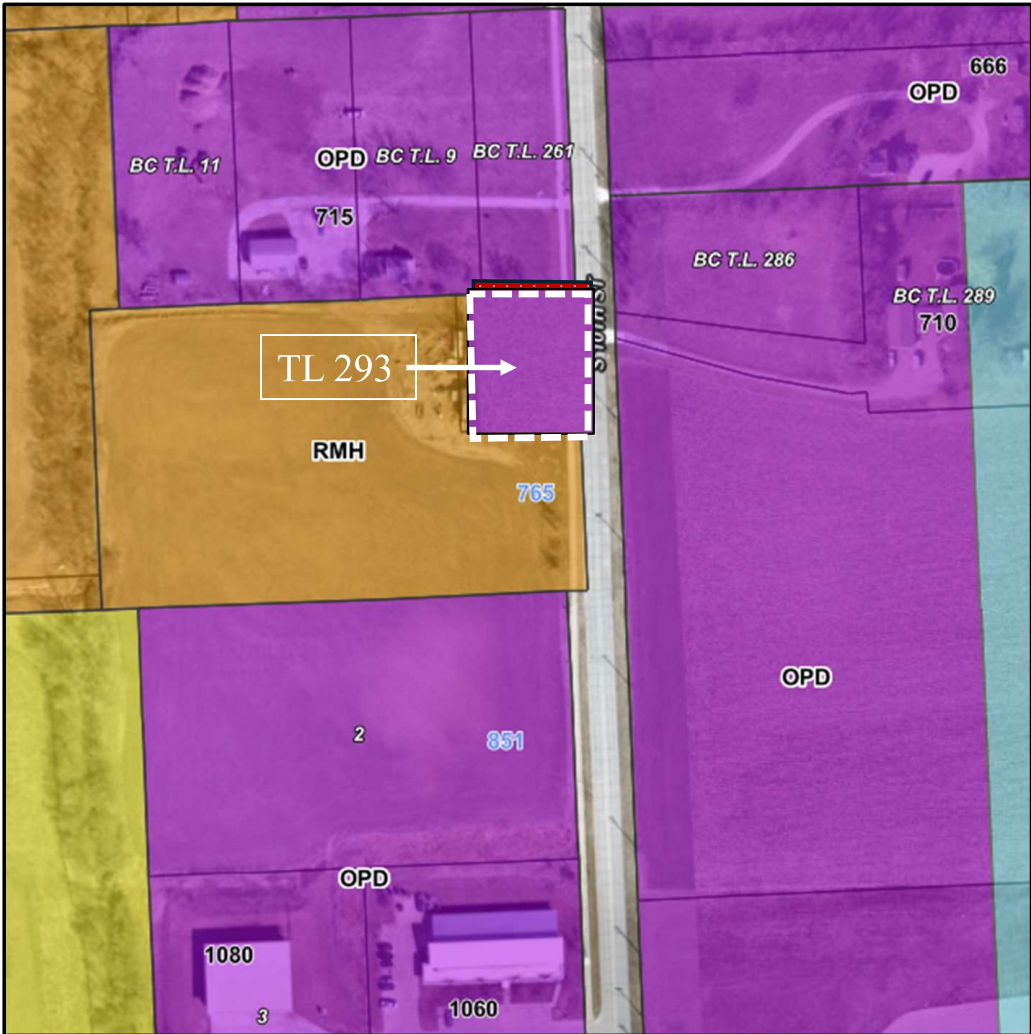
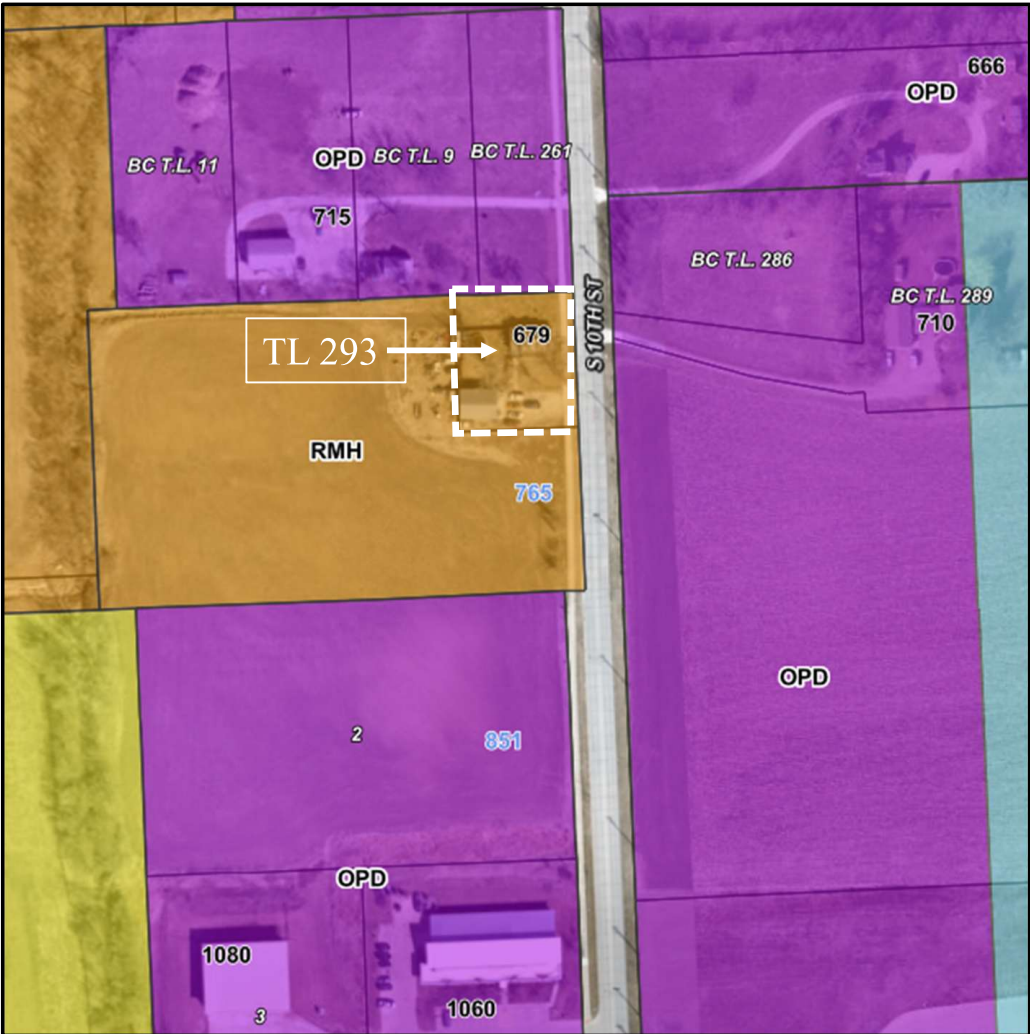
BRENDA WHEELER hereby certifies that she is the duly appointed, qualified and acting City Clerk of the City of Blair, Nebraska, and that the above and foregoing Ordinance was passed and adopted at a regular meeting of the Mayor and City Council of said City, held on the 23rd day of June 2026.

\_\_\_\_\_  
BRENDA WHEELER, CITY CLERK



TL 293

S110TH ST



Current zoning – RMH – Multi-Family Residential High Density

Proposed zoning – OPD – Office Park District

Tax Lot 293



Filing Date \_\_\_\_\_

Receipt Number \_\_\_\_\_

**APPLICATION FOR CONDITIONAL USE PERMIT**

1. Eriksen Construction PO Box 1010 Blair, NE 68008  
Applicant's Name Mailing Address Telephone 402 426-3119

Email: Jenny@eriksenconst.com

2. Jenny Eriksen 13429 Spring Ridge Loop Blair NE 68008  
Agent's Name Mailing Address Telephone 913 481 5537

3. Hipnar's Properties, LLC 925 Iowa St  
Owner's Name Mailing Address Telephone

765 & 851 South 10th Street

4. Address and Legal Description of Location - Subject Property  
LOT 2 YMCA WILSONS ADDITION OF BLAIR, WASHINGTON COUNTY NEBRASKA;  
TAX LOT 292, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH  
P.M., WASHINGTON COUNTY, NEBRASKA

Current Zoning OFFICE PARK

5. Describe the requested Conditional Use  
Contractors Yard

6. Length of request: 30 years  
**(All permits approved are for one (1) year unless otherwise noted)**

Signature of Owner(s) Date see purchase agreement Signature of Owner(s) Date

**DO NOT WRITE BELOW THIS LINE** Eriksen will close on property 6/25 & become owner

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

**CITY COUNCIL ACTION:**

DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

**NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.**



- 805.01 INTENT: The intent of the Office Park District is to encourage the development of corporate office headquarters and a variety of professional and medical offices in a park like setting. This district is intended to be located on arterial streets in close proximity to commercial, industrial and/or public facilities and to buffer these higher use areas from single and multifamily residential districts. The district is intended to provide an appealing atmosphere, stressing the quality of the environment with the use of landscaping, street trees, bushes, natural appearing rock formations, etc. to partially screen parking areas and soften the appearance of the OPD - Office Park District.
- 805.04. EXCEPTIONS: (3) Contractor yards.
- (43) CONTRACTOR YARD: Buildings and premises where contractor firm stores its equipment, vehicles, tools and inventory. In addition, a business office for the firm and repairs and maintenance of the firm's equipment and vehicles may occur on site if conducted entirely within an enclosed structure.

# FUTURE PLANS

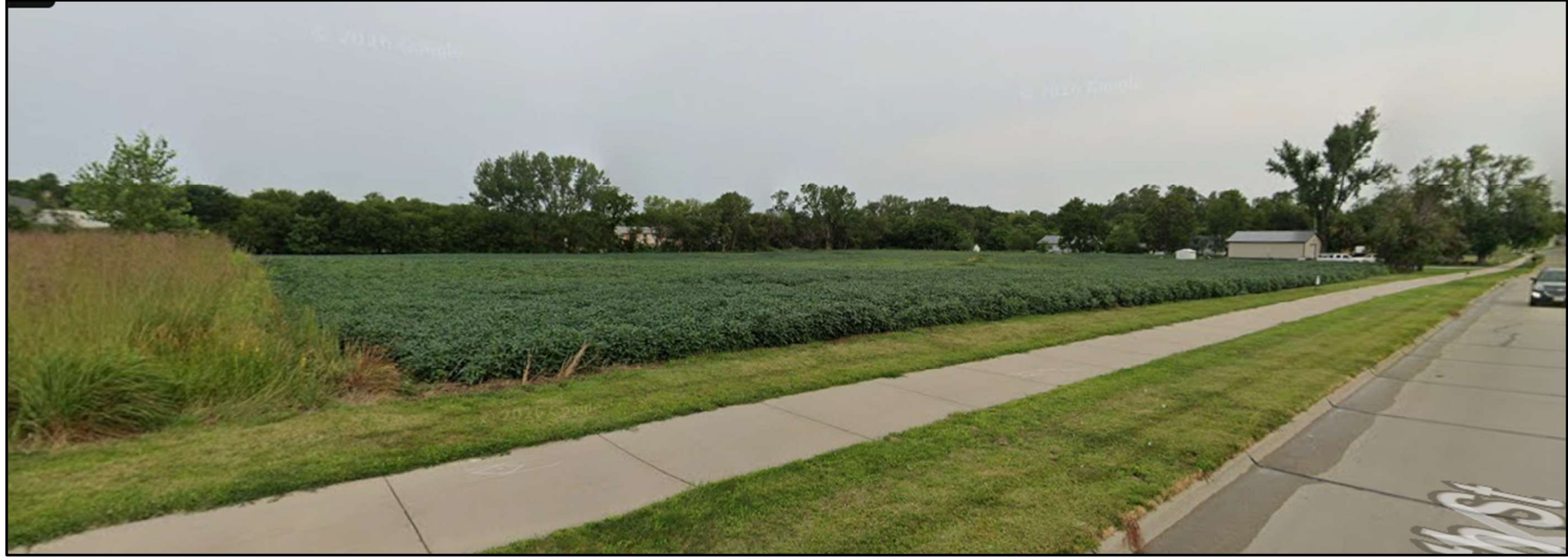
(SUBJECT TO CHANGE)

HOME TO ERIKSEN  
CONSTRUCTION & ONE  
OTHER TENANT





Current zoning — OPD — Office Park District



Filing Date 5/14/2026

Receipt Number 0000 2345

**FINAL PLAT APPLICATION**

AV Tenet LLC Attn: Andrew Toupin 1701 COUNTY ROAD 6 YUTAN, NE. 68073 308.270.7400  
Property Owner Address Phone Number

Email: andrew@rizer.com

Olsson Inc. Attn: Seth Lange 1103 Riverside Blvd Norfolk, NE 68701 402.430.0823  
Engineer Address Phone Number

Zoning (Present/Proposed): RM (RESIDENTIAL MEDIUM DENSITY) / ACH (AGRICULTURAL/HIGHWAY COMMERCIAL)

Name of Addition: SJAV Subdivision

Legal Description: See attached document

Current Use: Current use is Agriculture, row crop.

Utilities and Improvements:	<u>Existing</u>	<u>Proposed</u>
Sanitary Sewer	<u>N/A</u>	<u>City of Blair</u>
Storm Drainage	<u>N/A</u>	<u>City of Blair</u>
Water	<u>N/A</u>	<u>City of Blair</u>
Paving	<u>N/A</u>	<u>City of Blair</u>

*LLC Manager*  
*Craig A. Amman* 5/14/2026  
Signature of Owner(s) Date

Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

DATE OF PUBLIC HEARING: \_\_\_\_\_

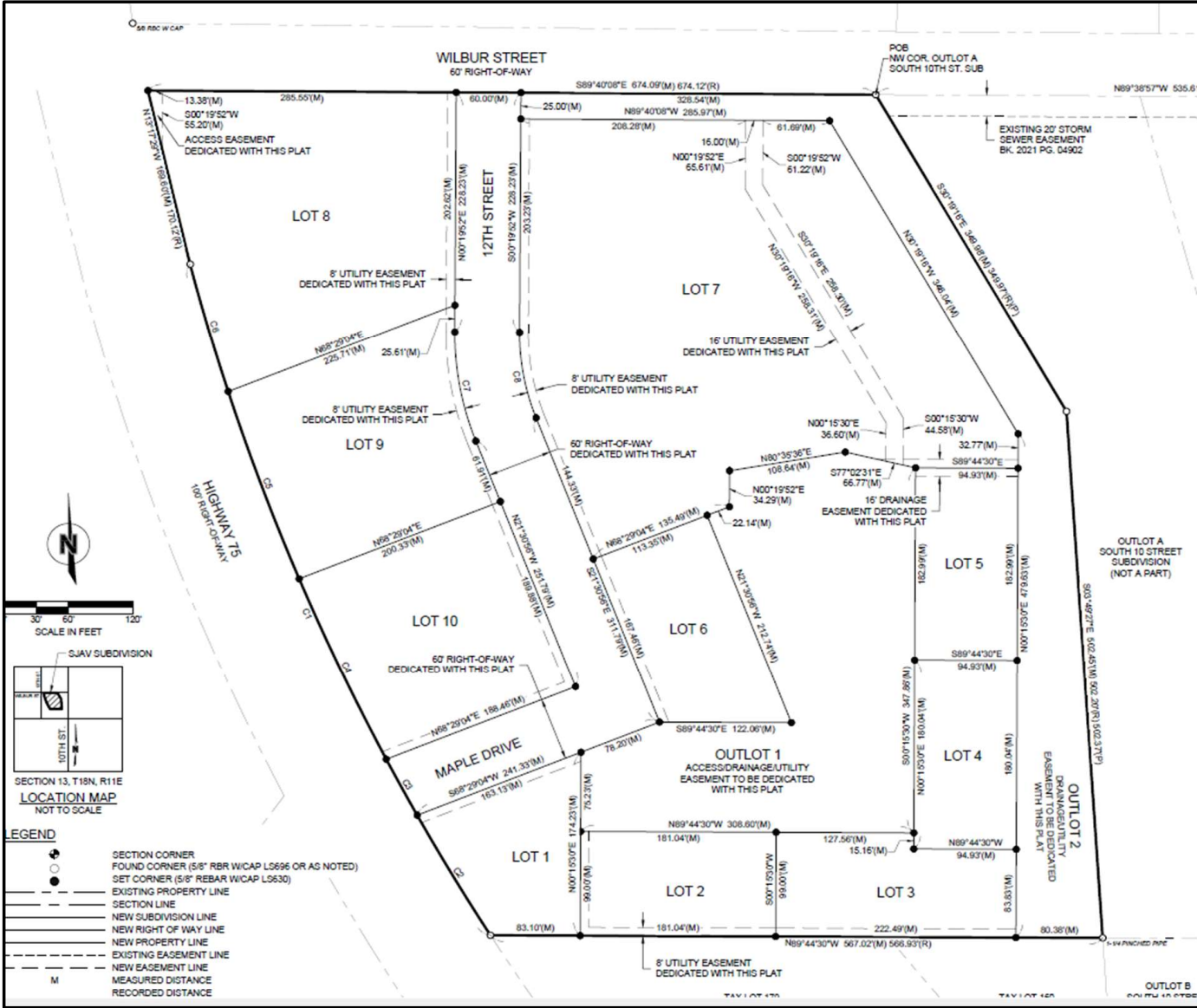
VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

**CITY COUNCIL ACTION:**

DATE OF PUBLIC HEARING: \_\_\_\_\_

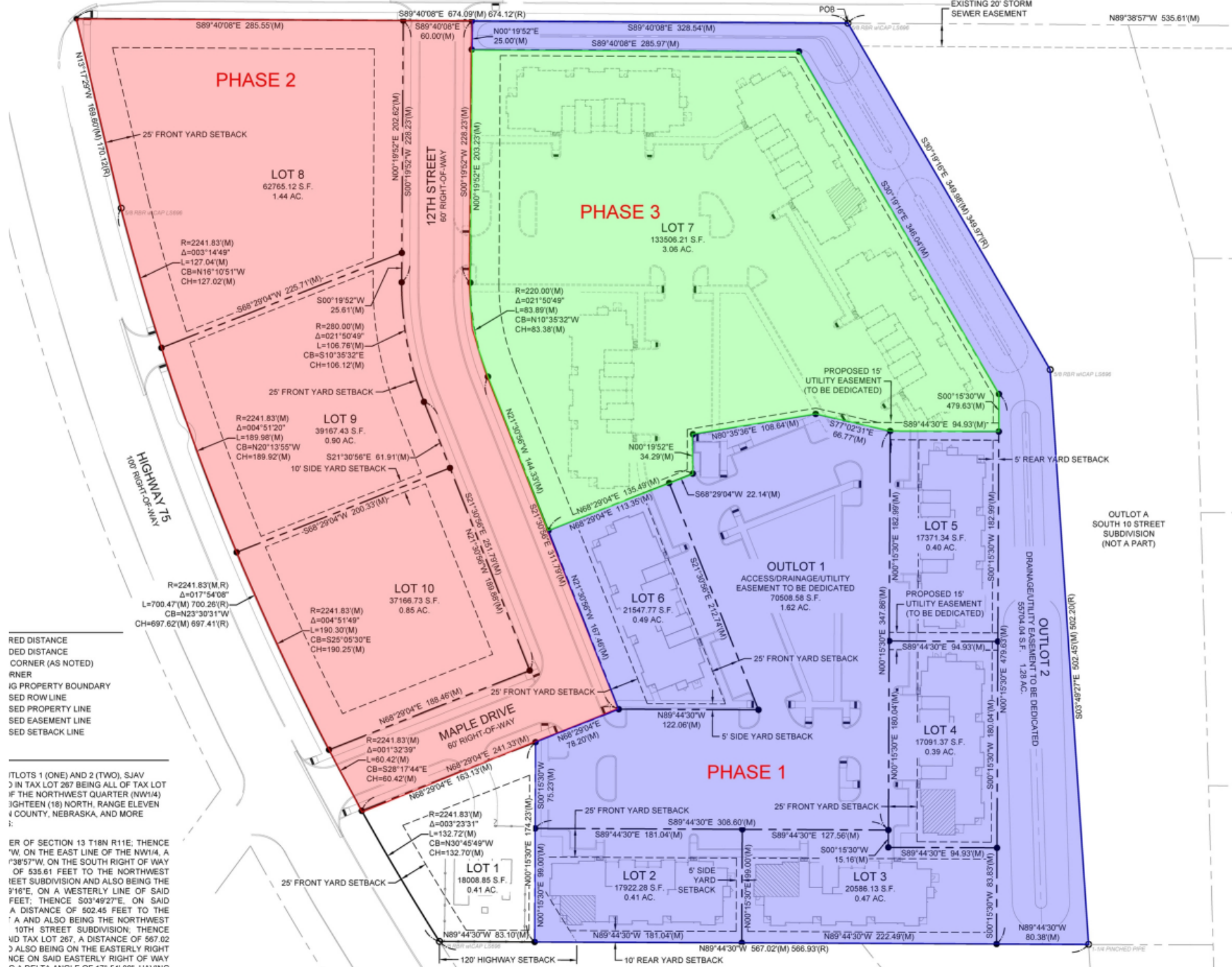
VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_







**PRAIRIE SKY APARTMENTS**  
US HIGHWAY 75 & WILBUR STREET



RED DISTANCE  
DED DISTANCE  
CORNER (AS NOTED)  
RNER  
IG PROPERTY BOUNDARY  
SED ROW LINE  
SED PROPERTY LINE  
SED EASEMENT LINE  
SED SETBACK LINE

TLOTS 1 (ONE) AND 2 (TWO), SJAV  
IN TAX LOT 267 BEING ALL OF TAX LOT  
IF THE NORTHWEST QUARTER (NW1/4)  
EIGHTEEN (18) NORTH RANGE ELEVEN  
COUNTY, NEBRASKA, AND MORE  
:

ER OF SECTION 13 T18N R11E; THENCE  
'W ON THE EAST LINE OF THE NW1/4, A  
'38°57'W, ON THE SOUTH RIGHT OF WAY  
OF 535.61 FEET TO THE NORTHWEST  
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G A DELTA ANGLE OF 17° 54' 08", HAVING  
ORD BEARING N23°30'31"W A CHORD  
'17°29'W, ON SAID EASTERLY RIGHT OF  
EET TO THE INTERSECTION OF SAID

TAX LOT 179  
(NOT A PART)

TAX LOT 160  
(NOT A PART)

OUTLOT B  
SOUTH 10 STREET  
SUBDIVISION



**300 FEET**

**proposed site**





# possible 22 unit complex exteriors



**Grand Island, Nebraska**

**Grand Island, Nebraska**



**possible 22 unit complex exteriors**



possible 22 unit complex exteriors



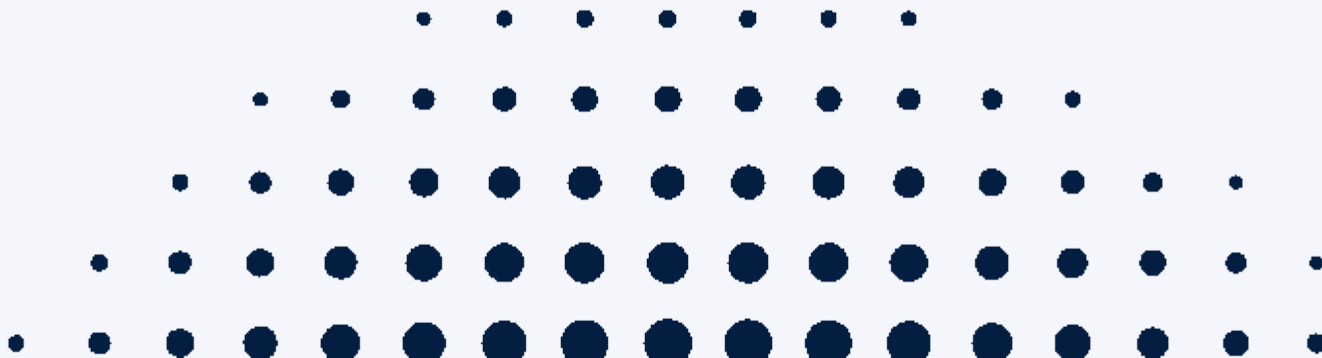
Grand Island, Nebraska

# Phase 2 Commercial Option



# Final Plat Approval

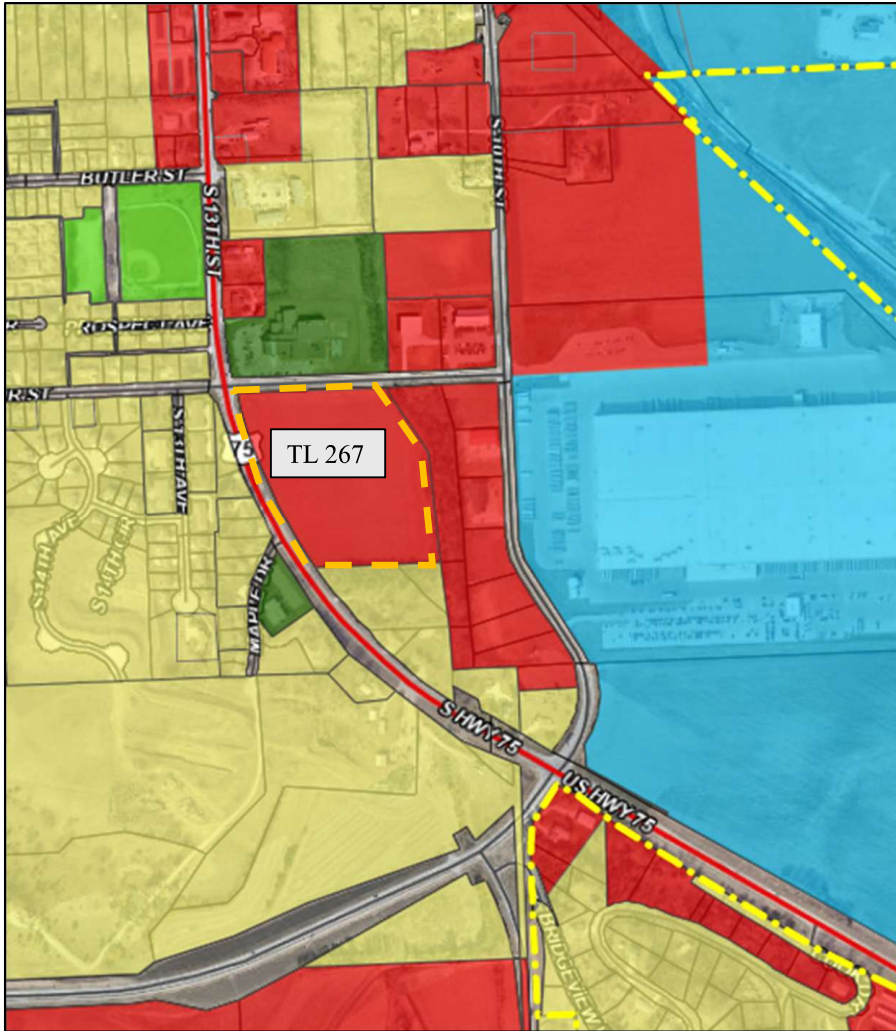
We want to ask for your approval  
because the final plat meets all the  
City of Blair's requirements.



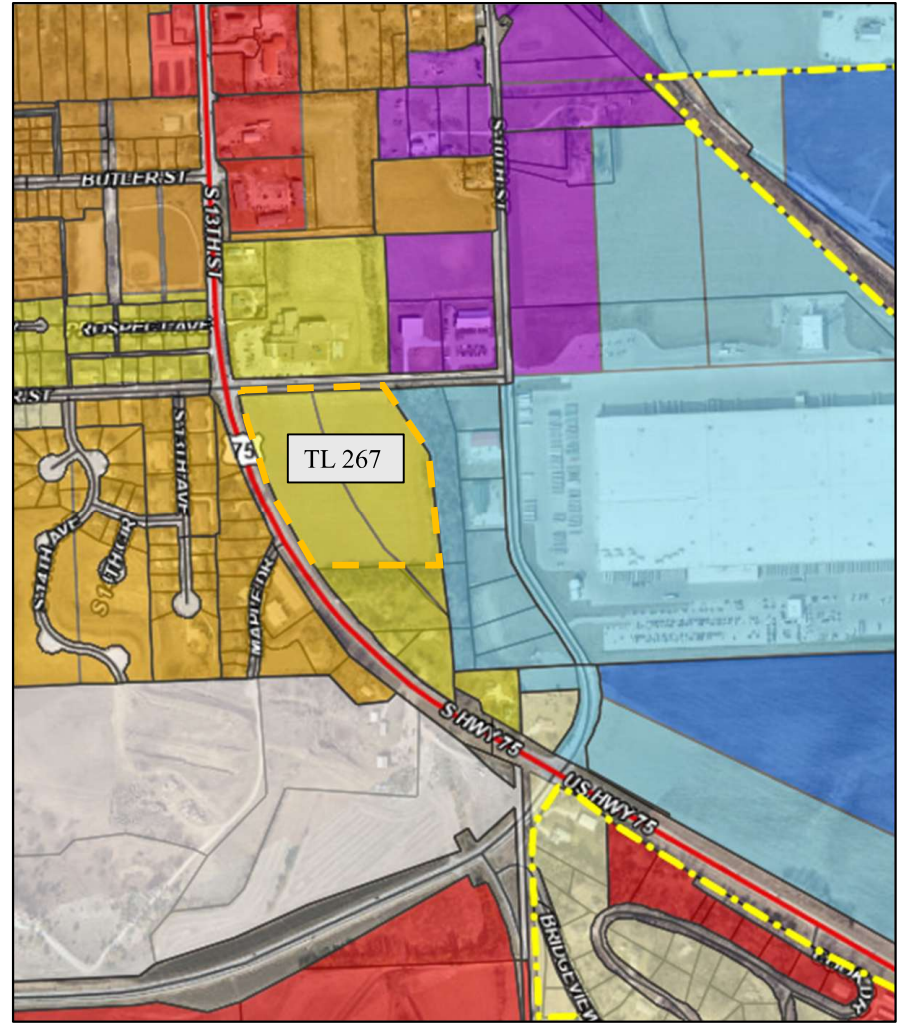


**RIZER**

**For more information,  
visit [rizer.com](https://rizer.com)**



Future Land-Use Map



Current Zoning Map



**1.833.MCKINNIS**

O: 402.426.2644

F: 402.426.2344

mckinnisinc.com

mail@mckinnisinc.com

May 21<sup>st</sup>, 2026

To Whom It May Concern,

On behalf of McKinnis Inc., I am writing in support of the proposed apartment development project near the YMCA in Blair, Nebraska.

As a company that works throughout the region and continues to see economic growth across eastern Nebraska, we recognize firsthand the increasing demand for quality workforce housing. Communities that want to attract and retain businesses, employees, and long-term investment must also ensure there are attainable and modern housing options available for working individuals and families.

The proposed multi-phase apartment project represents a significant investment in Blair's future. Not only would it provide much-needed housing inventory, but it would also support the continued growth of local employers, strengthen the community's tax base, and enhance the overall attractiveness of Blair as a place to live and work.

Projects of this scale require substantial upfront investment, and in today's economic environment, tools such as Tax Increment Financing (TIF) and LB840 assistance are often essential to making developments financially viable. These incentive programs are designed specifically to encourage strategic growth that benefits the broader community, and this project clearly aligns with those objectives.

We also believe the potential partnership with the YMCA creates an additional community benefit by supporting local recreational amenities and encouraging a healthy, connected living environment for future residents.

Blair is at an important point in its growth trajectory. Supporting responsible housing development today will help ensure the community can continue to meet workforce demands and remain competitive for future economic opportunities.

McKinnis Inc. fully supports this project and encourages community leaders to consider the long-term positive impact it can have on Blair and Washington County.

Sincerely,

*David McKinnis*

David McKinnis

McKinnis Inc.

**COMMERCIAL & RESIDENTIAL**

BLAIR • OMAHA • LINCOLN • NORFOLK

Corporate Office: 164 S. 1st Street, Blair, NE 68008

May 21, 2026

RE: Proposed Apartment Complex  
Located at 13<sup>th</sup> & Wilbur St.

Dear Members of the City Council-

I have been fortunate enough to call the City of Blair home since 2005. Over the course of the last 20 years, our community has had some wonderful economic growth. We have seen significant capital investments, really good job creation, and several business expansions. While in the course of 20 years we are knocking it out of the park on economic growth, the City of Blair has failed to address what the growth has done to demands for housing.

While we have had our local builders doing a fine job of building new single family homes each year, we have had little to no increase in multi family housing, in particular apartments. Working in the world of finance, it is safe to say that not all consumers can afford to buy or build a new home. With no new apartment options, most of the workforce that we have attracted from outside of our community are forced to commute.

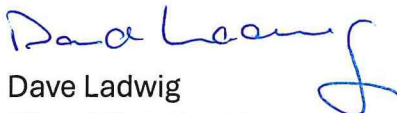
With construction costs continuing to go up significantly, the City will not be able to get developers to even consider coming to Blair without some local incentives. All cities / communities are competing to lure multi family housing developers to their communities. Quite frankly, they are going to go wherever they get the best offer / deal and the best opportunity for a return on their investment.

I strongly encourage the City of Blair to use Tax Increment Financing (TIF) and the LB840 Economic Development Program to support housing initiatives that directly benefit workforce development and community growth.

Without using some of these tools, it is probable that the City of Blair will not have a new apartment building constructed for the next 20 years that I reside here. If we are not growing, we are shrinking, because staying the same is not feasible.

Lastly, I also often times here citizens complain about the lack of choices for restaurants in Blair. If we want more restaurants folks, then we need more residents in order to frequent those restaurants.

Sincerely,



Dave Ladwig  
City of Blair Resident



414 S. 5th St. - P.O. box 677  
Blair, NE 68008  
402-533-8100  
info@krwconstruction.com  
www.krwconstruction.com

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Dear Mayor and City Council,

As Blair and Washington County continue to enjoy strong economic growth and new investment, one of the greatest challenges we face is the shortage of workforce housing.

Over the past several years, Blair has attracted significant capital investment, job growth, and business expansion. Major employers are expanding, and new companies are actively considering our community for future development. While this momentum is highly encouraging, it has also driven up demand for housing, especially market-rate apartments and attainable workforce options.

At present, Blair has a limited supply of quality rental housing. Very few new apartment communities have been built in the past two decades, with only a handful delivered recently. As a result, many workers are commuting from outside the area, which creates difficulties in attracting and retaining talent and reduces overall quality of life. For local employers, this directly affects their ability to build and maintain a stable workforce.

To stay competitive and sustain our economic progress, Blair must actively promote new housing development, particularly multi-family and apartment projects.

We believe the thoughtful use of local incentive tools, such as Tax Increment Financing (TIF) and the LB840 Economic Development Program, is both appropriate and essential at this time.

TIF can help address the high upfront costs of infrastructure, site preparation, and construction in today's challenging market, making projects financially viable when margins are thin. Likewise, LB840 offers a flexible mechanism to support housing initiatives that strengthen our workforce and community.

Without these tools, many much-needed housing projects, especially apartment developments, may not pencil out in the current economic climate. By strategically leveraging TIF and LB840, Blair can:

- Attract private investment into new housing
- Speed up the delivery of critically needed apartment units
- Help local employers by improving workforce availability and retention
- Build a stronger long-term tax base and enhance the community's economic vitality

Blair stands at a pivotal crossroads. We now have the opportunity to match our economic development success with strategic housing growth, ensuring our community remains a desirable place to live, work, and invest for years to come.

We value your continued partnership and support as we collaborate to meet this important need. Here at KRW Construction, 70% of our employees commute to Blair due to housing.

Steve Wehri  
General Manager  
KRW Construction, Inc.

## Brenda Wheeler

---

**From:** Banner, Manny <mbanner@mchhs.org>  
**Sent:** Wednesday, May 6, 2026 1:09 PM  
**To:** Mindy Rump; Phil Green; C.J. Heaton; Rick Paulsen; Kent Long; Frank Wolff; Brent Clark; Kevin Willis; Kirk Highfill; James Letcher; Gary Banner  
**Cc:** Mike Rooks; City Clerk  
**Subject:** Proposed apartments by the YMCA



External (mbanner@mchhs.org)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Protection by Thompson](#)

Dear Mayor, City Staff and Members of the Blair City Council,

Please accept this email as testimony in support of the proposed project and related TIF funding as it comes back before the Council for consideration.

As Blair and Washington County continue to experience economic growth and investment, one of the most pressing challenges facing our community is the availability of workforce housing.

Through both my role at Memorial Community Hospital & Health System and my board involvement with Gateway Development Corporation, I have had the opportunity to participate in many discussions surrounding workforce development, economic growth, recruitment, and long-term community sustainability. A consistent concern raised by employers across our region is the limited availability of quality housing options within Blair.

Our community has experienced significant business investment and employment growth over the past several years. While this growth is extremely positive, it has also increased demand for market-rate apartments and attainable housing for employees, young professionals, and families who want to live in the community where they work.

Housing availability directly impacts workforce recruitment and retention. This challenge extends across industries, including healthcare, education, manufacturing, retail, and service sectors. At Memorial Community Hospital, we regularly recruit professionals from outside the immediate area, and housing availability is often part of the conversation for candidates considering relocation to Blair.

The proposed development represents a substantial private investment in our community and would add meaningful housing capacity at a time when demand continues to grow. In addition to residential units, the project may also create opportunities for future commercial growth and community partnerships.

I recognize that projects of this size appropriately generate discussion regarding infrastructure, incentives, growth management, and long-term planning. Those conversations are important and healthy for any community. However, I also believe it is important that Blair continue to proactively address housing needs if we want to sustain economic momentum and remain competitive for future workforce and business attraction.

Economic development tools such as Tax Increment Financing (TIF) and LB840 exist to help communities encourage strategic projects that may otherwise be difficult to accomplish due to rising construction, infrastructure, and financing costs. When used thoughtfully and responsibly, these tools can support projects that provide long-term economic and community benefit.

Blair is at an important point in its growth, and thoughtful housing development will play a critical role in ensuring our community remains an attractive place to live, work, and raise families.

Thank you for your consideration and for your continued service to our community.

Sincerely,

Manuela “Manny” Banner, RN, MHA, FACHE  
1033 Mary Beth Circle, Blair, NE 68008

Past President, Gateway Development Corporation

President & CEO  
Memorial Community Hospital & Health System  
810 N 22nd Street, Box 250  
Blair, NE 68008  
P: 402-426-1261 | Cell/Text: 308-470-0678  
F: 402-426-1439 | [www.mchhs.org](http://www.mchhs.org)



The information contained in this email and any attachments is confidential and may be subject to copyright or other intellectual property protection. If you are not the intended recipient, you are not authorized to use or disclose this information, and we request that you notify us by reply mail or telephone and delete the original message from your mail system.



05/29/2026

To Whom It May Concern,

On behalf of the Washington County Chamber of Commerce, I am writing in support of the proposed Rizer Apartment housing project in Blair.

As Chamber Director, I regularly hear from local employers and business owners about the challenges created by our community's housing shortage. Many employees of Chamber member businesses are unable to find suitable housing locally and are forced to commute from surrounding communities, creating ongoing workforce recruitment and retention challenges.

Expanding housing opportunities is essential to maintaining a strong and sustainable community. A healthy housing market includes a variety of options for residents in every stage of life. Apartment developments such as this provide opportunities for young professionals entering the workforce, individuals seeking attainable housing options, and residents looking to downsize while remaining in the community they call home.

Additional housing also helps attract and retain young professionals who will engage in Blair, support local businesses, contribute to new revenue growth for existing small businesses, and establish long-term roots in the community. Many are looking for places where they can begin their careers, become involved locally, and eventually choose to raise families.

At the same time, housing options that support aging in place allow longtime residents to transition from larger homes into more manageable living arrangements, helping open existing single-family housing for families and new residents.

Housing availability remains one of the greatest barriers to workforce development and economic growth in communities across Nebraska, including our own. Projects that thoughtfully expand housing inventory are an important investment in the future of our community and local economy.

For these reasons, the Washington County Chamber of Commerce encourages consideration and support of this proposed development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Niki Ferguson", is written over a faint, circular watermark or stamp.

Niki Ferguson  
Executive Director  
Washington County Chamber of Commerce

ORDINANCE NO.

COUNCIL MEMBER ---- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE REZONING 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 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M., CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, FROM RM-RESIDENTIAL MEDIUM DENSITY DISTRICT TO OPD—OFFICE PARK DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA.

SECTION 1. That the zoning designation of 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, be amended from RM—Residential Medium Density District to OPD—Office Park District, as shown in **EXHIBIT A**.

SECTION 2. Be if further ordained by the Mayor and City Council of the City of Blair that the official zoning maps of the City of Blair be changed to reflect the zoning as established hereby.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and following the passage and publication hereof as required by law.

PASSED AND APPROVED ON THE 23RD DAY OF JUNE 2026.

CITY OF BLAIR, NEBRASKA

BY: \_\_\_\_\_  
MELINDA K. RUMP, MAYOR



Filing Date 4/15/2020

Receipt Number \_\_\_\_\_

**APPLICATION FOR REZONING**

- 1. SJAV LLC      1701 County Road 6, Yutan, NE 68073      402.306.2997  
 Applicant's Name      Mailing Address      Telephone
- 2. Andrew Toupin      3568 W Husker Hwy, Grand Island, NE 402.306.2997  
 Agent's Name      Mailing Address      Telephone
- 3. Andrew Toupin      3568 W Husker Hwy, Grand Island, NE 402.306.2997  
 Owner's Name      Mailing Address      Telephone
- 4. Address has not been assigned to property yet  
Address and Legal description of Location - Subject Property  
See attached document for copy of legal Description
- 5. Present Zoning District RM - Residential Medium Density
- 6. Proposed New Zoning: ACH - Agricultural/Highway Commercial District
- 7. ACH allows for Commercial and retail properties in the zoning.  
State briefly your reasons for request

Andrew Toupin      4/16/2020  
 Signature of Owner(s)      Date

\_\_\_\_\_  
 Signature of Owner(s)      Date

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

**CITY COUNCIL ACTION:**

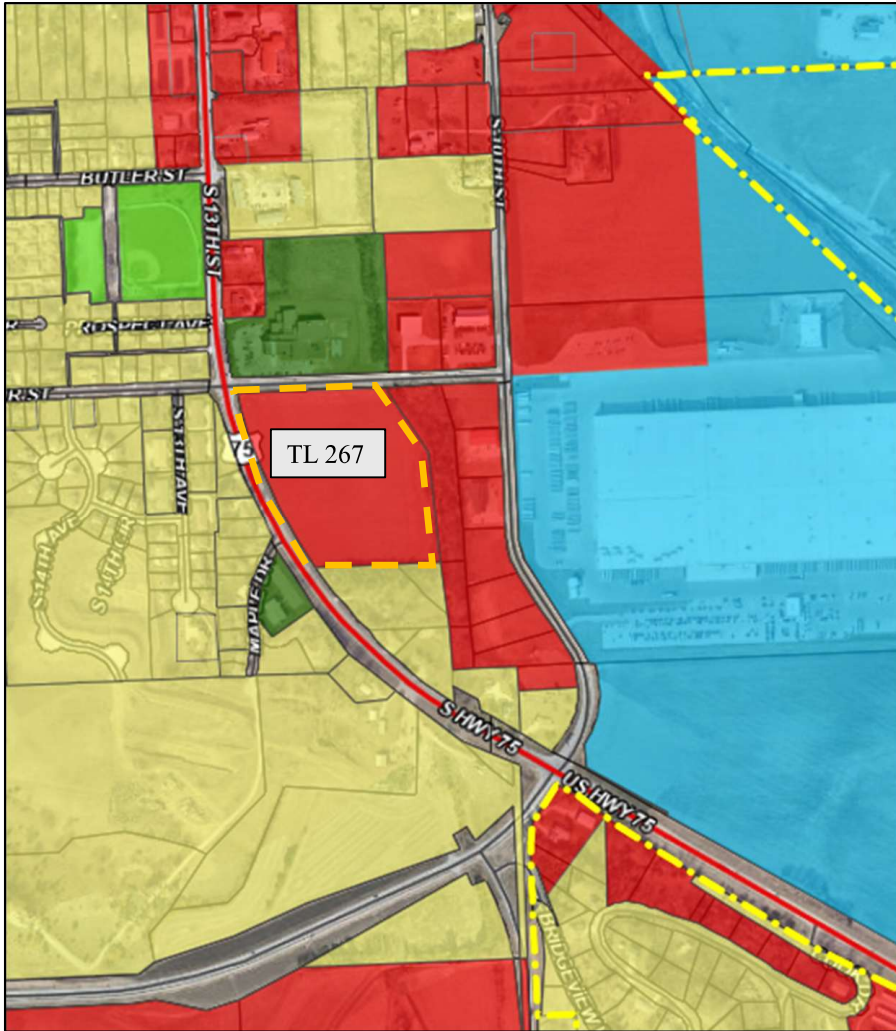
DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

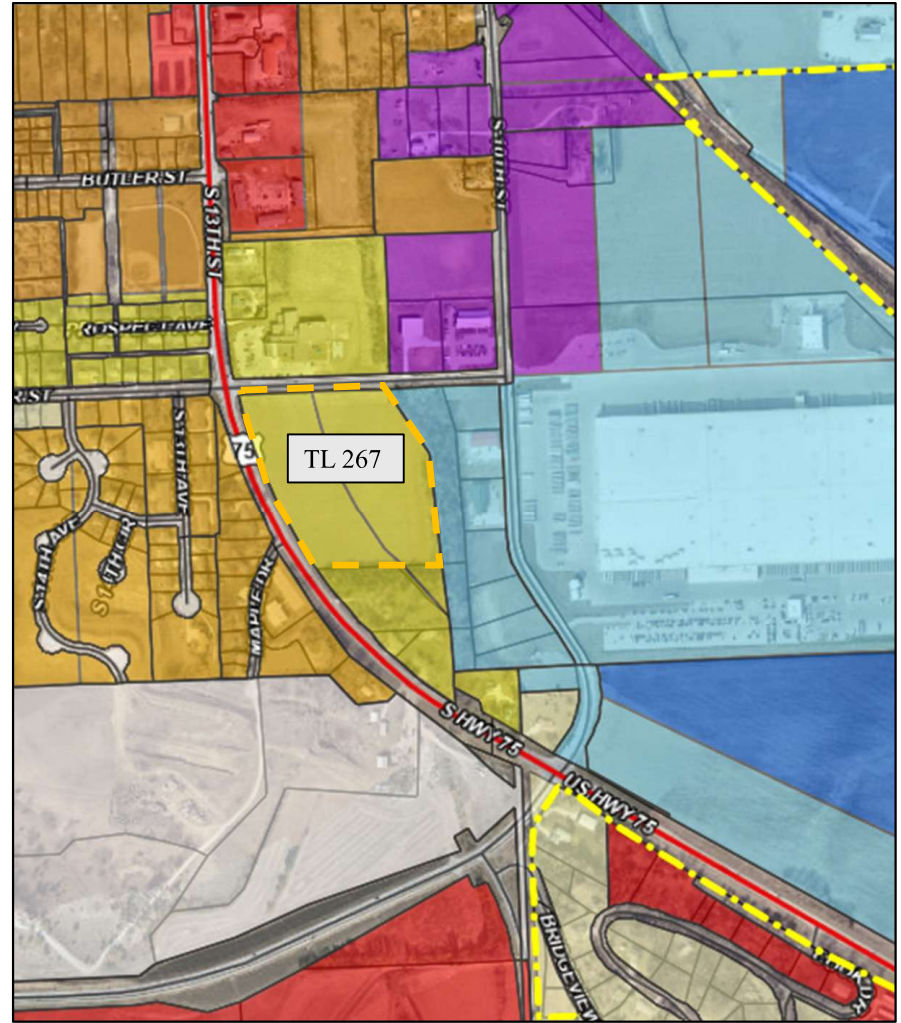
**LEGAL DESCRIPTION**

LOTS 1 (ONE) THROUGH 10 (TEN) AND OUTLOTS 1 (ONE) AND 2 (TWO), SJAV SUBDIVISION, 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 SUBDIVISION; 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.



Future Land-Use Map



Current Zoning Map

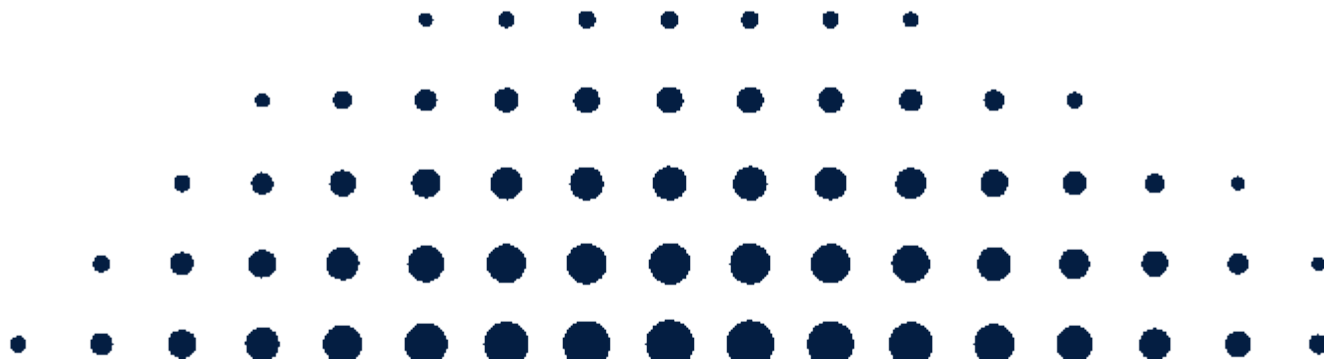


**PRAIRIE SKY APARTMENTS**  
US HIGHWAY 75 & WILBUR STREET

# Rezone Application Approval

We are requesting that this parcel be rezoned to highway commercial which meets the City of Blair's future land use map.

The rezone will allow us to work with a potential senior center and childcare provider, as well as other opportunities within this development.





**300 FEET**

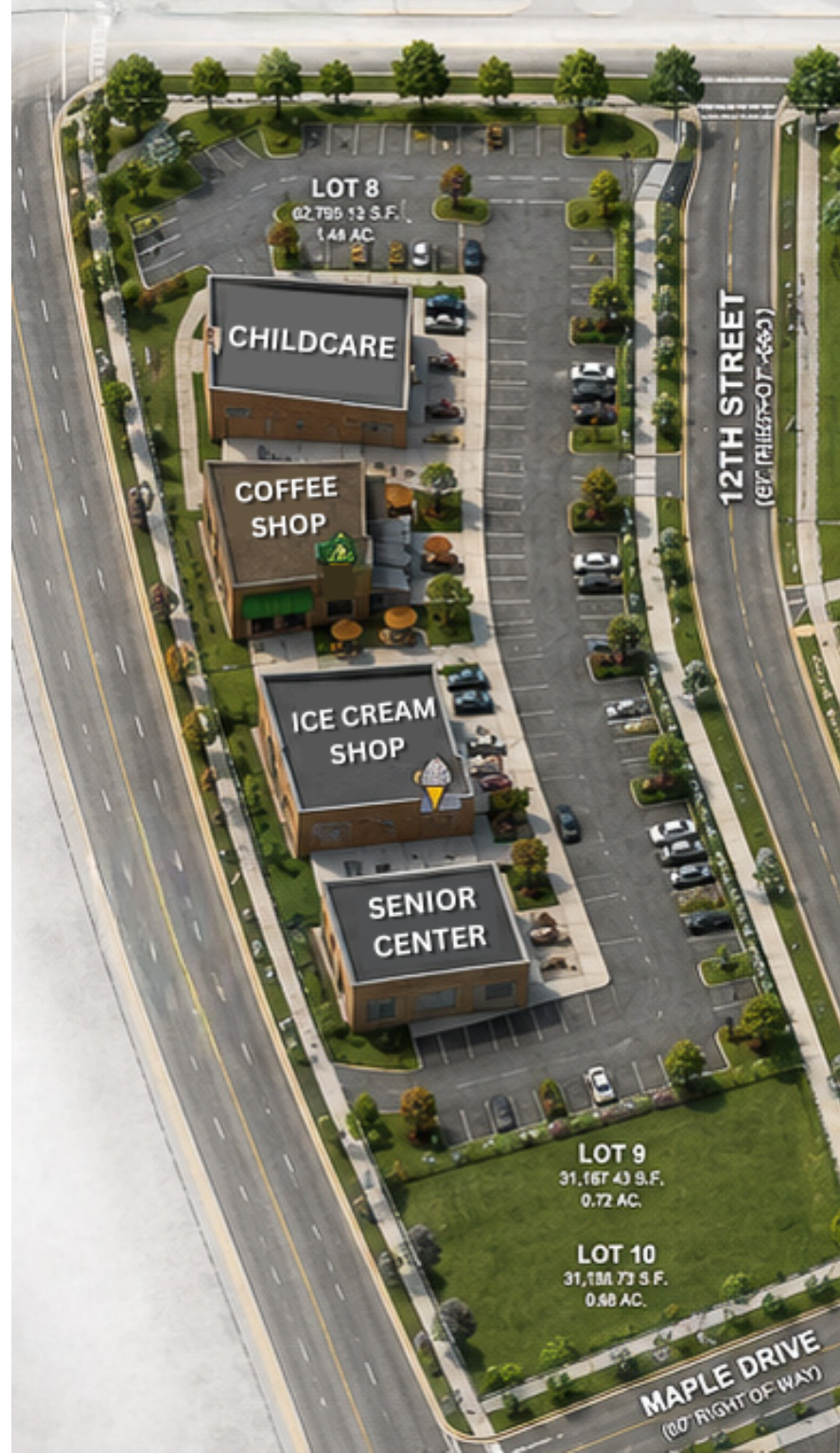
**proposed site**



**300 FEET**

**walkable site**

# Phase 2 Commercial Option





**1.833.MCKINNIS**  
O: 402.426.2644  
F: 402.426.2344  
mckinnisinc.com  
mail@mckinnisinc.com

May 21<sup>st</sup>, 2026

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Sincerely,

*David McKinnis*

David McKinnis

McKinnis Inc.

**COMMERCIAL & RESIDENTIAL**

BLAIR • OMAHA • LINCOLN • NORFOLK

Corporate Office: 164 S. 1st Street, Blair, NE 68008

May 21, 2026

RE: Proposed Apartment Complex  
Located at 13<sup>th</sup> & Wilbur St.

Dear Members of the City Council-

I have been fortunate enough to call the City of Blair home since 2005. Over the course of the last 20 years, our community has had some wonderful economic growth. We have seen significant capital investments, really good job creation, and several business expansions. While in the course of 20 years we are knocking it out of the park on economic growth, the City of Blair has failed to address what the growth has done to demands for housing.

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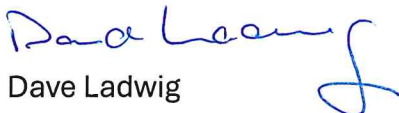
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Sincerely,



Dave Ladwig  
City of Blair Resident



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Blair, NE 68008  
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info@krwconstruction.com  
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Over the past several years, Blair has attracted significant capital investment, job growth, and business expansion. Major employers are expanding, and new companies are actively considering our community for future development. While this momentum is highly encouraging, it has also driven up demand for housing, especially market-rate apartments and attainable workforce options.

At present, Blair has a limited supply of quality rental housing. Very few new apartment communities have been built in the past two decades, with only a handful delivered recently. As a result, many workers are commuting from outside the area, which creates difficulties in attracting and retaining talent and reduces overall quality of life. For local employers, this directly affects their ability to build and maintain a stable workforce.

To stay competitive and sustain our economic progress, Blair must actively promote new housing development, particularly multi-family and apartment projects.

We believe the thoughtful use of local incentive tools, such as Tax Increment Financing (TIF) and the LB840 Economic Development Program, is both appropriate and essential at this time.

TIF can help address the high upfront costs of infrastructure, site preparation, and construction in today's challenging market, making projects financially viable when margins are thin. Likewise, LB840 offers a flexible mechanism to support housing initiatives that strengthen our workforce and community.

Without these tools, many much-needed housing projects, especially apartment developments, may not pencil out in the current economic climate. By strategically leveraging TIF and LB840, Blair can:

- Attract private investment into new housing
- Speed up the delivery of critically needed apartment units
- Help local employers by improving workforce availability and retention
- Build a stronger long-term tax base and enhance the community's economic vitality

Blair stands at a pivotal crossroads. We now have the opportunity to match our economic development success with strategic housing growth, ensuring our community remains a desirable place to live, work, and invest for years to come.

We value your continued partnership and support as we collaborate to meet this important need. Here at KRW Construction, 70% of our employees commute to Blair due to housing.

Steve Wehri  
General Manager  
KRW Construction, Inc.

## Brenda Wheeler

---

**From:** Banner, Manny <mbanner@mchhs.org>  
**Sent:** Wednesday, May 6, 2026 1:09 PM  
**To:** Mindy Rump; Phil Green; C.J. Heaton; Rick Paulsen; Kent Long; Frank Wolff; Brent Clark; Kevin Willis; Kirk Highfill; James Letcher; Gary Banner  
**Cc:** Mike Rooks; City Clerk  
**Subject:** Proposed apartments by the YMCA



External (mbanner@mchhs.org)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Protection by Thompson](#)

Dear Mayor, City Staff and Members of the Blair City Council,

Please accept this email as testimony in support of the proposed project and related TIF funding as it comes back before the Council for consideration.

As Blair and Washington County continue to experience economic growth and investment, one of the most pressing challenges facing our community is the availability of workforce housing.

Through both my role at Memorial Community Hospital & Health System and my board involvement with Gateway Development Corporation, I have had the opportunity to participate in many discussions surrounding workforce development, economic growth, recruitment, and long-term community sustainability. A consistent concern raised by employers across our region is the limited availability of quality housing options within Blair.

Our community has experienced significant business investment and employment growth over the past several years. While this growth is extremely positive, it has also increased demand for market-rate apartments and attainable housing for employees, young professionals, and families who want to live in the community where they work.

Housing availability directly impacts workforce recruitment and retention. This challenge extends across industries, including healthcare, education, manufacturing, retail, and service sectors. At Memorial Community Hospital, we regularly recruit professionals from outside the immediate area, and housing availability is often part of the conversation for candidates considering relocation to Blair.

The proposed development represents a substantial private investment in our community and would add meaningful housing capacity at a time when demand continues to grow. In addition to residential units, the project may also create opportunities for future commercial growth and community partnerships.

I recognize that projects of this size appropriately generate discussion regarding infrastructure, incentives, growth management, and long-term planning. Those conversations are important and healthy for any community. However, I also believe it is important that Blair continue to proactively address housing needs if we want to sustain economic momentum and remain competitive for future workforce and business attraction.

Economic development tools such as Tax Increment Financing (TIF) and LB840 exist to help communities encourage strategic projects that may otherwise be difficult to accomplish due to rising construction, infrastructure, and financing costs. When used thoughtfully and responsibly, these tools can support projects that provide long-term economic and community benefit.

Blair is at an important point in its growth, and thoughtful housing development will play a critical role in ensuring our community remains an attractive place to live, work, and raise families.

Thank you for your consideration and for your continued service to our community.

Sincerely,

Manuela “Manny” Banner, RN, MHA, FACHE  
1033 Mary Beth Circle, Blair, NE 68008

Past President, Gateway Development Corporation

President & CEO  
Memorial Community Hospital & Health System  
810 N 22nd Street, Box 250  
Blair, NE 68008  
P: 402-426-1261 | Cell/Text: 308-470-0678  
F: 402-426-1439 | [www.mchhs.org](http://www.mchhs.org)



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**LEGAL DESCRIPTION**

LOTS 1 (ONE) THROUGH 10 (TEN) AND OUTLOTS 1 (ONE) AND 2 (TWO), SJAV SUBDIVISION, 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 SUBDIVISION; 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.



**PRAIRIE SKY APARTMENTS**  
US HIGHWAY 75 & WILBUR STREET



The project will consist of five thoughtfully designed residential buildings totaling 110 multifamily units in Blair, Nebraska, delivering high-quality housing to meet increasing local demand. RIZER Construction will serve as the project's General Contractor.

possible 22 unit complex exteriors



**Grand Island, Nebraska**

**Grand Island, Nebraska**



**possible 22 unit complex exteriors**

possible 22 unit complex exteriors



**Grand Island, Nebraska**



possible 22 unit complex exteriors



Grand Island, Nebraska



**22 unit complex interiors**



**22 unit complex interiors**

# The Ashby

1 bedroom, 1 bath

716 square feet



# The Sutton

2 bedrooms, 1 bath

903 square feet





# The Kennedy

2 bedrooms, 2 bath

1,051 square feet

garage



proposed site

WILBUR STREET  
60' RIGHT-OF-WAY

EXISTING 20' STORM  
SEWER EASEMENT

N89°38'57"W 535.61'(M)

PHASE 2

25' FRONT YARD SETBACK

LOT 8  
62765.12 S.F.  
1.44 AC.

R=2241.83'(M)  
Δ=003°14'49"  
L=127.04'(M)  
CB=N16°10'51"W  
CH=127.02'(M)

R=280.00'(M)  
Δ=021°50'49"  
L=106.76'(M)  
CB=S10°35'32"E  
CH=106.12'(M)

LOT 9  
39167.43 S.F.  
0.90 AC.

R=2241.83'(M)  
Δ=004°51'20"  
L=189.98'(M)  
CB=N20°13'55"W  
CH=189.92'(M)

LOT 10  
37166.73 S.F.  
0.85 AC.

R=2241.83'(M)  
Δ=017°54'08"  
L=700.47'(M)  
CB=N23°30'31"W  
CH=697.62'(M)  
697.41'(R)

PHASE 3

LOT 7  
133506.21 S.F.  
3.06 AC.

R=220.00'(M)  
Δ=021°50'49"  
L=83.89'(M)  
CB=N10°35'32"W  
CH=83.38'(M)

PROPOSED 15'  
UTILITY EASEMENT  
(TO BE DEDICATED)

LOT 6  
21547.77 S.F.  
0.49 AC.

OUTLOT 1  
ACCESS/ DRAINAGE/ UTILITY  
EASEMENT TO BE DEDICATED  
70508.58 S.F.  
1.62 AC.

LOT 5  
17371.34 S.F.  
0.40 AC.

LOT 4  
17091.37 S.F.  
0.39 AC.

PHASE 1

LOT 1  
18008.85 S.F.  
0.41 AC.

LOT 2  
17922.28 S.F.  
0.41 AC.

LOT 3  
20586.13 S.F.  
0.47 AC.

OUTLOT A  
SOUTH 10 STREET  
SUBDIVISION  
(NOT A PART)

OUTLOT 2  
DRAINAGE/ UTILITY EASEMENT TO BE DEDICATED  
55704.04 S.F.  
1.28 AC.

OUTLOT B  
SOUTH 10 STREET  
SUBDIVISION  
(NOT A PART)

HIGHWAY 15  
100' RIGHT-OF-WAY

12TH STREET  
60' RIGHT-OF-WAY

MAPLE DRIVE  
60' RIGHT-OF-WAY

- RED DISTANCE
- DED DISTANCE
- CORNER (AS NOTED)
- RNER
- IG PROPERTY BOUNDARY
- SED ROW LINE
- SED PROPERTY LINE
- SED EASEMENT LINE
- SED SETBACK LINE

TLTOS 1 (ONE) AND 2 (TWO), SJAV  
D IN TAX LOT 267 BEING ALL OF TAX LOT  
IF THE NORTHWEST QUARTER (NW1/4)  
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COUNTY, NEBRASKA, AND MORE  
:

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ORD BEARING N23°30'31"W A CHORD  
°17'29"W, ON SAID EASTERLY RIGHT OF  
EET TO THE INTERSECTION OF SAID

TAX LOT 179  
(NOT A PART)

TAX LOT 160  
(NOT A PART)

1/4 PINCHED PIPE

# Phase 2 Commercial Option





**RIZER**

**For more information,  
visit [rizer.com](https://www.rizer.com)**



801.01 INTENT: The A/CH - Agricultural/ Highway Commercial District is intended primarily for application to areas along major highway entrances to a community in accord with policies of the comprehensive plan for controlled access to the highway is afforded for the convenience of patrons traveling the highway. For the purposes of Section 77-1343 R.R.S. Neb. the predominant use for this district is agricultural and horticultural uses.

801.04 EXCEPTIONS:(15) Multi-family dwellings

801.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

(1) Retail and Service which provide services or supply commodities primarily for the convenience of patrons traveling on state highways and major county road entrances to the community including:

Auditorium, exhibition hall, club

Auto and truck parts stores (retail only)

Athletic complexes and health centers

Barber, beauty, tanning, and manicure shops

Bars, cocktail lounges or nightclubs

Boat sales and services

Bowling alley

Bus depots and transit stations

Car and truck sales, both new and used, with full service and repairs

Car wash

Convenience stores with gasoline sales

Dry cleaning and laundry establishments

Feed, grain, and fertilizer sales

Furniture stores

Garden and lawn supplies stores, nurseries and greenhouses

Hotels and motels

Ice cream and confectionery stores

Lumber and building materials

Medical, Dental or Health Clinic

Offices

Plumbing and heating services

Recreational vehicle sales and service

Rental and lease establishments, inside storage only

Restaurants, including drive in restaurants

Sign Shops

Soda fountains

Theaters

Veterinary services and small animal hospitals

(2) Any principal permitted use in the CCB Central Business District as specified in Section 802.02 if the total structure or building contains principal uses and structures specified in Section 802.02 and such building or structure contains 7,500 square feet or more.

(3) Signs subject to SECTION 1114 of this Ordinance.

(4) Roadside rest areas.

(5) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

801.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

(1) Accessory uses and structures normally appurtenant to the permitted uses and structures shall be permitted including the following:

(2) Offices and retail stores incidental to and on the same site with a highway commercial establishment prescribed in SECTION 801.02 of this Ordinance.

801.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the A/CH Highway Commercial District in accordance with ARTICLE 14 of this Ordinance.

(1) Automobile service stations

(2) Car and truck detailing shops; provided that no repair garage work is done

(3) Repair Garages

(4) Car and truck sales, both new and used, without full service and repairs

(5) Storage Units, Mini;

(6) Contract construction offices and services, when all materials are contained within the walls of the building

(7) Farm implement and farm machinery fabrication, sales and service, and farm equipment and supplies, sales and service

(8) Mobile Home sales

(9) Amusement parks; carnivals, circuses, outdoor festivals and other transient amusement enterprises; drive in theaters; golf driving ranges; pony rings; skating rinks; and miniature golf course;

(10) Churches and other religious institutions;

(11) Private clubs and lodges;

(12) Public buildings and grounds;

- (13) Go Cart race tracks.
- (14) Overnight recreational vehicle parking areas limited to six spaces in conjunction with another permitted use.
- (15) Multi family dwellings.
- (16) Family day care home, group day care home, or day care center.
- (17) Public Utility structures, services and facilities
- (18) Any principal permitted use in the CCB Central Business District as specified in Section 802.02 if the total structure or building contains principal uses and structures specified in Section 802.02 and such building or structure contains less than 7,500 square feet.
- (19) Rental and lease establishments, outside storage; provided however, no rental or lease establishments for construction equipment shall be allowed.
- (20) Storage, Indoor and Outdoor: All outdoor storage areas which are located within one hundred feet (100') of the right of way, or within five hundred feet (500') of a Federal Aid Primary or Federal Aid Secondary designated street or highway, shall be hard surfaced with concrete, asphalt, recycled asphalt or asphalt millings.
- (21) Recreational Vehicle (RV) Park: RV (also known as a motor home, pull-behind trailer or fifth-wheel trailer) parking shall not be permitted on lots with direct access from a Federal-Aid Primary or Federal-Aid Secondary designated street or highway. RV parks must have accepted connections to the City's sanitary sewer system and to the City's water system with at least one backflow preventer installed at the water meter's connection to the City's water source. Backflow preventers must be maintained per the City of Blair's Municipal Code. Any modification of the sanitary sewer or water requirements must be approved through the City Council as part of the Conditional Use Permit. The Accessory structures are not permitted at the individual RV pads.
- (22) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended



**PRAIRIE SKY APARTMENTS**  
US HIGHWAY 75 & WILBUR STREET





300 FEET

proposed site





# possible 22 unit complex exteriors



**Grand Island, Nebraska**

**Grand Island, Nebraska**



**possible 22 unit complex exteriors**



**RIZER**

For more information,  
visit [rizer.com](https://www.rizer.com)



1.833.MCKINNIS

O: 402.426.2644

F: 402.426.2344

mckinnisinc.com

mail@mckinnisinc.com

May 21<sup>st</sup>, 2026

To Whom It May Concern,

On behalf of McKinnis Inc., I am writing in support of the proposed apartment development project near the YMCA in Blair, Nebraska.

As a company that works throughout the region and continues to see economic growth across eastern Nebraska, we recognize firsthand the increasing demand for quality workforce housing. Communities that want to attract and retain businesses, employees, and long-term investment must also ensure there are attainable and modern housing options available for working individuals and families.

The proposed multi-phase apartment project represents a significant investment in Blair's future. Not only would it provide much-needed housing inventory, but it would also support the continued growth of local employers, strengthen the community's tax base, and enhance the overall attractiveness of Blair as a place to live and work.

Projects of this scale require substantial upfront investment, and in today's economic environment, tools such as Tax Increment Financing (TIF) and LB840 assistance are often essential to making developments financially viable. These incentive programs are designed specifically to encourage strategic growth that benefits the broader community, and this project clearly aligns with those objectives.

We also believe the potential partnership with the YMCA creates an additional community benefit by supporting local recreational amenities and encouraging a healthy, connected living environment for future residents.

Blair is at an important point in its growth trajectory. Supporting responsible housing development today will help ensure the community can continue to meet workforce demands and remain competitive for future economic opportunities.

McKinnis Inc. fully supports this project and encourages community leaders to consider the long-term positive impact it can have on Blair and Washington County.

Sincerely,

*David McKinnis*

David McKinnis

McKinnis Inc.

**COMMERCIAL & RESIDENTIAL**

BLAIR • OMAHA • LINCOLN • NORFOLK

Corporate Office: 164 S. 1st Street, Blair, NE 68008

May 21, 2026

RE: Proposed Apartment Complex  
Located at 13<sup>th</sup> & Wilbur St.

Dear Members of the City Council-

I have been fortunate enough to call the City of Blair home since 2005. Over the course of the last 20 years, our community has had some wonderful economic growth. We have seen significant capital investments, really good job creation, and several business expansions. While in the course of 20 years we are knocking it out of the park on economic growth, the City of Blair has failed to address what the growth has done to demands for housing.

While we have had our local builders doing a fine job of building new single family homes each year, we have had little to no increase in multi family housing, in particular apartments. Working in the world of finance, it is safe to say that not all consumers can afford to buy or build a new home. With no new apartment options, most of the workforce that we have attracted from outside of our community are forced to commute.

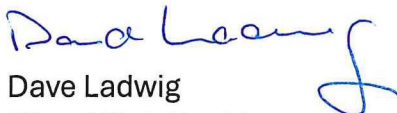
With construction costs continuing to go up significantly, the City will not be able to get developers to even consider coming to Blair without some local incentives. All cities / communities are competing to lure multi family housing developers to their communities. Quite frankly, they are going to go wherever they get the best offer / deal and the best opportunity for a return on their investment.

I strongly encourage the City of Blair to use Tax Increment Financing (TIF) and the LB840 Economic Development Program to support housing initiatives that directly benefit workforce development and community growth.

Without using some of these tools, it is probable that the City of Blair will not have a new apartment building constructed for the next 20 years that I reside here. If we are not growing, we are shrinking, because staying the same is not feasible.

Lastly, I also often times here citizens complain about the lack of choices for restaurants in Blair. If we want more restaurants folks, then we need more residents in order to frequent those restaurants.

Sincerely,



Dave Ladwig  
City of Blair Resident



414 S. 5th St. - P.O. box 677  
Blair, NE 68008  
402-533-8100  
info@krwconstruction.com  
www.krwconstruction.com

---

Dear Mayor and City Council,

As Blair and Washington County continue to enjoy strong economic growth and new investment, one of the greatest challenges we face is the shortage of workforce housing.

Over the past several years, Blair has attracted significant capital investment, job growth, and business expansion. Major employers are expanding, and new companies are actively considering our community for future development. While this momentum is highly encouraging, it has also driven up demand for housing, especially market-rate apartments and attainable workforce options.

At present, Blair has a limited supply of quality rental housing. Very few new apartment communities have been built in the past two decades, with only a handful delivered recently. As a result, many workers are commuting from outside the area, which creates difficulties in attracting and retaining talent and reduces overall quality of life. For local employers, this directly affects their ability to build and maintain a stable workforce.

To stay competitive and sustain our economic progress, Blair must actively promote new housing development, particularly multi-family and apartment projects.

We believe the thoughtful use of local incentive tools, such as Tax Increment Financing (TIF) and the LB840 Economic Development Program, is both appropriate and essential at this time.

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Blair stands at a pivotal crossroads. We now have the opportunity to match our economic development success with strategic housing growth, ensuring our community remains a desirable place to live, work, and invest for years to come.

We value your continued partnership and support as we collaborate to meet this important need. Here at KRW Construction, 70% of our employees commute to Blair due to housing.

Steve Wehri  
General Manager  
KRW Construction, Inc.

## Brenda Wheeler

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**Sent:** Wednesday, May 6, 2026 1:09 PM  
**To:** Mindy Rump; Phil Green; C.J. Heaton; Rick Paulsen; Kent Long; Frank Wolff; Brent Clark; Kevin Willis; Kirk Highfill; James Letcher; Gary Banner  
**Cc:** Mike Rooks; City Clerk  
**Subject:** Proposed apartments by the YMCA



External (mbanner@mchhs.org)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Protection by Thompson](#)

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Blair is at an important point in its growth, and thoughtful housing development will play a critical role in ensuring our community remains an attractive place to live, work, and raise families.

Thank you for your consideration and for your continued service to our community.

Sincerely,

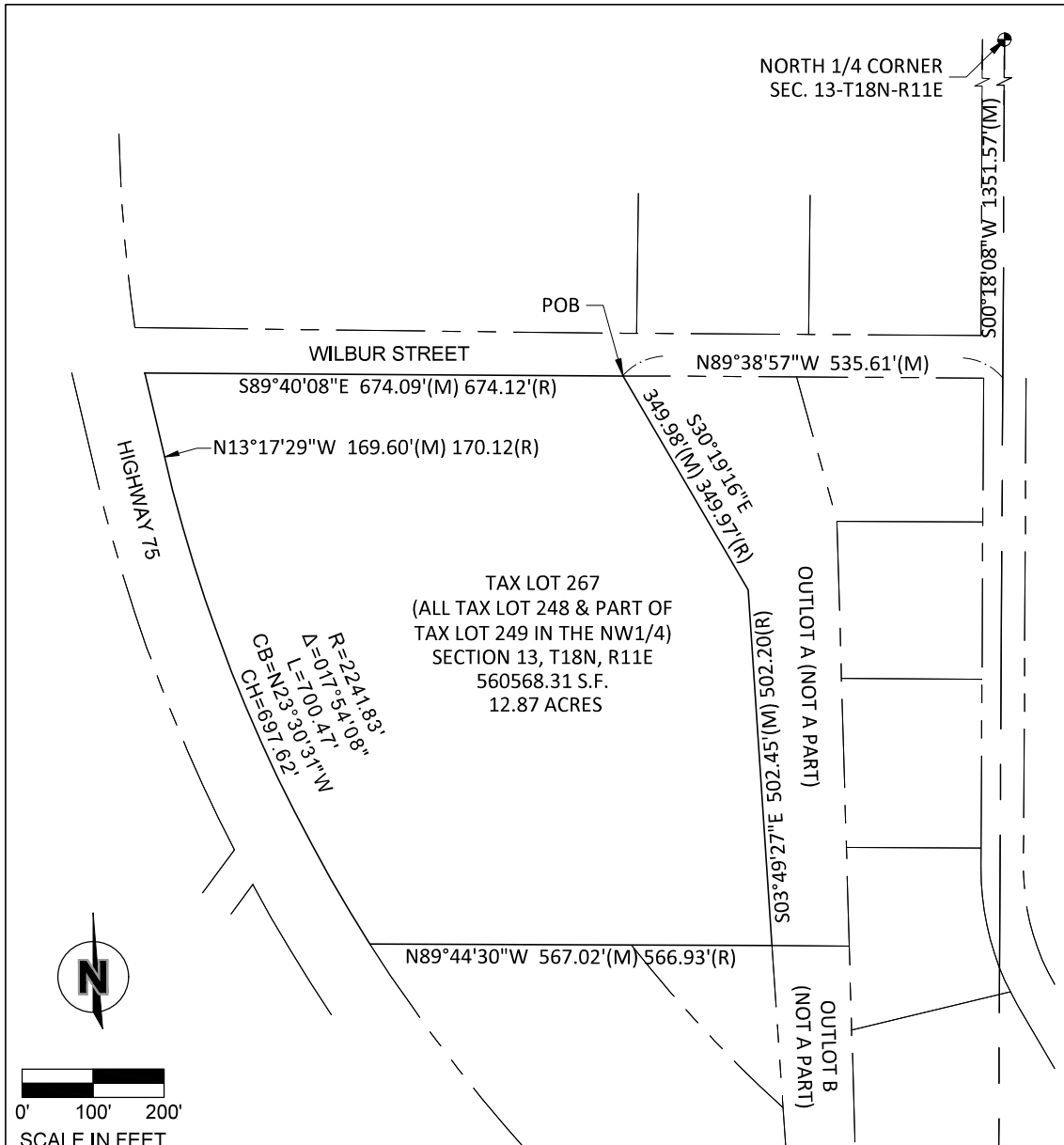
Manuela “Manny” Banner, RN, MHA, FACHE  
1033 Mary Beth Circle, Blair, NE 68008

Past President, Gateway Development Corporation

President & CEO  
Memorial Community Hospital & Health System  
810 N 22nd Street, Box 250  
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P: 402-426-1261 | Cell/Text: 308-470-0678  
F: 402-426-1439 | [www.mchhs.org](http://www.mchhs.org)



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**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.

F:\2025\06501-0700\025-06750-4\40-Design\Survey\SRVY\Sheets\IV\_TIF\_BNDY\_A2506750.dwg DATE: Feb 27, 2026 2:38pm USER: teamnest

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

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

**PREPARED MARCH, 2026  
REVISED AND RESUBMITTED JUNE, 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 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 and phasing 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 occur in three (3) distinct phases. The first phase is anticipated to consist of approximately 110 multifamily units, consisting of five 22-plex buildings of the multifamily apartment complex (110 units). Subject to the contingencies set forth under Paragraph H below, the second phase is anticipated to consist of three (3) commercial lots/improvements. Subject to the contingencies set forth under Paragraph H below, the third phase is anticipated to consist of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. As set forth in further detail under Paragraph H below, while this Redevelopment Plan statutorily authorizes the use and allocation of TIF for the second and third phases of the Redevelopment Project, Redeveloper's contractual entitlement to the same is conditioned upon certain requirements and contingencies.

Additionally, as part of the Redevelopment Project, it is anticipated the City will both acquire a portion of the Project Site and undertake a portion of the right-of-way and infrastructure improvements within the Project Site, as outlined below:

- As part of the first phase of the Redevelopment Project, 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 as part of the first phase of the Redevelopment Project. 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.
- As part of the second phase of the Redevelopment Project, as applicable, 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. Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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 Project Site are anticipated to consist of: (i) the construction of an approximately 110 multifamily units, consisting of five 22-plex buildings of the

multifamily apartment complex (110 units) with respect to the first phase; (ii) the construction of three (3) commercial lots/improvements with respect to the second phase; and (iii) with respect to the third phase, the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase, in addition to the respective 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, as well as certain contingencies and requirements pertaining to the second and third phases of the Redevelopment Project.

#### **G. Project Costs**

The total estimated cost of the Redevelopment Project is \$50,142,396. With respect thereto: (i) the estimated costs for first phase of the Redevelopment Project total \$23,065,341.88; (ii) the estimated costs for second phase of the Redevelopment Project total \$8,592,280.63; and (iii) the estimated costs for third phase of the Redevelopment Project total \$18,484,773.50. 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**

Subject to the contingencies set forth in this Paragraph H, 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 three phases. Within a given phase, such phase may be constructed over the course of multiple years with each calendar year constituting a subphase thereof; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases or subphases over an additional period of time. Redeveloper intends to commence construction of the first phase Redevelopment Project upon approval of this Redevelopment Plan. The anticipated implementation and phasing of the Redevelopment Project is as follows:

Phase 1 – Redeveloper anticipates that the first phase will consist of construction of: (i) Maple Drive and infrastructure serving the first phase private improvements; and (ii) the first five 22-plex buildings of the multifamily apartment complex (110 units), with a target completion date of fall of 2027.

Phase 2 – Subject to the conditions set forth below, Redeveloper anticipates that the second phase will consist of: (i) the construction of 12th Street and infrastructure serving the remaining portion(s) of the Project Site; and (ii) the construction of three (3) commercial lots/improvements. Timing for construction of the second phase is speculative at this time, but could occur contemporaneously with or following development of the first phase. 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.

Phase 3 – Subject to the conditions set forth below, Redeveloper anticipates that the third phase will consist of the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. In accordance with the below conditions, the third phase must occur after the construction of the stabilization of the first phase in order for Redeveloper and the City to assess the market demand, community support, and viability of additional multifamily housing.

Notwithstanding anything herein to the contrary, the award and allocation of TIF with respect to the second and third phases of the Redevelopment Project is subject to and contingent upon the following:

- With respect to the second phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the second phase and/or issue Redeveloper the Phase Two Indebtedness (defined below) authorized hereunder is contingent upon City and Redeveloper establishing mutually-agreeable parameters and/or land control rights/restrictions with respect to the permissible and/or non-permissible type of commercial improvements developed on such lots. If such contingency is not satisfied within a reasonable time, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the second phase or incorporate a different second phase, which may or may not be undertaken by Redeveloper.
- With respect to the third phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the third phase and/or issue Redeveloper the Phase Three

Indebtedness (defined below) authorized hereunder is contingent upon the assessment or reassessment of additional multifamily apartments in relation to: the success and occupancy rates of the multifamily apartments constructed during the first phase of the Redevelopment Project, the then-existing market demand in the City for additional multifamily apartments, compatibility with the Project Site and surrounding area, and such other elements and considerations the City deems relevant. If such contingency is not satisfied or the City determines the third phase as contemplated herein is no longer a desirable project for the Project Site, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the third phase or incorporate a different third phase, which may or may not be undertaken by Redeveloper.

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” or “subphase”). The timing and nature of each phase or subphase 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 or subphase, 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/subphase. New phases/subphases 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 or subphase of the Redevelopment Project must occur – as may be set forth in the Redevelopment Contract(s).

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon the conditions and contingencies stated herein, market conditions, availability of materials, workforce availability and other extraneous factors. More or less phases or subphases 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 or subphase 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/subphase, and therefore the increment period for each phase/subphase, will be different.

Notwithstanding any provision herein to the contrary, the TIF Revenues for each phase or subphase 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 three (3) separate TIF bonds or notes (the "TIF Indebtedness"), in an aggregate principal amount of \$4,426,000, allocated as follows: (i) a TIF bond or note in the principal amount of \$2,077,000 with respect to the first phase of the Redevelopment Project (the "Phase One Indebtedness"); (ii) subject to the relevant

requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$689,000 with respect to the second phase of the Redevelopment Project (the “Phase Two Indebtedness”); and (iii) subject to the relevant requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$1,660,000 with respect to the third phase of the Redevelopment Project (the “Phase Three Indebtedness”). The TIF Indebtedness shall bear interest at a rate of 6.00% per annum. As detailed in Paragraph H above, certain conditions and requirements must be met prior to the City entering into a Redevelopment Contract for the second and third phases of the Redevelopment Project and/or issuing the Phase Two Indebtedness and Phase Three Indebtedness, respectively.

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 287 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 8TH 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 535.81 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 897.82 FEET; THENCE N13°17'29"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 160.60 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.

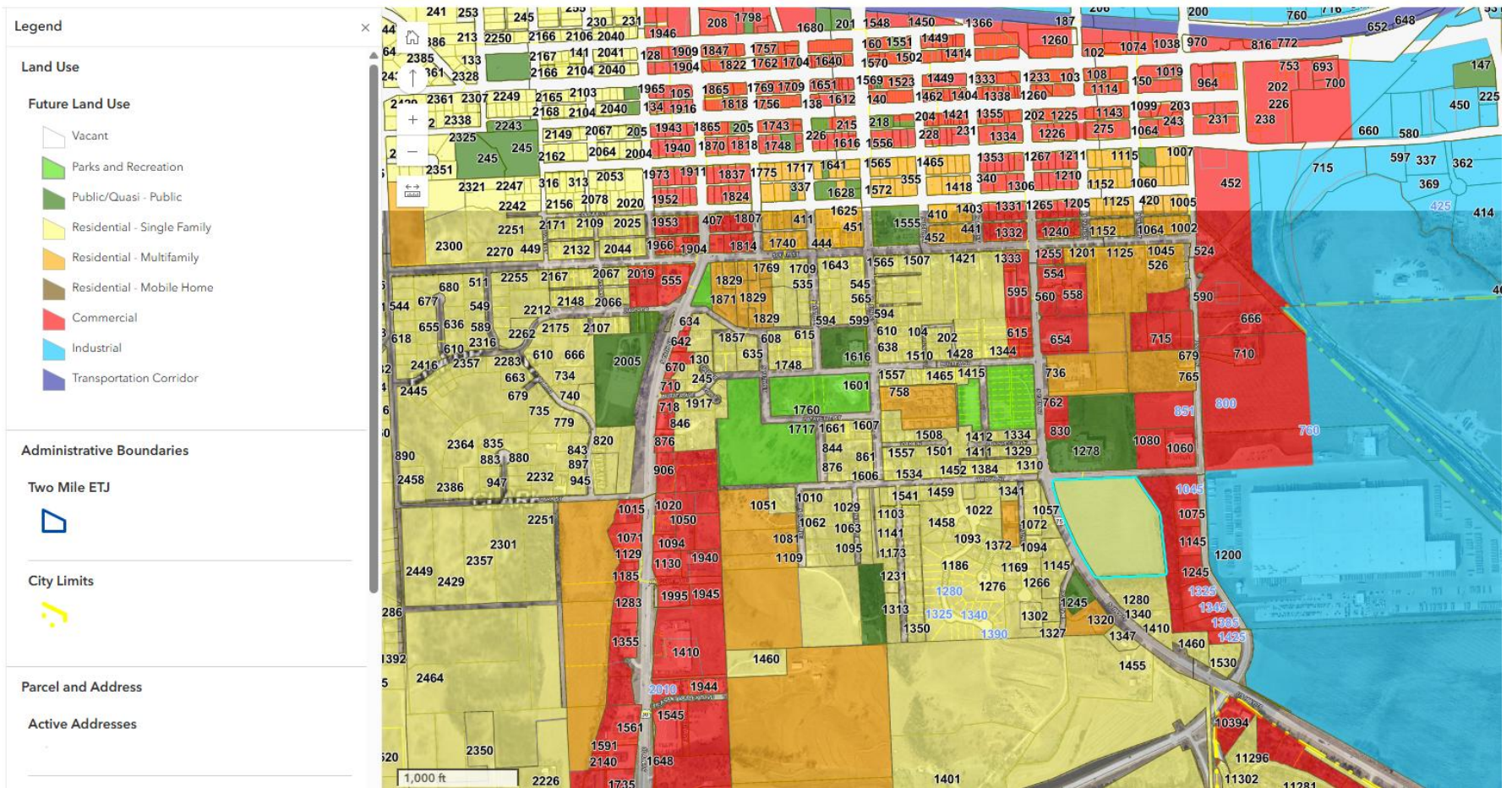
Depiction and Current Condition:



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.

## EXHIBIT "D"

### Estimate of Construction Costs

Estimated Construction Costs				
	Phase 1	Phase 2	Phase 3	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Parking Lots	\$ 697,795.31	\$ 232,598.44	\$ 558,236.25	\$ 1,488,630.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Building Costs	\$ 15,210,500.00	\$ 5,000,000.00	\$ 12,168,400.00	\$ 32,378,900.00
Architectural and Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
Broker Costs	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00
Contingencies	\$ 815,625.00	\$ 271,875.00	\$ 652,500.00	\$ 1,740,000.00
Financing Costs	\$ 468,750.00	\$ 156,250.00	\$ 375,000.00	\$ 1,000,000.00
Other	\$ 4,350,890.31	\$ 1,481,963.44	\$ 3,497,712.25	\$ 9,330,566.00
	\$ 23,065,341.88	\$ 8,592,280.63	\$ 18,484,773.50	\$ 50,142,396.00
				<b>\$ 50,142,396.00</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:**

<b>TIF Uses</b>				
	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Multifamily Building Costs	\$ 15,210,500.00		\$ 12,168,400.00	\$ 27,378,900.00
Architectural & Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
	<b>\$ 16,712,281.25</b>	<b>\$ 1,434,593.75</b>	<b>\$ 13,386,325.00</b>	<b>\$ 31,533,200.00</b>

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

\*\* TIF eligibility for "Multifamily Building Costs" are subject to meeting the criteria of Workforce Housing TIF, as detailed under Paragraph J of this Redevelopment Plan.

**SOURCES:**

Phase One General Assumptions\*:

Base Value:	\$63,069
Post-Redevelopment Value**:	\$15,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$2,077,000
Interest Rate:	6.00%

Phase Two General Assumptions\*:

Base Value:	\$42,047
Post-Redevelopment Value**:	\$5,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$689,000
Interest Rate:	6.00%

Phase Three General Assumptions\*:

Base Value:	\$63,069
Post-Redevelopment Value**:	\$12,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$1,660,000
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 respective post-redevelopment valuations are 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.

Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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, given the target market and anticipated unit mix consisting primarily of one and two-bedroom units, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size and nature 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.

7092478.3

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

**PREPARED MARCH, 2026**  
**REVISED AND RESUBMITTED JUNE, 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 and phasing 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 occur in three (3) distinct phases. The first phase is anticipated to consist of approximately 110 multifamily units, consisting of five 22-plex buildings of the multifamily apartment complex (110 units). Subject to the contingencies set forth under Paragraph H below, the second phase is anticipated to consist of three (3) commercial lots/improvements. Subject to the contingencies set forth under Paragraph H below, the third phase is anticipated to consist of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. As set forth in further detail under Paragraph H below, while this Redevelopment Plan statutorily authorizes the use and allocation of TIF for the second and third phases of the Redevelopment Project, Redeveloper's contractual entitlement to the same is conditioned upon certain requirements and contingencies.

~~The~~Additionally, as part of the first phase of the Redevelopment Project, it is anticipated ~~to consist of~~the City will both ~~the City's acquisition of~~acquire a portion of the Project Site and ~~the City undertaking~~undertake 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. Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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~~Site are anticipated to consist of: (i) the construction of an approximately ~~198-unit~~110 multifamily ~~apartment complex~~

~~(nine units, consisting of five 22-plex buildings) and~~ of the multifamily apartment complex (110 units) with respect to the first phase; (ii) the construction of three (3) commercial lots/improvements with respect to the second phase; and (iii) with respect to the third phase, the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase, in addition to the ~~related~~ respective 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, as well as certain contingencies and requirements pertaining to the second and third phases of the Redevelopment Project.

### **G. Project Costs**

The total estimated cost of the Redevelopment Project is \$50,142,396. With respect thereto: (i) the estimated costs for first phase of the Redevelopment Project total \$23,065,341.88; (ii) the estimated costs for second phase of the Redevelopment Project total \$8,592,280.63; and (iii) the estimated costs for third phase of the Redevelopment Project total \$18,484,773.50. 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.~~ Subject to the contingencies set forth in this Paragraph H, 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 three phases. Within a given phase, such phase may be constructed over the course of multiple years, with each calendar year constituting a ~~phase~~ subphase thereof; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases or subphases over an additional period of time. Redeveloper intends to commence

construction of the first phase Redevelopment Project upon approval of this Redevelopment Plan. The anticipated implementation and phasing of the Redevelopment Project is as follows:

Phase 1 – Redeveloper anticipates that the ~~initial~~first 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.

Phase 2 – Subject to the conditions set forth below, Redeveloper anticipates that the ~~remaining phases (consisting of the four remaining 22-plexes and the~~second phase will consist of the construction of three (3) commercial lots/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. Timing for construction of the second phase is speculative at this time, but could occur contemporaneously with or following development of the first phase. 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.~~

Phase 3 – Subject to the conditions set forth below, Redeveloper anticipates that the third phase will consist of the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. In accordance with the below conditions, the third phase must occur after the construction of the stabilization of the first phase in order for Redeveloper and the City to assess the market demand, community support, and viability of additional multifamily housing.

Notwithstanding anything herein to the contrary, the award and allocation of TIF with respect to the second and third phases of the Redevelopment Project is subject to and contingent upon the following:

- With respect to the second phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the second phase and/or issue Redeveloper the Phase Two Indebtedness (defined below) authorized hereunder is contingent upon City and Redeveloper establishing mutually-agreeable parameters and/or land control rights/restrictions with respect to the permissible and/or non-permissible type of commercial improvements developed on such lots. If such contingency is not satisfied within a reasonable time, this Redevelopment Plan contemplates that the City may, in its

exclusive discretion, amend this Redevelopment Plan to remove the second phase or incorporate a different second phase, which may or may not be undertaken by Redeveloper.

- With respect to the third phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the third phase and/or issue Redeveloper the Phase Three Indebtedness (defined below) authorized hereunder is contingent upon the assessment or reassessment of additional multifamily apartments in relation to: the success and occupancy rates of the multifamily apartments constructed during the first phase of the Redevelopment Project, the then-existing market demand in the City for additional multifamily apartments, compatibility with the Project Site and surrounding area, and such other elements and considerations the City deems relevant. If such contingency is not satisfied or the City determines the third phase as contemplated herein is no longer a desirable project for the Project Site, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the second phase or incorporate a different third phase, which may or may not be undertaken by Redeveloper.

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” or “subphase”). The timing and nature of each phase or subphase 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 or subphase, 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)~~subphase. New phases/subphases 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 or subphase of the Redevelopment Project must occur – as may be set forth in the Redevelopment Contract(s).

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon the conditions and contingencies stated herein, market conditions, availability of materials, workforce availability and other extraneous factors. More or less phases or subphases 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 [or subphase](#) 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/[subphase](#), and therefore the increment period for each phase/[subphase](#), will be different.

Notwithstanding any provision herein to the contrary, the TIF Revenues for each phase [or subphase](#) 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~~ three (3) separate TIF ~~bond(s)~~ bonds or ~~note(s)~~ notes (the "TIF Indebtedness"), in an aggregate principal amount of ~~\$4,427,000~~ 4,426,000, allocated as follows: (i) a TIF bond or note in the principal amount of \$2,077,000 with respect to the first phase of the Redevelopment Project (the "Phase One Indebtedness"); (ii) subject to the relevant requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$689,000 with respect to the second phase of the Redevelopment Project (the "Phase Two Indebtedness"); and (iii) subject to the relevant requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$1,660,000 with respect to the third phase of the Redevelopment Project (the "Phase Three Indebtedness"). 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~~ As detailed in Paragraph H above, certain conditions and requirements must be met prior to the City entering into a Redevelopment Contract for the second and third phases of 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. Project and/or issuing the Phase Two Indebtedness and Phase Three Indebtedness, respectively.

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 287 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 287, 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 169.80 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.

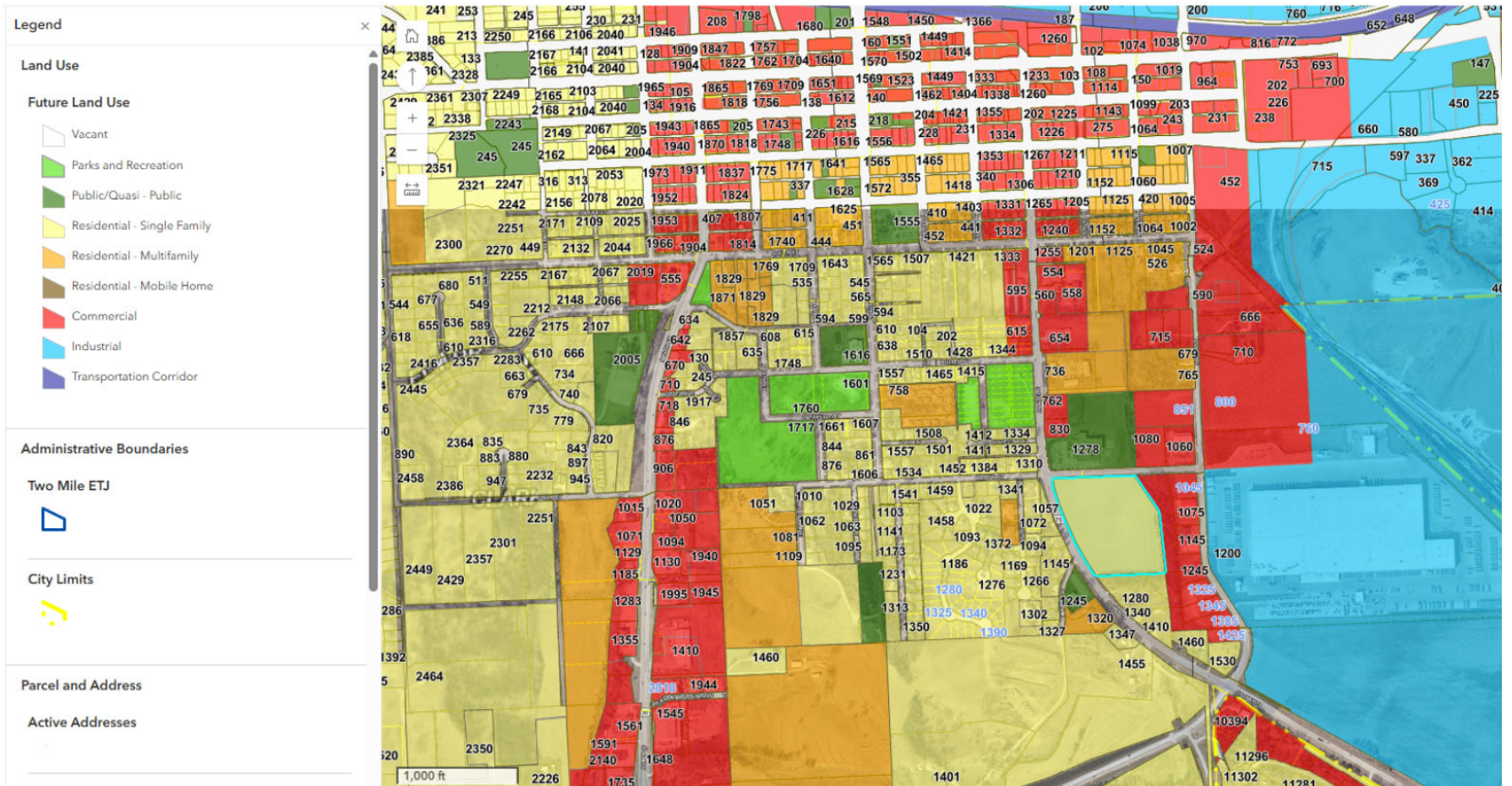
Depiction and Current Condition:



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.

## EXHIBIT "D"

### Estimate of Construction Costs

(Added)

Estimated Construction Costs				
	Phase 1	Phase 2	Phase 3	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Parking Lots	\$ 697,795.31	\$ 232,598.44	\$ 558,236.25	\$ 1,488,630.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Building Costs	\$ 15,210,500.00	\$ 5,000,000.00	\$ 12,168,400.00	\$ 32,378,900.00
Architectural and Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
Broker Costs	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00
Contingencies	\$ 815,625.00	\$ 271,875.00	\$ 652,500.00	\$ 1,740,000.00
Financing Costs	\$ 468,750.00	\$ 156,250.00	\$ 375,000.00	\$ 1,000,000.00
Other	\$ 4,350,890.31	\$ 1,481,963.44	\$ 3,497,712.25	\$ 9,330,566.00
	\$ 23,065,341.88	\$ 8,592,280.63	\$ 18,484,773.50	\$ 50,142,396.00
				\$ 50,142,396.00

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

*[Link-to-previous setting changed from on in original to off in modified.]*

Exhibit "D"

**EXHIBIT "E"**

**Sources and Uses of TIF**

**USES:**

(Added)

TIF Uses				
	Phase 1	Phase 2	Phase 3	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Multifamily Building Costs	\$ 15,210,500.00		\$ 12,168,400.00	\$ 27,378,900.00
Architectural & Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
	\$ 16,712,281.25	\$ 1,434,593.75	\$ 13,386,325.00	\$ 31,533,200.00

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>	<hr/> <b>\$31,533,200</b>

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

\*\* Subject TIF eligibility for "Multifamily Building Costs" are subject to meeting the criteria of Workforce Housing TIF, as detailed under Paragraph J of this Redevelopment Plan.

**SOURCES:**

Phase One General Assumptions\*:

Base Value:	<del>\$168,185</del> <u>63,069</u>
Post-Redevelopment Value**:	<del>\$32,000,000</del> <u>15,000,000</u>
Tax Levy (2025):	1.433586%
TIF Indebtedness:	<del>\$4,427,000</del> <u>2,077,000</u>
Interest Rate:	6.00%

Phase Two General Assumptions\*:

<u>Base Value:</u>	<u>\$42,047</u>
<u>Post-Redevelopment Value**:</u>	<u>\$5,000,000</u>
<u>Tax Levy (2025): 1.433586%</u>	
<u>TIF Indebtedness:</u>	<u>\$689,000</u>
<u>Interest Rate:</u>	<u>6.00%</u>

Phase Three General Assumptions\*:

<u>Base Value:</u>	<u>\$63,069</u>
<u>Post-Redevelopment Value**:</u>	<u>\$12,000,000</u>
<u>Tax Levy (2025):</u>	<u>1.433586%</u>
<u>TIF Indebtedness:</u>	<u>\$1,660,000</u>
<u>Interest Rate:</u>	<u>6.00%</u>

\* 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 respective post-redevelopment ~~value is~~valuations are 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.



Phase Two Projected Amortization:

(Added graphics)													Loan	Capitalized	Interest at
DATE	Valuation	TIF Taxable Base	Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Principal	Interest at 6.00%	Total	Balance	Interest	6.00%		
0											\$689,000				
0.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$14,513	\$20,670	\$35,183	\$674,487	0	20670		
1	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$14,948	\$20,235	\$35,183	\$659,539	0	20235		
1.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$15,397	\$19,786	\$35,183	\$644,142	0	19786		
2	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$15,859	\$19,324	\$35,183	\$628,283	0	19324		
2.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$16,335	\$18,848	\$35,183	\$611,948	0	18848		
3	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$16,825	\$18,358	\$35,183	\$595,123	0	18358		
3.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$17,329	\$17,854	\$35,183	\$577,794	0	17854		
4	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$17,849	\$17,334	\$35,183	\$559,945	0	17334		
4.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$18,385	\$16,798	\$35,183	\$541,560	0	16798		
5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$18,936	\$16,247	\$35,183	\$522,624	0	16247		
5.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$19,504	\$15,679	\$35,183	\$503,120	0	15679		
6	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$20,089	\$15,094	\$35,183	\$483,031	0	15094		
6.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$20,692	\$14,491	\$35,183	\$462,339	0	14491		
7	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$21,313	\$13,870	\$35,183	\$441,026	0	13870		
7.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$21,952	\$13,231	\$35,183	\$419,074	0	13231		
8	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$22,611	\$12,572	\$35,183	\$396,463	0	12572		
8.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$23,289	\$11,894	\$35,183	\$373,174	0	11894		
9	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$23,988	\$11,195	\$35,183	\$349,186	0	11195		
9.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$24,707	\$10,476	\$35,183	\$324,479	0	10476		
10	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$25,449	\$9,734	\$35,183	\$299,030	0	9734		
10.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$26,212	\$8,971	\$35,183	\$272,818	0	8971		
11	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$26,998	\$8,185	\$35,183	\$245,820	0	8185		
11.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$27,808	\$7,375	\$35,183	\$218,012	0	7375		
12	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$28,643	\$6,540	\$35,183	\$189,369	0	6540		
12.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$29,502	\$5,681	\$35,183	\$159,867	0	5681		
13	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$30,387	\$4,796	\$35,183	\$129,480	0	4796		
13.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$31,299	\$3,884	\$35,183	\$98,181	0	3884		
14	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$32,238	\$2,945	\$35,183	\$65,943	0	2945		
14.5	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$33,205	\$1,978	\$35,183	\$32,738	0	1978		
15	\$ 5,000,000	\$42,047	\$ 4,957,953	1.433586	\$ 35,538	\$ 355	\$ 35,183	\$34,201	\$982	\$35,183	\$0	0	982		
					\$1,066,140	\$10,650	\$1,055,490	\$690,463	\$365,027	\$1,055,490			\$0		
													( F9 = calculate )		
								Original Loan Amount			\$689,000				
								Capitalized Interest			\$0				
								Loan Balance Remaining			\$0				
													ASSUMPTIONS:		
													1. Loan Amount:	\$689,000	
													2. Interest Rate:	6.00%	
													3. Base Value:	\$42,047	
													4. Future Value:	\$5,000,000	

\* The above figures are estimates based upon the assumptions in this Exhibit "E" and are subject to change.



## **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.

Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences.

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, given the target market and anticipated unit mix consisting primarily of one and two-bedroom units, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size and nature 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.

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<b>Summary report:</b>	
<b>Litera Compare for Word 11.16.0.74 Document comparison done on 6/2/2026 3:21:35 PM</b>	
<b>Style name:</b> Default Style	
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Add	94
Delete-	57
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	5
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>156</b>

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

**PREPARED MARCH, 2026  
REVISED AND RESUBMITTED JUNE, 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 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 and phasing 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 occur in three (3) distinct phases. The first phase is anticipated to consist of approximately 110 multifamily units, consisting of five 22-plex buildings of the multifamily apartment complex (110 units). Subject to the contingencies set forth under Paragraph H below, the second phase is anticipated to consist of three (3) commercial lots/improvements. Subject to the contingencies set forth under Paragraph H below, the third phase is anticipated to consist of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. As set forth in further detail under Paragraph H below, while this Redevelopment Plan statutorily authorizes the use and allocation of TIF for the second and third phases of the Redevelopment Project, Redeveloper's contractual entitlement to the same is conditioned upon certain requirements and contingencies.

Additionally, as part ~~of the first phase~~ of the Redevelopment Project, it is anticipated the City will both acquire a portion of the Project Site and undertake a portion of the right-of-way and infrastructure improvements within the Project Site, as outlined below:

- ~~#~~As part of the first phase of the Redevelopment Project, 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 as part of the first phase of the Redevelopment Project. 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.
- ~~#~~As part of the second phase of the Redevelopment Project, as applicable, 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. Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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 Project Site are anticipated to consist of: (i) the construction of an approximately 110 multifamily units, consisting of five 22-plex buildings of

the multifamily apartment complex (110 units) with respect to the first phase; (ii) the construction of three (3) commercial lots/improvements with respect to the second phase; and (iii) with respect to the third phase, the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase, in addition to the respective 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, as well as certain contingencies and requirements pertaining to the second and third phases of the Redevelopment Project.

#### **G. Project Costs**

The total estimated cost of the Redevelopment Project is \$50,142,396. With respect thereto: (i) the estimated costs for first phase of the Redevelopment Project total \$23,065,341.88; (ii) the estimated costs for second phase of the Redevelopment Project total \$8,592,280.63; and (iii) the estimated costs for third phase of the Redevelopment Project total \$18,484,773.50. 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**

Subject to the contingencies set forth in this Paragraph H, 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 three phases. Within a given phase, such phase may be constructed over the course of multiple years with each calendar year constituting a subphase thereof; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases or subphases over an additional period of time. Redeveloper intends to commence construction of the first phase Redevelopment Project upon approval of this Redevelopment Plan. The anticipated implementation and phasing of the Redevelopment Project is as follows:

Phase 1 – Redeveloper anticipates that the first phase will consist of construction of: (i) ~~the public streets~~ Maple Drive and infrastructure serving the ~~entire Project Site~~ first phase private improvements; and (ii) the first five 22-plex buildings of the multifamily apartment complex (110 units), with a target completion date of fall of 2027.

Phase 2 – Subject to the conditions set forth below, Redeveloper anticipates that the second phase will consist of: (i) the construction of 12th Street and infrastructure serving the remaining portion(s) of the Project Site; and (ii) the construction of three (3) commercial lots/improvements. Timing for construction of the second phase is speculative at this time, but could occur contemporaneously with or following development of the first phase. 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.

Phase 3 – Subject to the conditions set forth below, Redeveloper anticipates that the third phase will consist of the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. In accordance with the below conditions, the third phase must occur after the construction of the stabilization of the first phase in order for Redeveloper and the City to assess the market demand, community support, and viability of additional multifamily housing.

Notwithstanding anything herein to the contrary, the award and allocation of TIF with respect to the second and third phases of the Redevelopment Project is subject to and contingent upon the following:

- With respect to the second phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the second phase and/or issue Redeveloper the Phase Two Indebtedness (defined below) authorized hereunder is contingent upon City and Redeveloper establishing mutually-agreeable parameters and/or land control rights/restrictions with respect to the permissible and/or non-permissible type of commercial improvements developed on such lots. If such contingency is not satisfied within a reasonable time, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the second phase or incorporate a different second phase, which may or may not be undertaken by Redeveloper.
- With respect to the third phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the third phase and/or issue Redeveloper the Phase Three

Indebtedness (defined below) authorized hereunder is contingent upon the assessment or reassessment of additional multifamily apartments in relation to: the success and occupancy rates of the multifamily apartments constructed during the first phase of the Redevelopment Project, the then-existing market demand in the City for additional multifamily apartments, compatibility with the Project Site and surrounding area, and such other elements and considerations the City deems relevant. If such contingency is not satisfied or the City determines the third phase as contemplated herein is no longer a desirable project for the Project Site, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the ~~second~~third phase or incorporate a different third phase, which may or may not be undertaken by Redeveloper.

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” or “subphase”). The timing and nature of each phase or subphase 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 or subphase, 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/subphase. New phases/subphases 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 or subphase of the Redevelopment Project must occur – as may be set forth in the Redevelopment Contract(s).

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon the conditions and contingencies stated herein, market conditions, availability of materials, workforce availability and other extraneous factors. More or less phases or subphases 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 or subphase 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/subphase, and therefore the increment period for each phase/subphase, will be different.

Notwithstanding any provision herein to the contrary, the TIF Revenues for each phase or subphase 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 three (3) separate TIF bonds or notes (the "TIF Indebtedness"), in an aggregate principal amount of \$4,426,000, allocated as follows: (i) a TIF bond or note in the principal amount of \$2,077,000 with respect to the first phase of the Redevelopment Project (the "Phase One Indebtedness"); (ii) subject to the relevant

requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$689,000 with respect to the second phase of the Redevelopment Project (the “Phase Two Indebtedness”); and (iii) subject to the relevant requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$1,660,000 with respect to the third phase of the Redevelopment Project (the “Phase Three Indebtedness”). The TIF Indebtedness shall bear interest at a rate of 6.00% per annum. As detailed in Paragraph H above, certain conditions and requirements must be met prior to the City entering into a Redevelopment Contract for the second and third phases of the Redevelopment Project and/or issuing the Phase Two Indebtedness and Phase Three Indebtedness, respectively.

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 287 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 287, 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 169.80 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.

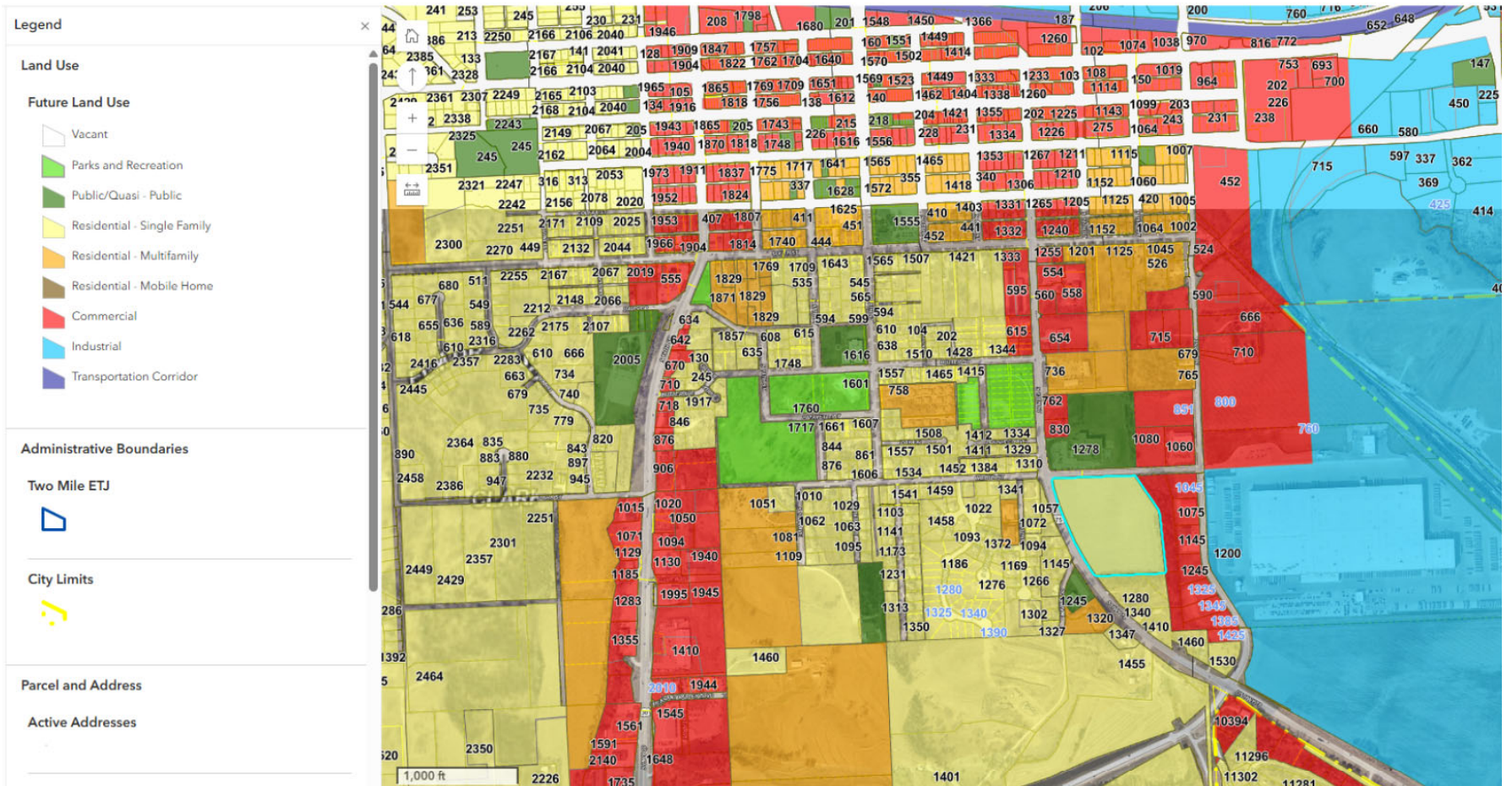
Depiction and Current Condition:



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.

## EXHIBIT "D"

### Estimate of Construction Costs

Estimated Construction Costs				
	Phase 1	Phase 2	Phase 3	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Parking Lots	\$ 697,795.31	\$ 232,598.44	\$ 558,236.25	\$ 1,488,630.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Building Costs	\$ 15,210,500.00	\$ 5,000,000.00	\$ 12,168,400.00	\$ 32,378,900.00
Architectural and Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
Broker Costs	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00
Contingencies	\$ 815,625.00	\$ 271,875.00	\$ 652,500.00	\$ 1,740,000.00
Financing Costs	\$ 468,750.00	\$ 156,250.00	\$ 375,000.00	\$ 1,000,000.00
Other	\$ 4,350,890.31	\$ 1,481,963.44	\$ 3,497,712.25	\$ 9,330,566.00
	\$ 23,065,341.88	\$ 8,592,280.63	\$ 18,484,773.50	\$ 50,142,396.00
				<b>\$ 50,142,396.00</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:**

TIF Uses				
	Phase 1	Phase 2	Phase 3	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Multifamily Building Costs	\$ 15,210,500.00		\$ 12,168,400.00	\$ 27,378,900.00
Architectural & Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
	<b>\$ 16,712,281.25</b>	<b>\$ 1,434,593.75</b>	<b>\$ 13,386,325.00</b>	<b>\$ 31,533,200.00</b>

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

\*\* TIF eligibility for "Multifamily Building Costs" are subject to meeting the criteria of Workforce Housing TIF, as detailed under Paragraph J of this Redevelopment Plan.

**SOURCES:**

Phase One General Assumptions\*:

Base Value:	\$63,069
Post-Redevelopment Value**:	\$15,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$2,077,000
Interest Rate:	6.00%

Phase Two General Assumptions\*:

Base Value:	\$42,047
Post-Redevelopment Value**:	\$5,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$689,000
Interest Rate:	6.00%

Phase Three General Assumptions\*:

Base Value:	\$63,069
Post-Redevelopment Value**:	\$12,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$1,660,000
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 respective post-redevelopment valuations are 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.

Phase One Projected Amortization:

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Principal	Interest at 6.00%	Total	Loan Balance	Capitalized Interest	Interest at 6.00%	
0											\$2,077,000			
0.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$43,686	\$62,310	\$105,996	\$2,033,314	0	62310	
1	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$44,997	\$60,999	\$105,996	\$1,988,317	0	60999	
1.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$46,346	\$59,650	\$105,996	\$1,941,971	0	59650	
2	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$47,737	\$58,259	\$105,996	\$1,894,234	0	58259	
2.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$49,169	\$56,827	\$105,996	\$1,845,065	0	56827	
3	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$50,644	\$55,352	\$105,996	\$1,794,421	0	55352	
3.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$52,163	\$53,833	\$105,996	\$1,742,258	0	53833	
4	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$53,728	\$52,268	\$105,996	\$1,688,530	0	52268	
4.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$55,340	\$50,656	\$105,996	\$1,633,190	0	50656	
5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$57,000	\$48,996	\$105,996	\$1,576,190	0	48996	
5.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$58,710	\$47,286	\$105,996	\$1,517,480	0	47286	
6	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$60,472	\$45,524	\$105,996	\$1,457,008	0	45524	
6.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$62,286	\$43,710	\$105,996	\$1,394,722	0	43710	
7	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$64,154	\$41,842	\$105,996	\$1,330,568	0	41842	
7.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$66,079	\$39,917	\$105,996	\$1,264,489	0	39917	
8	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$68,061	\$37,935	\$105,996	\$1,196,428	0	37935	
8.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$70,103	\$35,893	\$105,996	\$1,126,325	0	35893	
9	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$72,206	\$33,790	\$105,996	\$1,054,119	0	33790	
9.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$74,372	\$31,624	\$105,996	\$979,747	0	31624	
10	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$76,604	\$29,392	\$105,996	\$903,143	0	29392	
10.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$78,902	\$27,094	\$105,996	\$824,241	0	27094	
11	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$81,269	\$24,727	\$105,996	\$742,972	0	24727	
11.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$83,707	\$22,289	\$105,996	\$659,265	0	22289	
12	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$86,218	\$19,778	\$105,996	\$573,047	0	19778	
12.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$88,805	\$17,191	\$105,996	\$484,242	0	17191	
13	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$91,469	\$14,527	\$105,996	\$392,773	0	14527	
13.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$94,213	\$11,783	\$105,996	\$298,560	0	11783	
14	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$97,039	\$8,957	\$105,996	\$201,521	0	8957	
14.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$99,950	\$6,046	\$105,996	\$101,571	0	6046	
15	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$102,949	\$3,047	\$105,996	\$0	0	3047	
					\$3,212,010	\$32,130	\$3,179,880	\$2,078,378	\$1,101,502	\$3,179,880			\$0	
													( F9 = calculate )	
								Original Loan Amount		\$2,077,000				
								Capitalized Interest		\$0				
								Loan Balance Remaining		\$0				
													ASSUMPTIONS:	
													1. Loan Amount:	\$2,077,000
													2. Interest Rate:	6.00%
													3. Base Value:	\$63,069
													4. Future Value:	\$15,000,000

\* The above figures are estimates based upon the assumptions in this Exhibit "E" and are subject to change.



Phase Three Projected Amortization:

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest	Interest at 6.00%	
								Principal	Interest at 6.00%	Total				
0											\$1,660,000			
0.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$34,907	\$49,800	\$84,707	\$1,625,093	0	49800	
1	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$35,954	\$48,753	\$84,707	\$1,589,139	0	48753	
1.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$37,083	\$47,674	\$84,707	\$1,552,106	0	47674	
2	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$38,144	\$46,563	\$84,707	\$1,513,962	0	46563	
2.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$39,288	\$45,419	\$84,707	\$1,474,674	0	45419	
3	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$40,467	\$44,240	\$84,707	\$1,434,207	0	44240	
3.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$41,681	\$43,026	\$84,707	\$1,392,526	0	43026	
4	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$42,931	\$41,776	\$84,707	\$1,349,595	0	41776	
4.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$44,219	\$40,488	\$84,707	\$1,305,376	0	40488	
5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$45,546	\$39,161	\$84,707	\$1,259,890	0	39161	
5.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$46,912	\$37,795	\$84,707	\$1,212,918	0	37795	
6	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$48,319	\$36,388	\$84,707	\$1,164,599	0	36388	
6.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$49,769	\$34,938	\$84,707	\$1,114,890	0	34938	
7	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$51,262	\$33,445	\$84,707	\$1,063,568	0	33445	
7.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$52,800	\$31,907	\$84,707	\$1,010,768	0	31907	
8	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$54,384	\$30,323	\$84,707	\$956,384	0	30323	
8.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$56,015	\$28,692	\$84,707	\$900,369	0	28692	
9	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$57,696	\$27,011	\$84,707	\$842,673	0	27011	
9.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$59,427	\$25,280	\$84,707	\$783,246	0	25280	
10	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$61,210	\$23,497	\$84,707	\$722,036	0	23497	
10.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$63,046	\$21,661	\$84,707	\$658,990	0	21661	
11	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$64,937	\$19,770	\$84,707	\$594,053	0	19770	
11.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$66,885	\$17,822	\$84,707	\$527,168	0	17822	
12	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$68,892	\$15,815	\$84,707	\$458,276	0	15815	
12.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$70,959	\$13,748	\$84,707	\$387,317	0	13748	
13	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$73,087	\$11,620	\$84,707	\$314,230	0	11620	
13.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$75,280	\$9,427	\$84,707	\$238,950	0	9427	
14	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$77,538	\$7,169	\$84,707	\$161,412	0	7169	
14.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$79,865	\$4,842	\$84,707	\$81,547	0	4842	
15	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$82,261	\$2,446	\$84,707	\$0	0	2446	
					\$2,566,890	\$25,680	\$2,541,210	\$1,660,714	\$880,496	\$2,541,210		\$0		
													( F9 = calculate )	
								Original Loan Amount		\$1,660,000				
								Capitalized Interest		\$0				
								Loan Balance Remaining		\$0				
													<b>ASSUMPTIONS:</b>	
													1. Loan Amount:	\$1,660,000
													2. Interest Rate:	6.00%
													3. Base Value:	\$63,069
													4. Future Value:	\$12,000,000

\* The above figures are estimates based upon the assumptions in this Exhibit "E" and are subject to change.

## **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.

Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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, given the target market and anticipated unit mix consisting primarily of one and two-bedroom units, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size and nature 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.

~~7092478.2~~[7092478.3](#)

<b>Summary report:</b>	
<b>Litera Compare for Word 11.16.0.74 Document comparison done on 6/15/2026 3:19:44 PM</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original DMS:</b> iw://cloudimanager.com/matters/7092478/2 - Blair - SJAV Tenet TIF - Redevelopment Plan.doc	
<b>Modified DMS:</b> iw://cloudimanager.com/matters/7092478/3 - Blair - SJAV Tenet TIF - Redevelopment Plan.doc	
<b>Changes:</b>	
<u>Add</u>	8
<del>Delete</del>	7
<del>Move From</del>	0
<u>Move To</u>	0
<u>Table Insert</u>	0
<del>Table Delete</del>	0
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>15</b>





**PRAIRIE SKY APARTMENTS**  
US HIGHWAY 75 & WILBUR STREET

# Request Tonight

*Recommend approval of the amended redevelopment plan.*

## Project Benefits

- 110 workforce housing units (Phase 1)
- Future commercial development opportunities
- Land dedication for a City pump station
- Extension of public infrastructure
- Up to \$50 million in private investment
- Advances Blair Comprehensive Plan goals



# Tonight is About the Redevelopment Plan

1

**Consistency with Blair's  
Comprehensive Plan**

2

**Future economic development  
opportunities**

3

**Public infrastructure**

4

**Workforce housing**

# Tonight is Not About



**Building permits**



**Final plans**



**Assessment districts**



**Construction**

# Consistent with Blair's Comprehensive Plan

*The City's Comprehensive Plan calls for:*

-  **Housing diversity**
-  **Workforce housing**
-  **Mixed-use development**
-  **Commercial growth along transportation corridors**
-  **Public-private partnerships**
-  **Use of development incentives to achieve City goals**

**Prairie Sky advances all six objectives.**

# Immediate Improvements



**110 Apartment Units**



**City Pump Station Site**



**Infrastructure Improvements**



**Maple Drive paving**



**Water main installation**

# Tax Increment Financing

*A portion of the NEW taxes created by the project reimburse eligible redevelopment costs.*

- **Property Still Pays 100% of Taxes**
- **Existing taxes continue flowing to taxing entities.**
- **New Taxes Create the “Increment”**
- **Rebate of the taxes paid based off submitted expenses**
- **If valuations increase faster than projected: TIF could conclude in 8-10 years rather than 15 years.**

# Tax Increment Financing

## TIF Is Not

- ✘ A check from the City
- ✘ Existing taxpayer money
- ✘ An increase in anyone's taxes

**Property Values**

**TIF Lifespan**  
15 Years Max

**Increasing Property Tax Revenue**

Tax Increment Pays  
Off Eligible Expenses

**Base Property Tax Revenue**  
\$1,900.74 Annually Belongs to Taxing Entities

**New Property Tax  
Revenue**

**\$335,459**

**Annually**

**Belongs to Taxing  
Entities**

**176x GREATER**

**3% Annual Growth  
Valuation Assumption**

**Time**

# With TIF

- Long-term property tax growth and school funding growth, ~\$177,000 annual school revenue after TIF
- ~\$4.4 million generated for schools over 25 years: This is the schools' 401K.

Valuation Growth Assumption	Annual School Revenue
No Growth	\$113,000
2% Annual Growth	\$153,000
3% Annual Growth	\$177,000
4% Annual Growth	\$204,000





## With TIF

- Meaningful construction-period sales tax of \$90-197K for the City of Blair
- Additional local sales tax generation from apartment residents \$153K annually
- Increased housing options for Blair residents and workforce
- \$50 million total project investment will create 160 construction period jobs, and through economic activity, will spur another 47 jobs throughout the county



# Without TIF

- ✘ Vacant land remains vacant**
- ✘ No tax growth for schools**
- ✘ No workforce housing**
- ✘ No commercial sites**
- ✘ No pump station site**
- ✘ No infrastructure extension**



The project will consist of five thoughtfully designed residential buildings totaling 110 multifamily units in Blair, Nebraska, delivering high-quality housing to meet increasing local demand. RIZER Construction will serve as the project's General Contractor.

possible 22 unit complex exteriors



Grand Island, Nebraska

**Grand Island, Nebraska**



**possible 22 unit complex exteriors**

# possible 22 unit complex exteriors



**Grand Island, Nebraska**



possible 22 unit complex exteriors



Grand Island, Nebraska



**22 unit complex interiors**



**22 unit complex interiors**

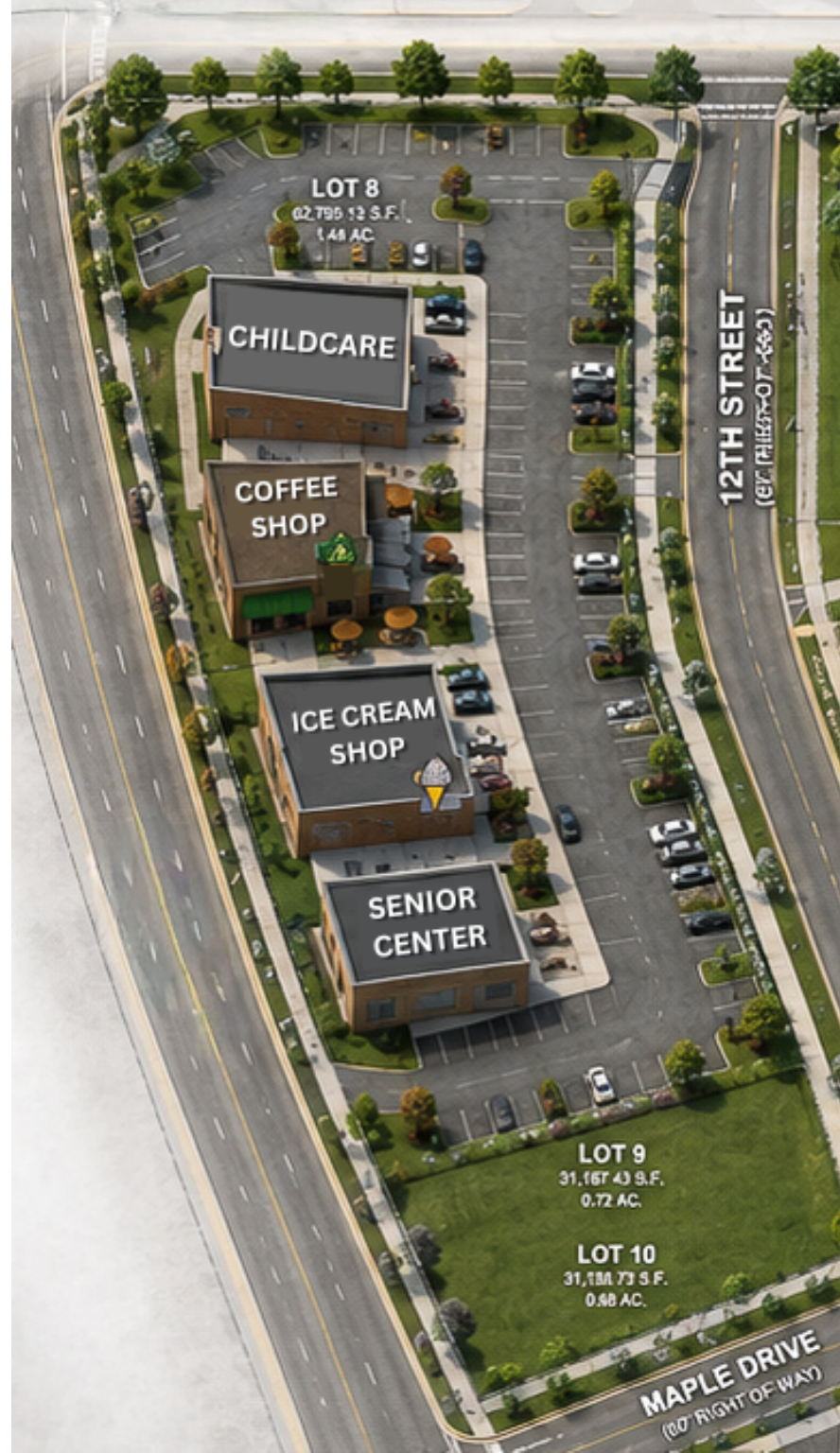


proposed site





# Phase 2 Commercial Option





**RIZER**

For more information,  
visit [rizer.com](https://www.rizer.com)

Re: Proposed Apartment & Retail Development at 13<sup>th</sup> & Wilbur St

Dear Mayor, City Staff and Members of the Blair City Council,

I am writing to state my concerns with the allocation of TIF for the proposed development due to the following reasons.

1. The city directed & paid for a survey to establish “blighted” status of this property to allow it to apply for TIF. It does not fit any true definition of blighted, being highly desirable for development related to location, elevation, & size. If this property is “blighted” then it’s likely every property in Blair meets the criteria.
2. The school board & administration have appealed to the council and planning committee that they are dealing with significant shortfalls that will only be compounded for the period of 15 years as they anticipate increased enrollment without financial support. The school board representatives reported issues with safe student transportation within the city currently, raising concerns with how the addition of students from Blair Crossing or potentially other apartments within the city will be handled.
3. The plan to install & pave the road within the development in exchange for I believe Lot 1 for a new lift or pump station. Being part of a business that has developed a few small areas within city limits, we understand the expense associated with installing the infrastructure & paved roads. Arbor Drive & the North 28<sup>th</sup> Ave cul-de-sac for the pavement alone both were in excess of \$115K not requesting or receiving assistance, with all expense & risk on the developer. It is very generous and open ended to offer to install a road in exchange for approx. 1/3 of an acre.
4. Sidewalk & Traffic Control: At the previous planning meeting, when Rizer indicated it would be very walkable to Dollar General, I questioned the sidewalk. Phil stated yes, there is a sidewalk, of which there is on the north side of Wilbur. Within the city limits, every homeowner we’ve built for has been required to install a sidewalk on every side of their home that faces a street regardless of a sidewalk being present on the opposite side. I question whether the city will be assisting with this expense on behalf of the developer to install on the south side of Wilbur to fit with the requirements of other property owners within the city. It’s also reasonable to expect there to be an additional expense and need to add traffic control at HWY 75 & the new access from Maple Drive and or at Wilbur.
5. Rizer Narrative: While I appreciated many of the insights Rizer offered regarding their proposed project throughout the previous council and planning meetings, their narrative consistently changed anytime a citizen brought up a concern. Rizer changed from it being a great option for entry level or working class to appealing

mainly to young professionals when the potential cost to rent a one bedroom brought affordability concerns. When the school board & citizens brought up concerns of increased enrollment in our school system & the lack of financial support if awarded TIF, Rizer's narrative changed from a family friendly option to they really don't anticipate many children to reside in the apartments. Simply, there is no way for anyone to predict as cannot discriminate against any applicant that meets the minimal & allowable credit & background checks. Not pro discrimination, just saying there is no way to predict.

6. Rizer Statements related to TIF, Timeline & Ownership: Rizer stated repeatedly that all their projects have involved TIF, stating that they still have ownership in the previous projects and also stating that the first project was completed in 2016, thus all previous projects are still benefiting from TIF. They stated only being interested in Blair & being able to proceed with this project if awarded TIF & awarded TIF at this time, as delays result in increased costs. Every builder, developer, contractor, administrator...understands that nothing goes down in cost as time passes. The difference is many local businesses have remained invested in Blair regardless of incentives, assistance or support. Rizer is only invested if Blair awards them TIF & only if awarded now and on their timeline. I feel it would be appropriate to experience the impact that Blair Crossing has on this community & resources before choosing to award TIF to another short-term housing development.
7. Housing Study: Rizer referenced the need for additional housing was based on a 2021 survey. Fair to say, this would not have factored in the addition of the 132 apartments at Blair Crossing, and the upcoming 137 homes starting at under \$320K at Bear Creek.

I really appreciate your time and consideration for not only my many comments & letter, but so many others on this agenda item. I feel very fortunate to have moved to Blair from Omaha when our children were turning school age to attend Blair Schools. It has been a great place to raise our family. We understand having quick access to Omaha, the continued effects of Dana closing & preserving what generations have loved about Blair is very challenging, so thank you for your time & dedication.

Janette Nielsen

Nielsen Homes & Development

City of Blair  
Blair, NE

6/21/2026

**Evonik Corporation**  
650 Industrial Park Drive  
Blair, NE 68008

**Paul Caldwell**  
Site Director  
<http://corporate.evonik.us>  
Phone +1 402 533 1562  
[paul.caldwell@evonik.com](mailto:paul.caldwell@evonik.com)

TIF and LB840

Dear Blair City Council Member,

As a long-standing employer in Blair, Evonik is proud to be part of a community that has demonstrated steady economic growth, strong industrial investment, and a commitment to long-term stability. Our site has benefited from this environment and, in turn, we remain deeply invested in the continued success of Blair and Washington County.

Alongside this progress, one challenge has become increasingly clear: the limited availability of workforce housing. Over the past several years, the supply of quality rental housing has not kept pace with job growth. As a result, a growing portion of the workforce that supports Blair's industries must commute from neighboring communities.

From an employer's perspective, this has real and measurable impacts. The ability to attract and retain skilled employees is directly influenced by the availability of housing within a reasonable distance of the workplace. It also affects quality of life for employees and their families, contributing to longer commutes and reduced community engagement.

This challenge is evident across multiple levels of our workforce. We rely not only on permanent employees but also on interns, early-career professionals, and specialized temporary staff who support critical operations and projects.

For many of these individuals, access to safe, reliable, and reasonably priced housing is a deciding factor in whether they can accept or continue employment opportunities in Blair.

We understand that new housing developments can raise valid concerns about maintaining the character and livability of Blair. We share those priorities. Thoughtful, well-planned housing—aligned with community standards—can strengthen Blair by supporting working families through reduced commuting times and through a more connected community.

Tools such as Tax Increment Financing (TIF) and the LB840 program are important in making these developments feasible. When used responsibly, they help address financial barriers, encourage private investment, and support balanced, sustainable growth.

Evonik supports the careful use of these tools to expand housing opportunities and ensure Blair remains a strong place to live, work, and invest. We appreciate your leadership on this important issue and stand ready to support efforts that benefit the community as a whole.

Sincerely yours,



Paul Caldwell  
Site Director



June 22<sup>nd</sup>, 2026

Mayor and Members of the Blair City Council,

I am writing to express strong support for the proposed Rizer apartment complex development in Blair.

Blair's economy remains strong, with unemployment at historic lows. While this reflects a healthy and growing community, it is also creating a significant constraint for employers across the entire local economy—access to an available and affordable workforce. Housing availability and affordability have become critical barriers to attracting and retaining employees.

Employers across multiple sectors are encountering difficulty filling positions because potential workers are unable to find suitable housing within the community. This is limiting business performance, constraining growth, and putting long-term economic momentum at risk.

The development of additional apartment housing directly addresses this challenge. Increasing the availability of attainable housing will strengthen workforce stability, enable employers to meet demand, and support the continued growth and competitiveness of the Blair community.

This project represents an important investment not only in housing, but in the overall health and sustainability of Blair's economy. From my role leading operations at one of the area's largest manufacturing sites, I see firsthand how access to local, affordable housing directly impacts our ability to attract and retain the workforce needed to sustain operations and support continued growth.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Gutzmann", with a long horizontal line extending to the right.

Matthew Gutzmann  
Facility Manager

Dear City of Blair Mayor and City Council Members,

With regard to the proposed Prairie Sky Apartments development by RIZER, I am very much in support of the development plan, especially if phases 2 and 3 can be focused on services and housing that aligns with the proximity of the YMCA (e.g. senior housing, senior center, childcare, etc.).

However, I am less in favor of utilizing TIF for housing. Hearing that Blair Community Schools is in agreement with RIZER about the math of new students and the very minimal impact it will have on the district has softened my opposition. Dense housing is important to the future health of a city, especially as part of a mixed-use development, and if TIF is the only way for that to be feasible, then I can't fully oppose it. However, doing the math is very important here, and since I haven't had the opportunity to do it myself, I will remain neutral on the TIF part of this project and allow those who have had the opportunity to weigh in. I hope you all have done the math yourselves.

In summary, I would like to voice strong support for all aspects of this development, with the exception of the TIF proposal. That I remain neutral on for now.

This is a challenging decision with a lot of passion on both sides and a long-term commitment to our city. Thank you for your service and thoughtful consideration.

Brian Knudtson

Blair Resident

## Brenda Wheeler

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**From:** Loseke, Kari <kloseke@blairschools.org>  
**Sent:** Monday, June 22, 2026 5:15 PM  
**To:** Frank Wolff; Gary Banner; Brent Clark; James Letcher; Kirk Highfill; Kent Long; Rick Paulsen; Kevin Willis; Mindy Rump  
**Cc:** City Clerk  
**Subject:** 6-23-2026 City Council letter in opposition to TIF



**Caution:** External (kloseke@blairschools.org)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Protection by Thompson](#)

Mayor Rump and Blair City Council Members,

First, thank you for taking the time to meet and learn more about our school district. Blair Community Schools are a source of pride for our community. While we have much to celebrate, we also face challenges and opportunities for improvement. I appreciate the opportunity to work together and share more going forward as we all strive to build a stronger Blair.

I recognize that serving in a public role requires making difficult decisions. Weighing competing interests and navigating controversy is never easy. I respect each of you and your commitment to making the decisions you believe are best for Blair.

However, I would be remiss if I did not share one final time my personal opposition to the use of Tax Increment Financing (TIF). I strongly believe property owners have the right to develop their property as they see fit, and I also believe those improvements should generate tax revenue for the governing entities that serve our community.

TIF has been used in Blair for many years, and I believe the practice has placed an additional burden on taxpayers. Deferring tax revenue for up to 15 years does little to help property owners who are seeking property tax relief today. As we consider future projects, it is fair to ask whether the TIF developments of the past 25 years have produced the growth and long-term benefits that were originally anticipated.

As we look for ways to strengthen Blair's economy, attract young families, and retain residents, I believe we must first ensure we are doing everything possible to support and adequately fund our schools. School finance is increasingly challenging, particularly as state funding pressures continue and concerns about property taxes remain high across Nebraska. Additional revenue generated today—not 15 years from now—would help support our Board of Education decisions, our staff, and most importantly, our students.

Thank you again for your service and dedication to our community.

Sincerely,

Kari Loseke

## Brenda Wheeler

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**To:** Mindy Rump  
**Subject:** RE: A thank you and a few thoughts!

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**From:** Tabor, Courtney <[courtney.tabor@blairschools.org](mailto:courtney.tabor@blairschools.org)>

**Sent:** Monday, 22 June 2026 22:10:36

**To:** Mindy Rump <[mrump@blairne.gov](mailto:mrump@blairne.gov)>; Kevin Willis <[kwillis@blairne.gov](mailto:kwillis@blairne.gov)>; Brent Clark <[bclark@blairne.gov](mailto:bclark@blairne.gov)>; Frank Wolff <[fwolff@blairne.gov](mailto:fwolff@blairne.gov)>; Gary Banner <[gbanner@blairne.gov](mailto:gbanner@blairne.gov)>; James Letcher <[jletcher@blairne.gov](mailto:jletcher@blairne.gov)>; Kirk Highfill <[khighfill@blairne.gov](mailto:khighfill@blairne.gov)>; Kent Long <[klong@blairne.gov](mailto:klong@blairne.gov)>; Rick Paulsen <[rpaulsen@blairne.gov](mailto:rpaulsen@blairne.gov)>

**Subject:** A thank you and a few thoughts!

Good Evening Mayor Rump and City Council Members-

I want to start by thanking you for taking the time to visit and tour our High School. There is much to be proud of and we appreciated the chance to share our successes, our challenges, and our goals. A lot of work is taking place in the Blair District and we are proud of our staff and students that make Blair such a great place to work and learn.

Tomorrow night is an important vote. While the growth and development of Blair is a priority, I would encourage you to question whether the use of TIF is necessary. With seven TIF projects already on the books, have we seen growth or an economic impact? Property taxes are a top concern to Nebraska residents. Each year we hear from several as I am sure you do also! Tax payers need the relief now, not the added burden that this could bring. Blair Schools needs the funding now. What is best for Blair? What is best for our tax payers?

You have a tough decision to make tomorrow. Meeting each of you, it is clear that you are dedicated to Blair. Being an elected official is not easy. It is vulnerable, time consuming, and you can never please everyone. No matter tomorrow's vote, it will be respected. I look forward to future conversations and working with you as the City Council to continue to make Blair a great place.

Thank you!  
Courtney Tabor

## Brenda Wheeler

---

**To:** Mindy Rump  
**Subject:** RE: TIF vote / June 23 - sharing thoughts

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**From:** Sara Warren <[sara.d.warren@gmail.com](mailto:sara.d.warren@gmail.com)>  
**Sent:** Monday, 22 June 2026 23:15:56  
**To:** Kirk Highfill <[khighfill@blairne.gov](mailto:khighfill@blairne.gov)>; James Letcher <[jletcher@blairne.gov](mailto:jletcher@blairne.gov)>; Mindy Rump <[mrump@blairne.gov](mailto:mrump@blairne.gov)>  
**Subject:** TIF vote / June 23 - sharing thoughts

Mindy, Kirk, and James,

Please vote against the TIF funding for the additional apartments at the upcoming meeting. It seems if there was real demand, the developer wouldn't need these funds. It feels like we are being pushed with an unnecessary urgency. Based on the data in the 2021 study, Blair Crossing provides enough rental units. Let's focus on other projects that will build up the city and position Blair as attractive to visitors and property owners, vs. straining/putting more burden on the current tax base. Healthy growth will follow if the strategy is focused and intentional.

I am not able to attend the meeting, so wanted to share thoughts with you ahead of time. Let me know if there is a different way I should submit.

Thank you,  
Sara  
Ward 4

Sent from my iPhone

## Brenda Wheeler

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**Subject:** FW: TIF

---

**From:** Schoby, Bob <[bob.schoby@blairschools.org](mailto:bob.schoby@blairschools.org)>

**Sent:** Sunday, 21 June 2026 14:40:54

**To:** Mindy Rump <[mrump@blairne.gov](mailto:mrump@blairne.gov)>; Rick Paulsen <[rpaulsen@blairne.gov](mailto:rpaulsen@blairne.gov)>; [klong@blairgov.ne](mailto:klong@blairgov.ne) <[klong@blairgov.ne](mailto:klong@blairgov.ne)>; Frank Wolff <[fwolff@blairne.gov](mailto:fwolff@blairne.gov)>; Brent Clark <[bclark@blairne.gov](mailto:bclark@blairne.gov)>; Kevin Willis <[kwillis@blairne.gov](mailto:kwillis@blairne.gov)>; Kirk Highfill <[khighfill@blairne.gov](mailto:khighfill@blairne.gov)>; James Letcher <[jletcher@blairne.gov](mailto:jletcher@blairne.gov)>; Gary Banner <[gbanner@blairne.gov](mailto:gbanner@blairne.gov)>

**Subject:** TIF

June 19, 2026

To: Mayor Rump

City Council Members - Paulsen, Wolff, Banner, Letcher, Long, Willis, Clark, Highfill

I moved my family to Nebraska over 30 years ago for a job opportunity. It was a leap of faith moving out of our home state of Iowa to an area with no family, no friends, knowing absolutely anybody. I told my wife that where we landed was up to her. As a lifelong educator and 2 small children I knew she was best suited to find THE BEST school district for raising our children. She spent days looking at all the nearby communities – Gretna, Elkhorn, Bennington, OPS, even Catholic schools in Omaha which I knew we likely couldn't afford. I returned to our temporary apartment one day and she greeted me with the statements: "I found our new town – it's Blair. I found a builder. I found a lot. And I put a deposit on the lot". At the time Cargill had newly opened for operation and there was little of anything in the way of housing and even open building lots in Blair When I questioned why Blair she was steadfast in her reply - "They have the very best schools by far". Not for the shopping, not for the vibrant nightlife, not for anything other than "the very best schools". The population of Blair in 1995 was slightly more than 7500.

My wife spent the first year of our relocation, helping our girls transition to their new environment, meeting new teachers, new friends, and new parents of classmates. She then found opportunities to begin substituting in the school district, landed a long-term sub position with the SPED program, and eventually obtained a full-time position as one of Blair's elementary art teachers. A position she held for 23 years in addition to her 10 years in Iowa, and she continues to sub to this day, 4 years after retirement. She loves the district and the amazing staff. Our daughters thrived in the Blair system, met new friends, attained good grades, and participated in numerous extracurricular activities. Both were fortunate that their athletic careers in high school led to scholarships to play soccer at the next level. I became involved with the school system around 2005 during the campaign that led to the construction of Deerfield and gave numerous presentations to local civic organizations alongside Steve Shanahan. I attended board meetings regularly for almost 10 years before deciding I wanted to contribute more to the system. I've now served on the school board for almost 10 years. The population of Blair is now a tad more than 8100 – a gain of 600 in 30 plus years.

I tell you all this because, despite not being born and raised in Blair, we are Blair. Like any small town in America, the schools have been the center of our life for over 30 years. Now we fear the potential erosion of that excellence due to tax incentives, specifically TIF funding, for development targeted to bring additional families to Blair. I'm for development but not when the primary draw to Blair – educational excellence - will be negatively impacted with a loss of property tax revenue while still being required to educate additional students. We can all argue about school finances but having been knee deep in the issue and closely following legislative action the best I can say is state financial support for public schools is tenuous at best. Every year brings new surprises that the school district has to accommodate in the budget. TIF results in a very simple mathematical calculation. Every dollar provided with TIF and withheld from the school district will have to be covered by the actual tax paying citizens of Blair. The district has worked very hard to lower the school tax levy, which has dropped by 30+ percent in the last 3 years. We now have one of the lowest levies in the Omaha metro and the lowest in Washington County. While still providing superior educational and activity experiences for our students. We can go only so low without impacting programs, class size, and teacher workload.

I ask that you think very hard as you contemplate approving TIF financing for this proposed project. Look around Blair and think about what will happen if our schools have to absorb additional enrollment and costs without the additional funding provided by the requisite property tax support. What changes will be required within the district? What will the district look like at the end of those 15 years TIF is in place? Is growth at any cost really worth it?

Thank you for your consideration.

Bob Schoby



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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, ADOPTING AND APPROVING A REDEVELOPMENT PLAN ENTITLED, "REDEVELOPMENT PLAN FOR THE SJAV TENET REDEVELOPMENT PROJECT."

**WHEREAS**, pursuant to the Nebraska Community Development Law, Nebraska Revised Statutes Sections 18-2101 et. seq. (the "Act"), the Mayor and City Council of the City of Blair, Nebraska (the "City"), designated a portion of the City, commonly referred to as the "Blair Core Area", as blighted, substandard, and in need of redevelopment under the Act; and

**WHEREAS**, the Mayor and City Council finds based on substantial evidence in the record of this proceeding that redevelopment of the Blair Core Area will result in the elimination and prevention of blight and aligns with the purposes of the Act and the City's comprehensive plan for land use and development (the "Comprehensive Plan"); and

**WHEREAS**, attached hereto as Exhibit "A" is a proposed redevelopment plan entitled, "Redevelopment Plan for the SJAV Tenet Redevelopment Project" (the "Redevelopment Plan"), which sets forth a specific redevelopment project pertaining to a portion of the Blair Core Area (the "Redevelopment Project"); and

**WHEREAS**, in conformance with the Act, the Planning Commission of the City held a duly-noticed public hearing on a prior version of the Redevelopment Plan on April 7, 2026, and provided written findings on and recommended the Mayor and City Council's adoption and approval of the Redevelopment Plan; and

**WHEREAS**, in conformance with the Act, on April 14, 2026, the Community Development Agency of the City of Blair, Nebraska (the "Agency"), provided written findings on and recommended the Mayor and City Council's adoption and approval of said prior version of Redevelopment Plan; and

**WHEREAS**, on April 28, 2026, the Mayor and City Council held a duly-noticed public hearing on the prior version of the Redevelopment Plan, in conformance with the Act, and elected not to adopt and approve said prior version of the Redevelopment Plan; and

**WHEREAS**, in accordance with Section 18-2117 of the Act, a redevelopment plan which has not been approved by the City Council when recommended by the Agency may be resubmitted or recommended to the City Council with any modifications deemed advisable; and

**WHEREAS**, in accordance with Sections 18-2115 and 18-2117 of the Act, to the extent that any such resubmitted redevelopment plan does not constitute a "substantial modification" under the Act, the full noticing, public hearing, and approval process is not required for such resubmission; and

**WHEREAS**, the Redevelopment Plan, as resubmitted herein, does not constitute a substantial modification of the previously-submitted Redevelopment Plan under the Act, and may therefore be resubmitted directly to the Mayor and City Council in accordance with the Act; and

**WHEREAS**, on June 23, 2026, the Mayor and City Council held a duly-noticed public hearing on the resubmitted Redevelopment Plan, in conformance with the Act; and

**WHEREAS**, after public hearing and review of the resubmitted Redevelopment Plan, the Mayor and City Council determined that the Redevelopment Plan complies with the Comprehensive Plan of the City and will result in the elimination and prevention of blight; and

**WHEREAS**, after public hearing and review of the resubmitted Redevelopment Plan, the Mayor and City Council determined that the Redevelopment Project contemplated in the Redevelopment Plan would not occur and would not be economically feasible without the use of tax-increment financing.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY:**

Section 1. The Redevelopment Plan attached hereto as Exhibit "A" complies with, and furthers the objectives of, the Comprehensive Plan of the City.

Section 2. Based on the substantial evidence in the record of this proceeding, the Mayor and City Council finds as follows:

(a) The proposed land uses and building requirements for the Redevelopment Project as described in the Redevelopment Plan are designed with the general purpose of accomplishing, in conformance with the City's Comprehensive Plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; that under the Redevelopment Plan adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

(b) The Redevelopment Plan contains a satisfactory statement of the proposed method and estimated costs of the Redevelopment Project; that no public improvements are required to be provided except as set forth in the Redevelopment Plan with respect to the Redevelopment Project; that the Redevelopment Plan sets forth any estimated proceeds or revenues expected to be obtained by the City from disposal of property to the redeveloper and/or remitted to the redeveloper with respect to acquisition of property; that the Redevelopment Plan sets forth a satisfactory method of financing for the Redevelopment Project consisting of direct payment for public improvements or grant assistance to the redeveloper for the Redevelopment Project, as designated in the Redevelopment Plan, which method of financing includes the issuance by the City of its tax increment revenue bond or note to provide funds to pay for the costs of certain eligible improvements by grant assistance, and that there are no families or businesses currently living within the site of the Redevelopment Project, as set forth in the Redevelopment Plan, which are currently expected to be displaced from such area as a direct result of the Redevelopment Project.

(c) The cost-benefit analysis prepared in conjunction with the Redevelopment Plan and attached thereto sets forth the factors required under section 18-

2113 of the Act and supports the Mayor and City Council's adoption and approval of the Redevelopment Plan.

Section 3. The Redevelopment Project set forth in the Redevelopment Plan would not be economically feasible without the use of tax-increment financing; would not occur without the use of tax-increment financing; and the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the Mayor and City Council and have been found to be in the long-term best interest of all those impacted by the Redevelopment Plan.

Section 4. The Redevelopment Plan contemplates the use of workforce housing tax-increment financing (as set forth under the Act), pursuant to and in accordance with the workforce housing tax-increment financing incentive plan previously adopted by the City, all in compliance with the Act; and the Mayor and City Council hereby authorize and approve the same, in the manner set forth under the Redevelopment Plan.

Section 5. Based on the foregoing and substantial evidence in the record of this proceeding, the Mayor and City Council hereby approve and adopt the Redevelopment Plan.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS 23RD DAY OF JUNE, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**EXHIBIT "A"**  
**Redevelopment Plan**

(See attached)

7113285.1

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

**PREPARED MARCH, 2026  
REVISED AND RESUBMITTED JUNE, 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 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 and phasing 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 occur in three (3) distinct phases. The first phase is anticipated to consist of approximately 110 multifamily units, consisting of five 22-plex buildings of the multifamily apartment complex (110 units). Subject to the contingencies set forth under Paragraph H below, the second phase is anticipated to consist of three (3) commercial lots/improvements. Subject to the contingencies set forth under Paragraph H below, the third phase is anticipated to consist of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. As set forth in further detail under Paragraph H below, while this Redevelopment Plan statutorily authorizes the use and allocation of TIF for the second and third phases of the Redevelopment Project, Redeveloper's contractual entitlement to the same is conditioned upon certain requirements and contingencies.

Additionally, as part of the Redevelopment Project, it is anticipated the City will both acquire a portion of the Project Site and undertake a portion of the right-of-way and infrastructure improvements within the Project Site, as outlined below:

- As part of the first phase of the Redevelopment Project, 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 as part of the first phase of the Redevelopment Project. 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.
- As part of the second phase of the Redevelopment Project, as applicable, 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. Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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 Project Site are anticipated to consist of: (i) the construction of an approximately 110 multifamily units, consisting of five 22-plex buildings of the

multifamily apartment complex (110 units) with respect to the first phase; (ii) the construction of three (3) commercial lots/improvements with respect to the second phase; and (iii) with respect to the third phase, the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase, in addition to the respective 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, as well as certain contingencies and requirements pertaining to the second and third phases of the Redevelopment Project.

#### **G. Project Costs**

The total estimated cost of the Redevelopment Project is \$50,142,396. With respect thereto: (i) the estimated costs for first phase of the Redevelopment Project total \$23,065,341.88; (ii) the estimated costs for second phase of the Redevelopment Project total \$8,592,280.63; and (iii) the estimated costs for third phase of the Redevelopment Project total \$18,484,773.50. 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**

Subject to the contingencies set forth in this Paragraph H, 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 three phases. Within a given phase, such phase may be constructed over the course of multiple years with each calendar year constituting a subphase thereof; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases or subphases over an additional period of time. Redeveloper intends to commence construction of the first phase Redevelopment Project upon approval of this Redevelopment Plan. The anticipated implementation and phasing of the Redevelopment Project is as follows:

Phase 1 – Redeveloper anticipates that the first phase will consist of construction of: (i) Maple Drive and infrastructure serving the first phase private improvements; and (ii) the first five 22-plex buildings of the multifamily apartment complex (110 units), with a target completion date of fall of 2027.

Phase 2 – Subject to the conditions set forth below, Redeveloper anticipates that the second phase will consist of: (i) the construction of 12th Street and infrastructure serving the remaining portion(s) of the Project Site; and (ii) the construction of three (3) commercial lots/improvements. Timing for construction of the second phase is speculative at this time, but could occur contemporaneously with or following development of the first phase. 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.

Phase 3 – Subject to the conditions set forth below, Redeveloper anticipates that the third phase will consist of the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. In accordance with the below conditions, the third phase must occur after the construction of the stabilization of the first phase in order for Redeveloper and the City to assess the market demand, community support, and viability of additional multifamily housing.

Notwithstanding anything herein to the contrary, the award and allocation of TIF with respect to the second and third phases of the Redevelopment Project is subject to and contingent upon the following:

- With respect to the second phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the second phase and/or issue Redeveloper the Phase Two Indebtedness (defined below) authorized hereunder is contingent upon City and Redeveloper establishing mutually-agreeable parameters and/or land control rights/restrictions with respect to the permissible and/or non-permissible type of commercial improvements developed on such lots. If such contingency is not satisfied within a reasonable time, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the second phase or incorporate a different second phase, which may or may not be undertaken by Redeveloper.
- With respect to the third phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the third phase and/or issue Redeveloper the Phase Three

Indebtedness (defined below) authorized hereunder is contingent upon the assessment or reassessment of additional multifamily apartments in relation to: the success and occupancy rates of the multifamily apartments constructed during the first phase of the Redevelopment Project, the then-existing market demand in the City for additional multifamily apartments, compatibility with the Project Site and surrounding area, and such other elements and considerations the City deems relevant. If such contingency is not satisfied or the City determines the third phase as contemplated herein is no longer a desirable project for the Project Site, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the third phase or incorporate a different third phase, which may or may not be undertaken by Redeveloper.

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” or “subphase”). The timing and nature of each phase or subphase 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 or subphase, 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/subphase. New phases/subphases 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 or subphase of the Redevelopment Project must occur – as may be set forth in the Redevelopment Contract(s).

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon the conditions and contingencies stated herein, market conditions, availability of materials, workforce availability and other extraneous factors. More or less phases or subphases 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 or subphase 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/subphase, and therefore the increment period for each phase/subphase, will be different.

Notwithstanding any provision herein to the contrary, the TIF Revenues for each phase or subphase 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 three (3) separate TIF bonds or notes (the "TIF Indebtedness"), in an aggregate principal amount of \$4,426,000, allocated as follows: (i) a TIF bond or note in the principal amount of \$2,077,000 with respect to the first phase of the Redevelopment Project (the "Phase One Indebtedness"); (ii) subject to the relevant

requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$689,000 with respect to the second phase of the Redevelopment Project (the “Phase Two Indebtedness”); and (iii) subject to the relevant requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$1,660,000 with respect to the third phase of the Redevelopment Project (the “Phase Three Indebtedness”). The TIF Indebtedness shall bear interest at a rate of 6.00% per annum. As detailed in Paragraph H above, certain conditions and requirements must be met prior to the City entering into a Redevelopment Contract for the second and third phases of the Redevelopment Project and/or issuing the Phase Two Indebtedness and Phase Three Indebtedness, respectively.

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 287 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 8TH 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 535.81 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 897.82 FEET; THENCE N13°17'29"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 160.60 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:

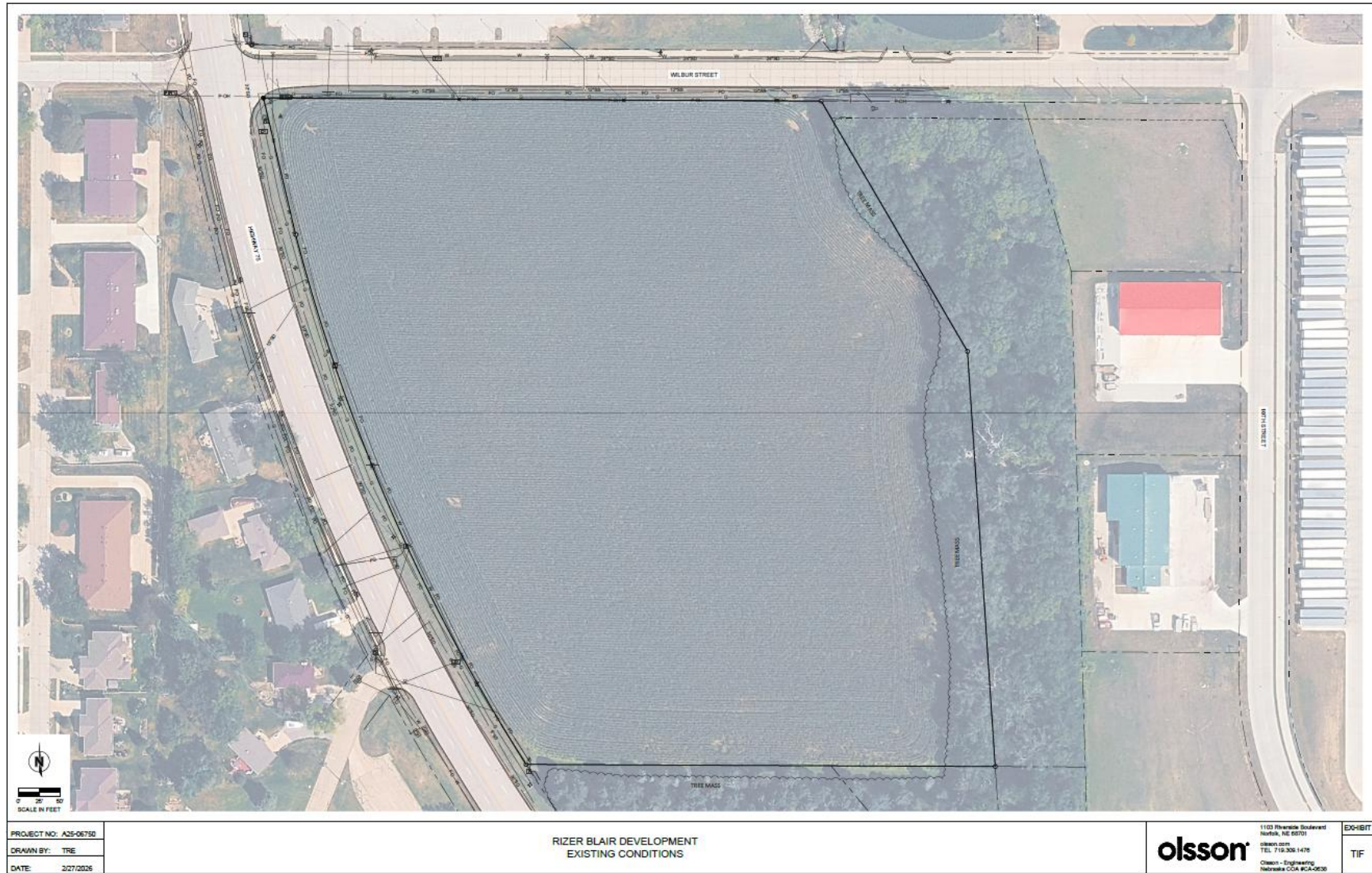
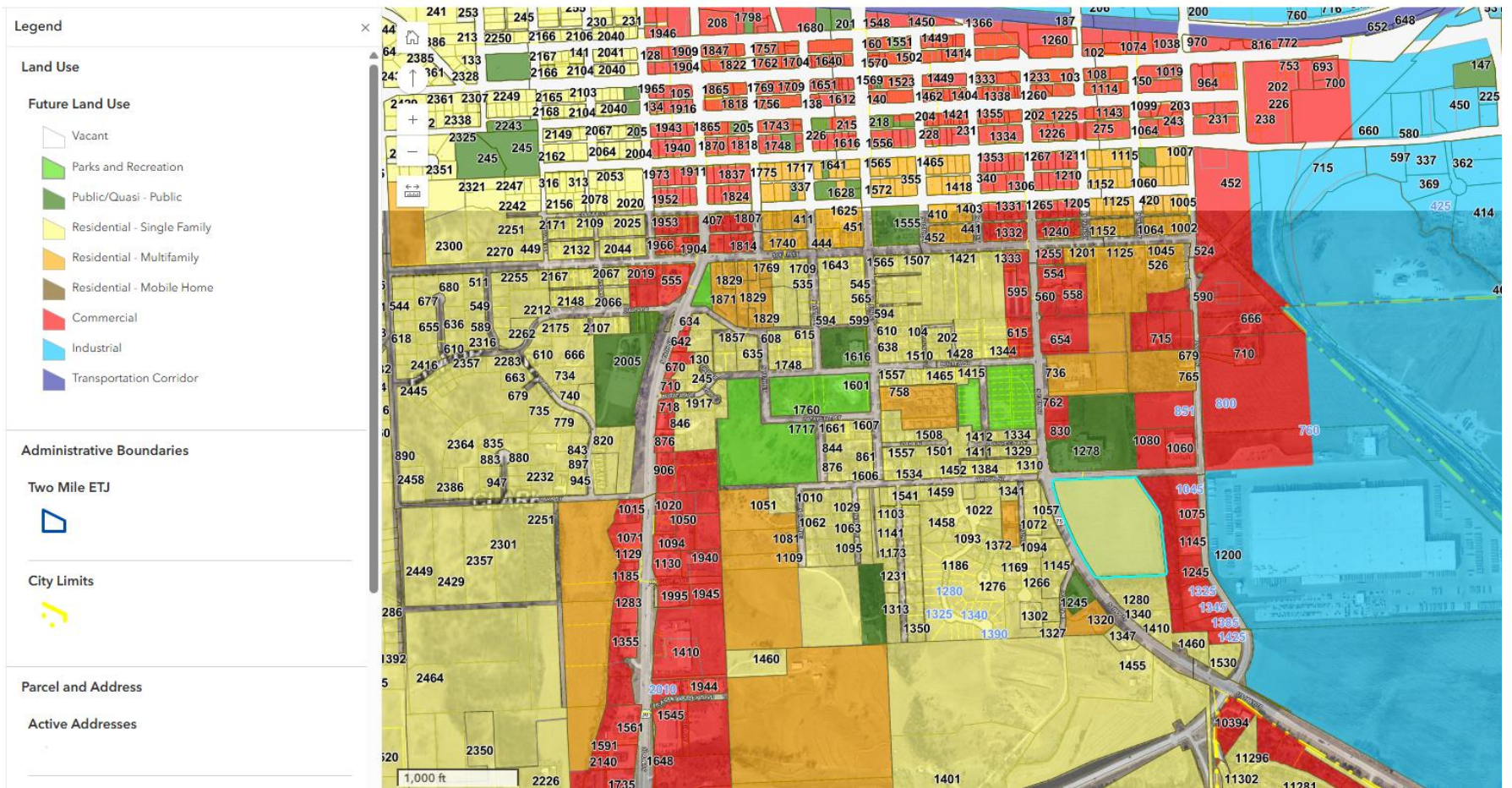


Exhibit "A"

# 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.

## EXHIBIT "D"

### Estimate of Construction Costs

Estimated Construction Costs				
	Phase 1	Phase 2	Phase 3	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Parking Lots	\$ 697,795.31	\$ 232,598.44	\$ 558,236.25	\$ 1,488,630.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Building Costs	\$ 15,210,500.00	\$ 5,000,000.00	\$ 12,168,400.00	\$ 32,378,900.00
Architectural and Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
Broker Costs	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00
Contingencies	\$ 815,625.00	\$ 271,875.00	\$ 652,500.00	\$ 1,740,000.00
Financing Costs	\$ 468,750.00	\$ 156,250.00	\$ 375,000.00	\$ 1,000,000.00
Other	\$ 4,350,890.31	\$ 1,481,963.44	\$ 3,497,712.25	\$ 9,330,566.00
	\$ 23,065,341.88	\$ 8,592,280.63	\$ 18,484,773.50	\$ 50,142,396.00
				<b>\$ 50,142,396.00</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:**

<b>TIF Uses</b>				
	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Multifamily Building Costs	\$ 15,210,500.00		\$ 12,168,400.00	\$ 27,378,900.00
Architectural & Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
	<b>\$ 16,712,281.25</b>	<b>\$ 1,434,593.75</b>	<b>\$ 13,386,325.00</b>	<b>\$ 31,533,200.00</b>

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

\*\* TIF eligibility for "Multifamily Building Costs" are subject to meeting the criteria of Workforce Housing TIF, as detailed under Paragraph J of this Redevelopment Plan.

**SOURCES:**

**Phase One General Assumptions\*:**

Base Value:	\$63,069
Post-Redevelopment Value**:	\$15,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$2,077,000
Interest Rate:	6.00%

**Phase Two General Assumptions\*:**

Base Value:	\$42,047
Post-Redevelopment Value**:	\$5,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$689,000
Interest Rate:	6.00%

**Phase Three General Assumptions\*:**

Base Value:	\$63,069
Post-Redevelopment Value**:	\$12,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$1,660,000
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 respective post-redevelopment valuations are 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.

Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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, given the target market and anticipated unit mix consisting primarily of one and two-bedroom units, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size and nature 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.

7092478.3

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

**PREPARED MARCH, 2026**  
**REVISED AND RESUBMITTED JUNE, 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 and phasing 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 occur in three (3) distinct phases. The first phase is anticipated to consist of approximately 110 multifamily units, consisting of five 22-plex buildings of the multifamily apartment complex (110 units). Subject to the contingencies set forth under Paragraph H below, the second phase is anticipated to consist of three (3) commercial lots/improvements. Subject to the contingencies set forth under Paragraph H below, the third phase is anticipated to consist of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. As set forth in further detail under Paragraph H below, while this Redevelopment Plan statutorily authorizes the use and allocation of TIF for the second and third phases of the Redevelopment Project, Redeveloper's contractual entitlement to the same is conditioned upon certain requirements and contingencies.

~~The~~Additionally, as part of the first phase of the Redevelopment Project, it is anticipated ~~to consist of~~the City will both ~~the City's acquisition of~~acquire a portion of the Project Site and ~~the City undertaking~~undertake 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. Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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~~Site are anticipated to consist of: (i) the construction of an approximately ~~198-unit~~110 multifamily ~~apartment complex~~

~~(nine units, consisting of five 22-plex buildings) and~~ of the multifamily apartment complex (110 units) with respect to the first phase; (ii) the construction of three (3) commercial lots/improvements with respect to the second phase; and (iii) with respect to the third phase, the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase, in addition to the ~~related~~ respective 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, as well as certain contingencies and requirements pertaining to the second and third phases of the Redevelopment Project.

### **G. Project Costs**

The total estimated cost of the Redevelopment Project is \$50,142,396. With respect thereto: (i) the estimated costs for first phase of the Redevelopment Project total \$23,065,341.88; (ii) the estimated costs for second phase of the Redevelopment Project total \$8,592,280.63; and (iii) the estimated costs for third phase of the Redevelopment Project total \$18,484,773.50. 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.~~ Subject to the contingencies set forth in this Paragraph H, 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 three phases. Within a given phase, such phase may be constructed over the course of multiple years, with each calendar year constituting a ~~phase~~ subphase thereof; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases or subphases over an additional period of time. Redeveloper intends to commence

construction of the first phase Redevelopment Project upon approval of this Redevelopment Plan. The anticipated implementation and phasing of the Redevelopment Project is as follows:

Phase 1 – Redeveloper anticipates that the ~~initial~~first 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.

Phase 2 – Subject to the conditions set forth below, Redeveloper anticipates that the ~~remaining phases (consisting of the four remaining 22-plexes and the~~second phase will consist of the construction of three (3) commercial lots/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. Timing for construction of the second phase is speculative at this time, but could occur contemporaneously with or following development of the first phase. 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.~~

Phase 3 – Subject to the conditions set forth below, Redeveloper anticipates that the third phase will consist of the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. In accordance with the below conditions, the third phase must occur after the construction of the stabilization of the first phase in order for Redeveloper and the City to assess the market demand, community support, and viability of additional multifamily housing.

Notwithstanding anything herein to the contrary, the award and allocation of TIF with respect to the second and third phases of the Redevelopment Project is subject to and contingent upon the following:

- With respect to the second phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the second phase and/or issue Redeveloper the Phase Two Indebtedness (defined below) authorized hereunder is contingent upon City and Redeveloper establishing mutually-agreeable parameters and/or land control rights/restrictions with respect to the permissible and/or non-permissible type of commercial improvements developed on such lots. If such contingency is not satisfied within a reasonable time, this Redevelopment Plan contemplates that the City may, in its

exclusive discretion, amend this Redevelopment Plan to remove the second phase or incorporate a different second phase, which may or may not be undertaken by Redeveloper.

- With respect to the third phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the third phase and/or issue Redeveloper the Phase Three Indebtedness (defined below) authorized hereunder is contingent upon the assessment or reassessment of additional multifamily apartments in relation to: the success and occupancy rates of the multifamily apartments constructed during the first phase of the Redevelopment Project, the then-existing market demand in the City for additional multifamily apartments, compatibility with the Project Site and surrounding area, and such other elements and considerations the City deems relevant. If such contingency is not satisfied or the City determines the third phase as contemplated herein is no longer a desirable project for the Project Site, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the second phase or incorporate a different third phase, which may or may not be undertaken by Redeveloper.

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” or “subphase”). The timing and nature of each phase or subphase 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 or subphase, 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)~~subphase. New phases/subphases 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 or subphase of the Redevelopment Project must occur – as may be set forth in the Redevelopment Contract(s).

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon the conditions and contingencies stated herein, market conditions, availability of materials, workforce availability and other extraneous factors. More or less phases or subphases 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 [or subphase](#) 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/[subphase](#), and therefore the increment period for each phase/[subphase](#), will be different.

Notwithstanding any provision herein to the contrary, the TIF Revenues for each phase [or subphase](#) 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~~ three (3) separate TIF ~~bond(s)~~ bonds or ~~note(s)~~ notes (the "TIF Indebtedness"), in an aggregate principal amount of ~~\$4,427,000~~ 4,426,000, allocated as follows: (i) a TIF bond or note in the principal amount of \$2,077,000 with respect to the first phase of the Redevelopment Project (the "Phase One Indebtedness"); (ii) subject to the relevant requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$689,000 with respect to the second phase of the Redevelopment Project (the "Phase Two Indebtedness"); and (iii) subject to the relevant requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$1,660,000 with respect to the third phase of the Redevelopment Project (the "Phase Three Indebtedness"). 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~~ As detailed in Paragraph H above, certain conditions and requirements must be met prior to the City entering into a Redevelopment Contract for the second and third phases of 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. Project and/or issuing the Phase Two Indebtedness and Phase Three Indebtedness, respectively.

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 287 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 287, 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 169.80 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.

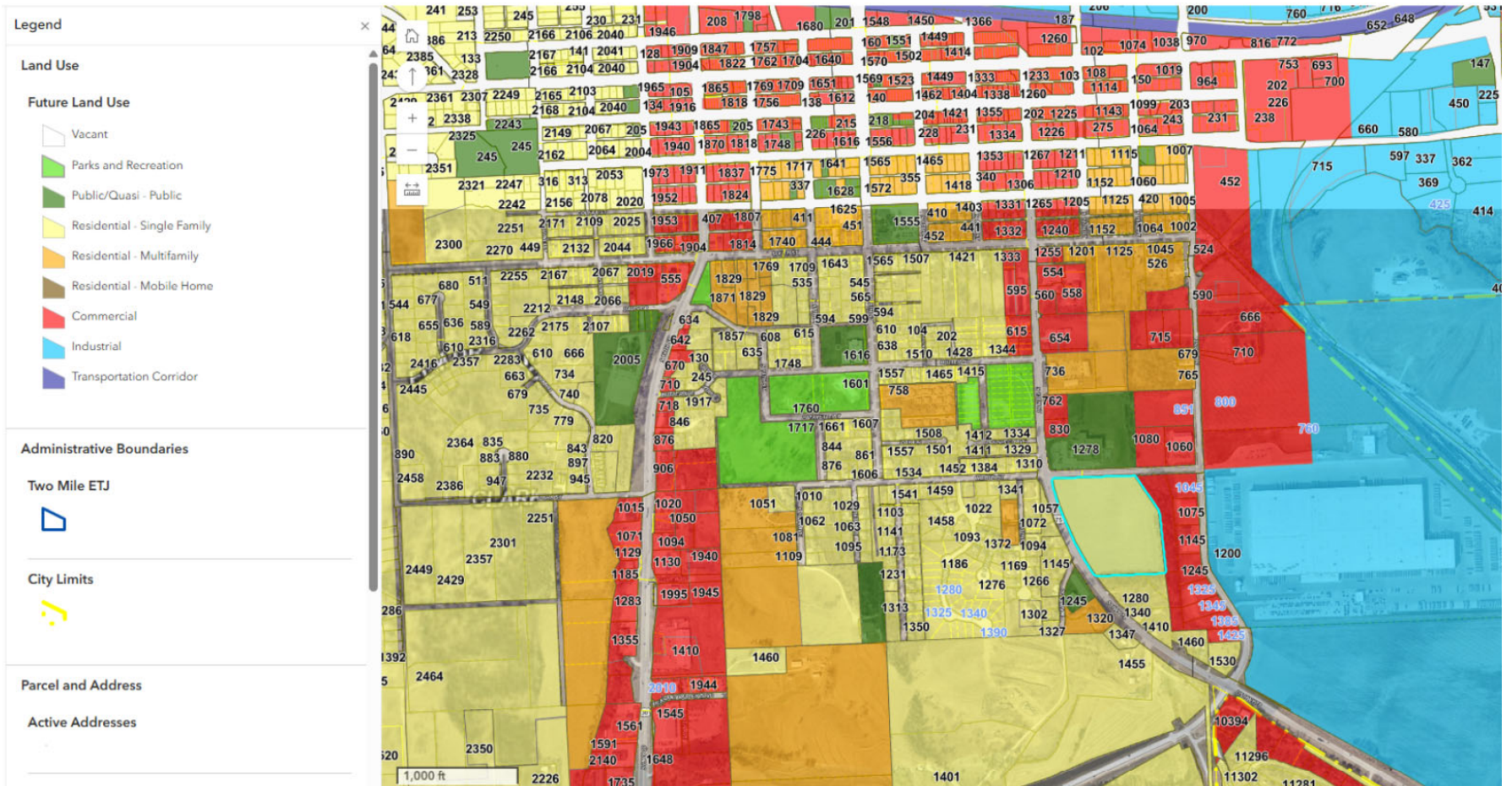
Depiction and Current Condition:



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.

## EXHIBIT "D"

### Estimate of Construction Costs

(Added)

Estimated Construction Costs				
	Phase 1	Phase 2	Phase 3	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Parking Lots	\$ 697,795.31	\$ 232,598.44	\$ 558,236.25	\$ 1,488,630.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Building Costs	\$ 15,210,500.00	\$ 5,000,000.00	\$ 12,168,400.00	\$ 32,378,900.00
Architectural and Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
Broker Costs	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00
Contingencies	\$ 815,625.00	\$ 271,875.00	\$ 652,500.00	\$ 1,740,000.00
Financing Costs	\$ 468,750.00	\$ 156,250.00	\$ 375,000.00	\$ 1,000,000.00
Other	\$ 4,350,890.31	\$ 1,481,963.44	\$ 3,497,712.25	\$ 9,330,566.00
	\$ 23,065,341.88	\$ 8,592,280.63	\$ 18,484,773.50	\$ 50,142,396.00
				\$ 50,142,396.00

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

*[Link-to-previous setting changed from on in original to off in modified.]*

Exhibit "D"

**EXHIBIT "E"**

**Sources and Uses of TIF**

**USES:**

(Added)

TIF Uses				
	Phase 1	Phase 2	Phase 3	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Multifamily Building Costs	\$ 15,210,500.00		\$ 12,168,400.00	\$ 27,378,900.00
Architectural & Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
	\$ 16,712,281.25	\$ 1,434,593.75	\$ 13,386,325.00	\$ 31,533,200.00

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>	<hr/> <b>\$31,533,200</b>

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

\*\* Subject TIF eligibility for "Multifamily Building Costs" are subject to meeting the criteria of Workforce Housing TIF, as detailed under Paragraph J of this Redevelopment Plan.

**SOURCES:**

Phase One General Assumptions\*:

Base Value:	<del>\$168,185</del> <u>63,069</u>
Post-Redevelopment Value**:	<del>\$32,000,000</del> <u>15,000,000</u>
Tax Levy (2025):	1.433586%
TIF Indebtedness:	<del>\$4,427,000</del> <u>2,077,000</u>
Interest Rate:	6.00%

Phase Two General Assumptions\*:

<u>Base Value:</u>	<u>\$42,047</u>
<u>Post-Redevelopment Value**:</u>	<u>\$5,000,000</u>
<u>Tax Levy (2025): 1.433586%</u>	
<u>TIF Indebtedness:</u>	<u>\$689,000</u>
<u>Interest Rate:</u>	<u>6.00%</u>

Phase Three General Assumptions\*:

<u>Base Value:</u>	<u>\$63,069</u>
<u>Post-Redevelopment Value**:</u>	<u>\$12,000,000</u>
<u>Tax Levy (2025):</u>	<u>1.433586%</u>
<u>TIF Indebtedness:</u>	<u>\$1,660,000</u>
<u>Interest Rate:</u>	<u>6.00%</u>

\* 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 respective post-redevelopment ~~value is~~valuations are 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.





Phase Three Projected Amortization:

(Added graphics)

DATE	Taxable Valuation	Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest	Interest at 6.00%	
								Principal	Interest at 6.00%	Total				
0											\$1,660,000			
0.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$34,907	\$49,800	\$84,707	\$1,625,093	0	49800	
1	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$35,954	\$48,753	\$84,707	\$1,589,139	0	48753	
1.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$37,033	\$47,674	\$84,707	\$1,552,106	0	47674	
2	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$38,144	\$46,563	\$84,707	\$1,513,962	0	46563	
2.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$39,288	\$45,419	\$84,707	\$1,474,674	0	45419	
3	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$40,467	\$44,240	\$84,707	\$1,434,207	0	44240	
3.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$41,681	\$43,026	\$84,707	\$1,392,526	0	43026	
4	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$42,931	\$41,776	\$84,707	\$1,349,595	0	41776	
4.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$44,219	\$40,488	\$84,707	\$1,305,376	0	40488	
5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$45,546	\$39,161	\$84,707	\$1,259,830	0	39161	
5.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$46,912	\$37,795	\$84,707	\$1,212,918	0	37795	
6	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$48,319	\$36,388	\$84,707	\$1,164,599	0	36388	
6.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$49,769	\$34,938	\$84,707	\$1,114,830	0	34938	
7	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$51,262	\$33,445	\$84,707	\$1,063,568	0	33445	
7.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$52,800	\$31,907	\$84,707	\$1,010,768	0	31907	
8	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$54,384	\$30,323	\$84,707	\$956,384	0	30323	
8.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$56,015	\$28,692	\$84,707	\$900,369	0	28692	
9	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$57,696	\$27,011	\$84,707	\$842,673	0	27011	
9.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$59,427	\$25,280	\$84,707	\$783,246	0	25280	
10	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$61,210	\$23,497	\$84,707	\$722,036	0	23497	
10.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$63,046	\$21,661	\$84,707	\$658,990	0	21661	
11	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$64,937	\$19,770	\$84,707	\$594,053	0	19770	
11.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$66,885	\$17,822	\$84,707	\$527,168	0	17822	
12	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$68,892	\$15,815	\$84,707	\$458,276	0	15815	
12.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$70,959	\$13,748	\$84,707	\$387,317	0	13748	
13	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$73,087	\$11,620	\$84,707	\$314,230	0	11620	
13.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$75,280	\$9,427	\$84,707	\$238,950	0	9427	
14	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$77,538	\$7,169	\$84,707	\$161,412	0	7169	
14.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$79,865	\$4,842	\$84,707	\$81,547	0	4842	
15	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$82,261	\$2,446	\$84,707	\$0	0	2446	
					\$2,566,890	\$25,680	\$2,541,210	\$1,660,714	\$880,496	\$2,541,210			\$0	
													( F9 = calculate )	
								Original Loan Amount		\$1,660,000				
								Capitalized Interest		\$0				
								Loan Balance Remaining		\$0				
													ASSUMPTIONS:	
													1. Loan Amount:	\$1,660,000
													2. Interest Rate:	6.00%
													3. Base Value:	\$63,069
													4. Future Value:	\$12,000,000

\* The above figures are estimates based upon the assumptions in this Exhibit "E" and are subject to change.

## 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.

Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences.

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, given the target market and anticipated unit mix consisting primarily of one and two-bedroom units, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size and nature 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.

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<b>Summary report:</b>	
<b>Litera Compare for Word 11.16.0.74 Document comparison done on 6/2/2026 3:21:35 PM</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original filename:</b> SJAV RP.doc	
<b>Modified DMS:</b> iw://cloudimanage.com/matters/7092478/2 - Blair - SJAV Tenet TIF - Redevelopment Plan.doc	
<b>Changes:</b>	
Add	94
Delete-	57
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	5
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>156</b>

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

**PREPARED MARCH, 2026  
REVISED AND RESUBMITTED JUNE, 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 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 and phasing 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 occur in three (3) distinct phases. The first phase is anticipated to consist of approximately 110 multifamily units, consisting of five 22-plex buildings of the multifamily apartment complex (110 units). Subject to the contingencies set forth under Paragraph H below, the second phase is anticipated to consist of three (3) commercial lots/improvements. Subject to the contingencies set forth under Paragraph H below, the third phase is anticipated to consist of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. As set forth in further detail under Paragraph H below, while this Redevelopment Plan statutorily authorizes the use and allocation of TIF for the second and third phases of the Redevelopment Project, Redeveloper's contractual entitlement to the same is conditioned upon certain requirements and contingencies.

Additionally, as part ~~of the first phase~~ of the Redevelopment Project, it is anticipated the City will both acquire a portion of the Project Site and undertake a portion of the right-of-way and infrastructure improvements within the Project Site, as outlined below:

- ~~#~~As part of the first phase of the Redevelopment Project, 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 as part of the first phase of the Redevelopment Project. 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.
- ~~#~~As part of the second phase of the Redevelopment Project, as applicable, 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. Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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 Project Site are anticipated to consist of: (i) the construction of an approximately 110 multifamily units, consisting of five 22-plex buildings of

the multifamily apartment complex (110 units) with respect to the first phase; (ii) the construction of three (3) commercial lots/improvements with respect to the second phase; and (iii) with respect to the third phase, the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase, in addition to the respective 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, as well as certain contingencies and requirements pertaining to the second and third phases of the Redevelopment Project.

#### **G. Project Costs**

The total estimated cost of the Redevelopment Project is \$50,142,396. With respect thereto: (i) the estimated costs for first phase of the Redevelopment Project total \$23,065,341.88; (ii) the estimated costs for second phase of the Redevelopment Project total \$8,592,280.63; and (iii) the estimated costs for third phase of the Redevelopment Project total \$18,484,773.50. 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**

Subject to the contingencies set forth in this Paragraph H, 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 three phases. Within a given phase, such phase may be constructed over the course of multiple years with each calendar year constituting a subphase thereof; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases or subphases over an additional period of time. Redeveloper intends to commence construction of the first phase Redevelopment Project upon approval of this Redevelopment Plan. The anticipated implementation and phasing of the Redevelopment Project is as follows:

Phase 1 – Redeveloper anticipates that the first phase will consist of construction of: (i) ~~the public streets~~ Maple Drive and infrastructure serving the ~~entire Project Site~~ first phase private improvements; and (ii) the first five 22-plex buildings of the multifamily apartment complex (110 units), with a target completion date of fall of 2027.

Phase 2 – Subject to the conditions set forth below, Redeveloper anticipates that the second phase will consist of: (i) the construction of 12th Street and infrastructure serving the remaining portion(s) of the Project Site; and (ii) the construction of three (3) commercial lots/improvements. Timing for construction of the second phase is speculative at this time, but could occur contemporaneously with or following development of the first phase. 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.

Phase 3 – Subject to the conditions set forth below, Redeveloper anticipates that the third phase will consist of the construction of approximately 88 additional multifamily units, consisting of four 22-plex buildings, as an expansion of the multifamily complex constructed during the first phase. In accordance with the below conditions, the third phase must occur after the construction of the stabilization of the first phase in order for Redeveloper and the City to assess the market demand, community support, and viability of additional multifamily housing.

Notwithstanding anything herein to the contrary, the award and allocation of TIF with respect to the second and third phases of the Redevelopment Project is subject to and contingent upon the following:

- With respect to the second phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the second phase and/or issue Redeveloper the Phase Two Indebtedness (defined below) authorized hereunder is contingent upon City and Redeveloper establishing mutually-agreeable parameters and/or land control rights/restrictions with respect to the permissible and/or non-permissible type of commercial improvements developed on such lots. If such contingency is not satisfied within a reasonable time, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the second phase or incorporate a different second phase, which may or may not be undertaken by Redeveloper.
- With respect to the third phase, the City’s willingness to enter into a Redevelopment Contract with Redeveloper for the third phase and/or issue Redeveloper the Phase Three

Indebtedness (defined below) authorized hereunder is contingent upon the assessment or reassessment of additional multifamily apartments in relation to: the success and occupancy rates of the multifamily apartments constructed during the first phase of the Redevelopment Project, the then-existing market demand in the City for additional multifamily apartments, compatibility with the Project Site and surrounding area, and such other elements and considerations the City deems relevant. If such contingency is not satisfied or the City determines the third phase as contemplated herein is no longer a desirable project for the Project Site, this Redevelopment Plan contemplates that the City may, in its exclusive discretion, amend this Redevelopment Plan to remove the ~~second~~third phase or incorporate a different third phase, which may or may not be undertaken by Redeveloper.

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” or “subphase”). The timing and nature of each phase or subphase 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 or subphase, 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/subphase. New phases/subphases 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 or subphase of the Redevelopment Project must occur – as may be set forth in the Redevelopment Contract(s).

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon the conditions and contingencies stated herein, market conditions, availability of materials, workforce availability and other extraneous factors. More or less phases or subphases 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 or subphase 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/subphase, and therefore the increment period for each phase/subphase, will be different.

Notwithstanding any provision herein to the contrary, the TIF Revenues for each phase or subphase 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 three (3) separate TIF bonds or notes (the "TIF Indebtedness"), in an aggregate principal amount of \$4,426,000, allocated as follows: (i) a TIF bond or note in the principal amount of \$2,077,000 with respect to the first phase of the Redevelopment Project (the "Phase One Indebtedness"); (ii) subject to the relevant

requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$689,000 with respect to the second phase of the Redevelopment Project (the “Phase Two Indebtedness”); and (iii) subject to the relevant requirements and contingencies set forth under Paragraph H above, a TIF bond or note in the principal amount of \$1,660,000 with respect to the third phase of the Redevelopment Project (the “Phase Three Indebtedness”). The TIF Indebtedness shall bear interest at a rate of 6.00% per annum. As detailed in Paragraph H above, certain conditions and requirements must be met prior to the City entering into a Redevelopment Contract for the second and third phases of the Redevelopment Project and/or issuing the Phase Two Indebtedness and Phase Three Indebtedness, respectively.

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 287 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 287, 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 169.80 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.

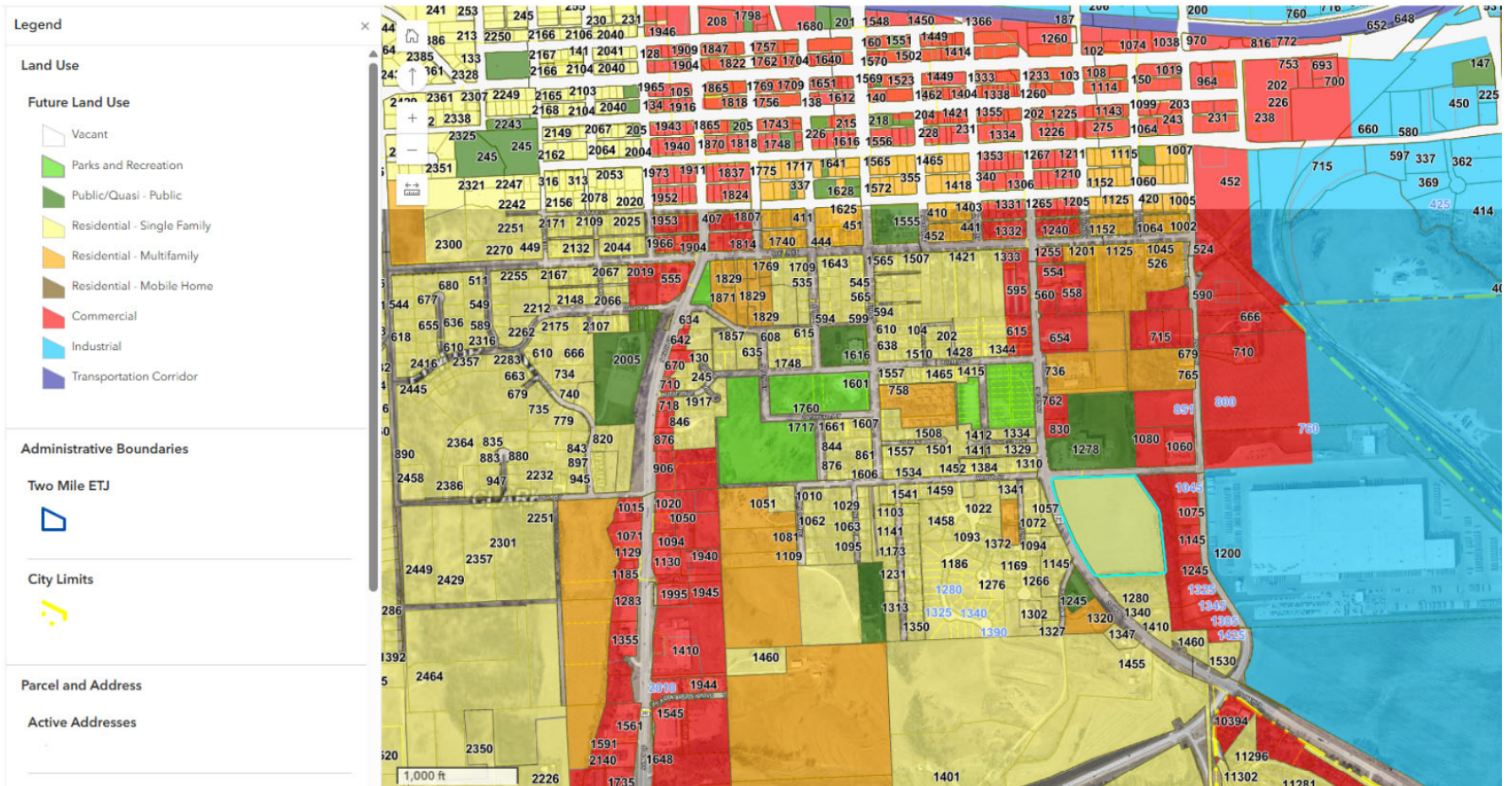
Depiction and Current Condition:



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.

**EXHIBIT "D"**

**Estimate of Construction Costs**

<b>Estimated Construction Costs</b>				
	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Parking Lots	\$ 697,795.31	\$ 232,598.44	\$ 558,236.25	\$ 1,488,630.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Building Costs	\$ 15,210,500.00	\$ 5,000,000.00	\$ 12,168,400.00	\$ 32,378,900.00
Architectural and Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
Broker Costs	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00
Contingencies	\$ 815,625.00	\$ 271,875.00	\$ 652,500.00	\$ 1,740,000.00
Financing Costs	\$ 468,750.00	\$ 156,250.00	\$ 375,000.00	\$ 1,000,000.00
Other	\$ 4,350,890.31	\$ 1,481,963.44	\$ 3,497,712.25	\$ 9,330,566.00
	\$ 23,065,341.88	\$ 8,592,280.63	\$ 18,484,773.50	\$ 50,142,396.00
				<b>\$ 50,142,396.00</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:**

<b>TIF Uses</b>				
	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	
Land Acquisition	\$ 234,375.00	\$ 78,125.00	\$ 187,500.00	\$ 500,000.00
Earthwork	\$ 351,562.50	\$ 117,187.50	\$ 281,250.00	\$ 750,000.00
Landscaping	\$ 257,812.50	\$ 85,937.50	\$ 206,250.00	\$ 550,000.00
Sidewalks	\$ 82,031.25	\$ 27,343.75	\$ 65,625.00	\$ 175,000.00
Paving	\$ 25,000.00	\$ 100,000.00	\$ 25,000.00	\$ 150,000.00
Utilities	\$ 175,000.00	\$ 750,000.00	\$ 131,300.00	\$ 1,056,300.00
Multifamily Building Costs	\$ 15,210,500.00		\$ 12,168,400.00	\$ 27,378,900.00
Architectural & Engineering	\$ 350,000.00	\$ 250,000.00	\$ 300,000.00	\$ 900,000.00
Legal Fees	\$ 26,000.00	\$ 26,000.00	\$ 21,000.00	\$ 73,000.00
	<b>\$ 16,712,281.25</b>	<b>\$ 1,434,593.75</b>	<b>\$ 13,386,325.00</b>	<b>\$ 31,533,200.00</b>

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

\*\* TIF eligibility for "Multifamily Building Costs" are subject to meeting the criteria of Workforce Housing TIF, as detailed under Paragraph J of this Redevelopment Plan.

**SOURCES:**

Phase One General Assumptions\*:

Base Value:	\$63,069
Post-Redevelopment Value**:	\$15,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$2,077,000
Interest Rate:	6.00%

Phase Two General Assumptions\*:

Base Value:	\$42,047
Post-Redevelopment Value**:	\$5,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$689,000
Interest Rate:	6.00%

Phase Three General Assumptions\*:

Base Value:	\$63,069
Post-Redevelopment Value**:	\$12,000,000
Tax Levy (2025):	1.433586%
TIF Indebtedness:	\$1,660,000
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 respective post-redevelopment valuations are 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.

Phase One Projected Amortization:

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Principal	Interest at 6.00%	Total	Loan Balance	Capitalized Interest	Interest at 6.00%	
0											\$2,077,000			
0.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$43,686	\$62,310	\$105,996	\$2,033,314	0	62310	
1	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$44,997	\$60,999	\$105,996	\$1,988,317	0	60999	
1.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$46,346	\$59,650	\$105,996	\$1,941,971	0	59650	
2	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$47,737	\$58,259	\$105,996	\$1,894,234	0	58259	
2.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$49,169	\$56,827	\$105,996	\$1,845,065	0	56827	
3	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$50,644	\$55,352	\$105,996	\$1,794,421	0	55352	
3.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$52,163	\$53,833	\$105,996	\$1,742,258	0	53833	
4	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$53,728	\$52,268	\$105,996	\$1,688,530	0	52268	
4.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$55,340	\$50,656	\$105,996	\$1,633,190	0	50656	
5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$57,000	\$48,996	\$105,996	\$1,576,190	0	48996	
5.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$58,710	\$47,286	\$105,996	\$1,517,480	0	47286	
6	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$60,472	\$45,524	\$105,996	\$1,457,008	0	45524	
6.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$62,286	\$43,710	\$105,996	\$1,394,722	0	43710	
7	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$64,154	\$41,842	\$105,996	\$1,330,568	0	41842	
7.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$66,079	\$39,917	\$105,996	\$1,264,489	0	39917	
8	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$68,061	\$37,935	\$105,996	\$1,196,428	0	37935	
8.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$70,103	\$35,893	\$105,996	\$1,126,325	0	35893	
9	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$72,206	\$33,790	\$105,996	\$1,054,119	0	33790	
9.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$74,372	\$31,624	\$105,996	\$979,747	0	31624	
10	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$76,604	\$29,392	\$105,996	\$903,143	0	29392	
10.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$78,902	\$27,094	\$105,996	\$824,241	0	27094	
11	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$81,269	\$24,727	\$105,996	\$742,972	0	24727	
11.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$83,707	\$22,289	\$105,996	\$659,265	0	22289	
12	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$86,218	\$19,778	\$105,996	\$573,047	0	19778	
12.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$88,805	\$17,191	\$105,996	\$484,242	0	17191	
13	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$91,469	\$14,527	\$105,996	\$392,773	0	14527	
13.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$94,213	\$11,783	\$105,996	\$298,560	0	11783	
14	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$97,039	\$8,957	\$105,996	\$201,521	0	8957	
14.5	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$99,950	\$6,046	\$105,996	\$101,571	0	6046	
15	\$ 15,000,000	\$63,069	\$ 14,936,931	1.433586	\$ 107,087	\$ 1,071	\$ 105,988	\$102,949	\$3,047	\$105,996	\$0	0	3047	
					\$3,212,010	\$32,130	\$3,179,880	\$2,078,378	\$1,101,502	\$3,179,880		\$0		
													( F9 = calculate )	
								Original Loan Amount		\$2,077,000				
								Capitalized Interest		\$0				
								Loan Balance Remaining		\$0				
													ASSUMPTIONS:	
													1. Loan Amount:	\$2,077,000
													2. Interest Rate:	6.00%
													3. Base Value:	\$63,069
													4. Future Value:	\$15,000,000

\* The above figures are estimates based upon the assumptions in this Exhibit "E" and are subject to change.



Phase Three Projected Amortization:

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest	Interest at 6.00%	
								Principal	Interest at 6.00%	Total				
0											\$1,660,000			
0.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$34,907	\$49,800	\$84,707	\$1,625,093	0	49800	
1	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$35,954	\$48,753	\$84,707	\$1,589,139	0	48753	
1.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$37,083	\$47,674	\$84,707	\$1,552,106	0	47674	
2	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$38,144	\$46,563	\$84,707	\$1,513,962	0	46563	
2.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$39,288	\$45,419	\$84,707	\$1,474,674	0	45419	
3	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$40,467	\$44,240	\$84,707	\$1,434,207	0	44240	
3.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$41,681	\$43,026	\$84,707	\$1,392,526	0	43026	
4	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$42,931	\$41,776	\$84,707	\$1,349,595	0	41776	
4.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$44,219	\$40,488	\$84,707	\$1,305,376	0	40488	
5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$45,546	\$39,161	\$84,707	\$1,259,890	0	39161	
5.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$46,912	\$37,795	\$84,707	\$1,212,918	0	37795	
6	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$48,319	\$36,388	\$84,707	\$1,164,599	0	36388	
6.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$49,769	\$34,938	\$84,707	\$1,114,890	0	34938	
7	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$51,262	\$33,445	\$84,707	\$1,063,568	0	33445	
7.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$52,800	\$31,907	\$84,707	\$1,010,768	0	31907	
8	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$54,384	\$30,323	\$84,707	\$956,384	0	30323	
8.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$56,015	\$28,692	\$84,707	\$900,369	0	28692	
9	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$57,696	\$27,011	\$84,707	\$842,673	0	27011	
9.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$59,427	\$25,280	\$84,707	\$783,246	0	25280	
10	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$61,210	\$23,497	\$84,707	\$722,036	0	23497	
10.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$63,046	\$21,661	\$84,707	\$658,990	0	21661	
11	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$64,937	\$19,770	\$84,707	\$594,053	0	19770	
11.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$66,885	\$17,822	\$84,707	\$527,168	0	17822	
12	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$68,892	\$15,815	\$84,707	\$458,276	0	15815	
12.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$70,959	\$13,748	\$84,707	\$387,317	0	13748	
13	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$73,087	\$11,620	\$84,707	\$314,230	0	11620	
13.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$75,280	\$9,427	\$84,707	\$238,950	0	9427	
14	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$77,538	\$7,169	\$84,707	\$161,412	0	7169	
14.5	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$79,865	\$4,842	\$84,707	\$81,547	0	4842	
15	\$ 12,000,000	\$63,069	\$ 11,936,931	1.433586	\$ 85,563	\$ 856	\$ 84,707	\$82,261	\$2,446	\$84,707	\$0	0	2446	
					\$2,566,890	\$25,680	\$2,541,210	\$1,660,714	\$880,496	\$2,541,210		\$0		
													( F9 = calculate )	
								Original Loan Amount		\$1,660,000				
								Capitalized Interest		\$0				
								Loan Balance Remaining		\$0				
													<b>ASSUMPTIONS:</b>	
													1. Loan Amount:	\$1,660,000
													2. Interest Rate:	6.00%
													3. Base Value:	\$63,069
													4. Future Value:	\$12,000,000

\* The above figures are estimates based upon the assumptions in this Exhibit "E" and are subject to change.

## **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.

Additionally, the City may require Redeveloper to implement certain screening improvements to ensure the Redevelopment Project's compatibility with the surrounding single-family residences. 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, given the target market and anticipated unit mix consisting primarily of one and two-bedroom units, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size and nature 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.

~~7092478.2~~[7092478.3](#)

<b>Summary report:</b>	
<b>Litera Compare for Word 11.16.0.74 Document comparison done on 6/15/2026 3:19:44 PM</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original DMS:</b> iw://cloudimanager.com/matters/7092478/2 - Blair - SJAV Tenet TIF - Redevelopment Plan.doc	
<b>Modified DMS:</b> iw://cloudimanager.com/matters/7092478/3 - Blair - SJAV Tenet TIF - Redevelopment Plan.doc	
<b>Changes:</b>	
<u>Add</u>	8
<del>Delete</del>	7
<del>Move From</del>	0
<u>Move To</u>	0
<u>Table Insert</u>	0
<del>Table Delete</del>	0
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>15</b>

**RESOLUTION NO. 1**

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 Melanie Kaeding

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

Donnell Z Boesiger  
CHAIRPERSON

ATTEST:

J. Shelly Jones  
SECRETARY

**EXHIBIT 1**  
**Plan**

(See attached)

7113251.1

Re: Proposed Apartment & Retail Development at 13<sup>th</sup> & Wilbur St

Dear Mayor, City Staff and Members of the Blair City Council,

I am writing to state my concerns with the allocation of TIF for the proposed development due to the following reasons.

1. The city directed & paid for a survey to establish “blighted” status of this property to allow it to apply for TIF. It does not fit any true definition of blighted, being highly desirable for development related to location, elevation, & size. If this property is “blighted” then it’s likely every property in Blair meets the criteria.
2. The school board & administration have appealed to the council and planning committee that they are dealing with significant shortfalls that will only be compounded for the period of 15 years as they anticipate increased enrollment without financial support. The school board representatives reported issues with safe student transportation within the city currently, raising concerns with how the addition of students from Blair Crossing or potentially other apartments within the city will be handled.
3. The plan to install & pave the road within the development in exchange for I believe Lot 1 for a new lift or pump station. Being part of a business that has developed a few small areas within city limits, we understand the expense associated with installing the infrastructure & paved roads. Arbor Drive & the North 28<sup>th</sup> Ave cul-de-sac for the pavement alone both were in excess of \$115K not requesting or receiving assistance, with all expense & risk on the developer. It is very generous and open ended to offer to install a road in exchange for approx. 1/3 of an acre.
4. Sidewalk & Traffic Control: At the previous planning meeting, when Rizer indicated it would be very walkable to Dollar General, I questioned the sidewalk. Phil stated yes, there is a sidewalk, of which there is on the north side of Wilbur. Within the city limits, every homeowner we’ve built for has been required to install a sidewalk on every side of their home that faces a street regardless of a sidewalk being present on the opposite side. I question whether the city will be assisting with this expense on behalf of the developer to install on the south side of Wilbur to fit with the requirements of other property owners within the city. It’s also reasonable to expect there to be an additional expense and need to add traffic control at HWY 75 & the new access from Maple Drive and or at Wilbur.
5. Rizer Narrative: While I appreciated many of the insights Rizer offered regarding their proposed project throughout the previous council and planning meetings, their narrative consistently changed anytime a citizen brought up a concern. Rizer changed from it being a great option for entry level or working class to appealing

mainly to young professionals when the potential cost to rent a one bedroom brought affordability concerns. When the school board & citizens brought up concerns of increased enrollment in our school system & the lack of financial support if awarded TIF, Rizer's narrative changed from a family friendly option to they really don't anticipate many children to reside in the apartments. Simply, there is no way for anyone to predict as cannot discriminate against any applicant that meets the minimal & allowable credit & background checks. Not pro discrimination, just saying there is no way to predict.

6. Rizer Statements related to TIF, Timeline & Ownership: Rizer stated repeatedly that all their projects have involved TIF, stating that they still have ownership in the previous projects and also stating that the first project was completed in 2016, thus all previous projects are still benefiting from TIF. They stated only being interested in Blair & being able to proceed with this project if awarded TIF & awarded TIF at this time, as delays result in increased costs. Every builder, developer, contractor, administrator...understands that nothing goes down in cost as time passes. The difference is many local businesses have remained invested in Blair regardless of incentives, assistance or support. Rizer is only invested if Blair awards them TIF & only if awarded now and on their timeline. I feel it would be appropriate to experience the impact that Blair Crossing has on this community & resources before choosing to award TIF to another short-term housing development.
7. Housing Study: Rizer referenced the need for additional housing was based on a 2021 survey. Fair to say, this would not have factored in the addition of the 132 apartments at Blair Crossing, and the upcoming 137 homes starting at under \$320K at Bear Creek.

I really appreciate your time and consideration for not only my many comments & letter, but so many others on this agenda item. I feel very fortunate to have moved to Blair from Omaha when our children were turning school age to attend Blair Schools. It has been a great place to raise our family. We understand having quick access to Omaha, the continued effects of Dana closing & preserving what generations have loved about Blair is very challenging, so thank you for your time & dedication.

Janette Nielsen

Nielsen Homes & Development

City of Blair  
Blair, NE

6/21/2026

**Evonik Corporation**  
650 Industrial Park Drive  
Blair, NE 68008

**Paul Caldwell**  
Site Director  
<http://corporate.evonik.us>  
Phone +1 402 533 1562  
[paul.caldwell@evonik.com](mailto:paul.caldwell@evonik.com)

TIF and LB840

Dear Blair City Council Member,

As a long-standing employer in Blair, Evonik is proud to be part of a community that has demonstrated steady economic growth, strong industrial investment, and a commitment to long-term stability. Our site has benefited from this environment and, in turn, we remain deeply invested in the continued success of Blair and Washington County.

Alongside this progress, one challenge has become increasingly clear: the limited availability of workforce housing. Over the past several years, the supply of quality rental housing has not kept pace with job growth. As a result, a growing portion of the workforce that supports Blair's industries must commute from neighboring communities.

From an employer's perspective, this has real and measurable impacts. The ability to attract and retain skilled employees is directly influenced by the availability of housing within a reasonable distance of the workplace. It also affects quality of life for employees and their families, contributing to longer commutes and reduced community engagement.

This challenge is evident across multiple levels of our workforce. We rely not only on permanent employees but also on interns, early-career professionals, and specialized temporary staff who support critical operations and projects.

For many of these individuals, access to safe, reliable, and reasonably priced housing is a deciding factor in whether they can accept or continue employment opportunities in Blair.

We understand that new housing developments can raise valid concerns about maintaining the character and livability of Blair. We share those priorities. Thoughtful, well-planned housing—aligned with community standards—can strengthen Blair by supporting working families through reduced commuting times and through a more connected community.

Tools such as Tax Increment Financing (TIF) and the LB840 program are important in making these developments feasible. When used responsibly, they help address financial barriers, encourage private investment, and support balanced, sustainable growth.

Evonik supports the careful use of these tools to expand housing opportunities and ensure Blair remains a strong place to live, work, and invest. We appreciate your leadership on this important issue and stand ready to support efforts that benefit the community as a whole.

Sincerely yours,



Paul Caldwell  
Site Director



June 22<sup>nd</sup>, 2026

Mayor and Members of the Blair City Council,

I am writing to express strong support for the proposed Rizer apartment complex development in Blair.

Blair's economy remains strong, with unemployment at historic lows. While this reflects a healthy and growing community, it is also creating a significant constraint for employers across the entire local economy—access to an available and affordable workforce. Housing availability and affordability have become critical barriers to attracting and retaining employees.

Employers across multiple sectors are encountering difficulty filling positions because potential workers are unable to find suitable housing within the community. This is limiting business performance, constraining growth, and putting long-term economic momentum at risk.

The development of additional apartment housing directly addresses this challenge. Increasing the availability of attainable housing will strengthen workforce stability, enable employers to meet demand, and support the continued growth and competitiveness of the Blair community.

This project represents an important investment not only in housing, but in the overall health and sustainability of Blair's economy. From my role leading operations at one of the area's largest manufacturing sites, I see firsthand how access to local, affordable housing directly impacts our ability to attract and retain the workforce needed to sustain operations and support continued growth.

Sincerely,

Matthew Gutzmann  
Facility Manager

Dear City of Blair Mayor and City Council Members,

With regard to the proposed Prairie Sky Apartments development by RIZER, I am very much in support of the development plan, especially if phases 2 and 3 can be focused on services and housing that aligns with the proximity of the YMCA (e.g. senior housing, senior center, childcare, etc.).

However, I am less in favor of utilizing TIF for housing. Hearing that Blair Community Schools is in agreement with RIZER about the math of new students and the very minimal impact it will have on the district has softened my opposition. Dense housing is important to the future health of a city, especially as part of a mixed-use development, and if TIF is the only way for that to be feasible, then I can't fully oppose it. However, doing the math is very important here, and since I haven't had the opportunity to do it myself, I will remain neutral on the TIF part of this project and allow those who have had the opportunity to weigh in. I hope you all have done the math yourselves.

In summary, I would like to voice strong support for all aspects of this development, with the exception of the TIF proposal. That I remain neutral on for now.

This is a challenging decision with a lot of passion on both sides and a long-term commitment to our city. Thank you for your service and thoughtful consideration.

Brian Knudtson

Blair Resident

## Brenda Wheeler

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**From:** Loseke, Kari <kloseke@blairschools.org>  
**Sent:** Monday, June 22, 2026 5:15 PM  
**To:** Frank Wolff; Gary Banner; Brent Clark; James Letcher; Kirk Highfill; Kent Long; Rick Paulsen; Kevin Willis; Mindy Rump  
**Cc:** City Clerk  
**Subject:** 6-23-2026 City Council letter in opposition to TIF



**Caution:** External (kloseke@blairschools.org)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Protection by Thompson](#)

Mayor Rump and Blair City Council Members,

First, thank you for taking the time to meet and learn more about our school district. Blair Community Schools are a source of pride for our community. While we have much to celebrate, we also face challenges and opportunities for improvement. I appreciate the opportunity to work together and share more going forward as we all strive to build a stronger Blair.

I recognize that serving in a public role requires making difficult decisions. Weighing competing interests and navigating controversy is never easy. I respect each of you and your commitment to making the decisions you believe are best for Blair.

However, I would be remiss if I did not share one final time my personal opposition to the use of Tax Increment Financing (TIF). I strongly believe property owners have the right to develop their property as they see fit, and I also believe those improvements should generate tax revenue for the governing entities that serve our community.

TIF has been used in Blair for many years, and I believe the practice has placed an additional burden on taxpayers. Deferring tax revenue for up to 15 years does little to help property owners who are seeking property tax relief today. As we consider future projects, it is fair to ask whether the TIF developments of the past 25 years have produced the growth and long-term benefits that were originally anticipated.

As we look for ways to strengthen Blair's economy, attract young families, and retain residents, I believe we must first ensure we are doing everything possible to support and adequately fund our schools. School finance is increasingly challenging, particularly as state funding pressures continue and concerns about property taxes remain high across Nebraska. Additional revenue generated today—not 15 years from now—would help support our Board of Education decisions, our staff, and most importantly, our students.

Thank you again for your service and dedication to our community.

Sincerely,

Kari Loseke

## Brenda Wheeler

---

**To:** Mindy Rump  
**Subject:** RE: A thank you and a few thoughts!

---

**From:** Tabor, Courtney <[courtney.tabor@blairschools.org](mailto:courtney.tabor@blairschools.org)>

**Sent:** Monday, 22 June 2026 22:10:36

**To:** Mindy Rump <[mrump@blairne.gov](mailto:mrump@blairne.gov)>; Kevin Willis <[kwillis@blairne.gov](mailto:kwillis@blairne.gov)>; Brent Clark <[bclark@blairne.gov](mailto:bclark@blairne.gov)>; Frank Wolff <[fwolff@blairne.gov](mailto:fwolff@blairne.gov)>; Gary Banner <[gbanner@blairne.gov](mailto:gbanner@blairne.gov)>; James Letcher <[jletcher@blairne.gov](mailto:jletcher@blairne.gov)>; Kirk Highfill <[khighfill@blairne.gov](mailto:khighfill@blairne.gov)>; Kent Long <[klong@blairne.gov](mailto:klong@blairne.gov)>; Rick Paulsen <[rpaulsen@blairne.gov](mailto:rpaulsen@blairne.gov)>

**Subject:** A thank you and a few thoughts!

Good Evening Mayor Rump and City Council Members-

I want to start by thanking you for taking the time to visit and tour our High School. There is much to be proud of and we appreciated the chance to share our successes, our challenges, and our goals. A lot of work is taking place in the Blair District and we are proud of our staff and students that make Blair such a great place to work and learn.

Tomorrow night is an important vote. While the growth and development of Blair is a priority, I would encourage you to question whether the use of TIF is necessary. With seven TIF projects already on the books, have we seen growth or an economic impact? Property taxes are a top concern to Nebraska residents. Each year we hear from several as I am sure you do also! Tax payers need the relief now, not the added burden that this could bring. Blair Schools needs the funding now. What is best for Blair? What is best for our tax payers?

You have a tough decision to make tomorrow. Meeting each of you, it is clear that you are dedicated to Blair. Being an elected official is not easy. It is vulnerable, time consuming, and you can never please everyone. No matter tomorrow's vote, it will be respected. I look forward to future conversations and working with you as the City Council to continue to make Blair a great place.

Thank you!  
Courtney Tabor

## Brenda Wheeler

---

**To:** Mindy Rump  
**Subject:** RE: TIF vote / June 23 - sharing thoughts

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**From:** Sara Warren <[sara.d.warren@gmail.com](mailto:sara.d.warren@gmail.com)>  
**Sent:** Monday, 22 June 2026 23:15:56  
**To:** Kirk Highfill <[khighfill@blairne.gov](mailto:khighfill@blairne.gov)>; James Letcher <[jletcher@blairne.gov](mailto:jletcher@blairne.gov)>; Mindy Rump <[mrump@blairne.gov](mailto:mrump@blairne.gov)>  
**Subject:** TIF vote / June 23 - sharing thoughts

Mindy, Kirk, and James,

Please vote against the TIF funding for the additional apartments at the upcoming meeting. It seems if there was real demand, the developer wouldn't need these funds. It feels like we are being pushed with an unnecessary urgency. Based on the data in the 2021 study, Blair Crossing provides enough rental units. Let's focus on other projects that will build up the city and position Blair as attractive to visitors and property owners, vs. straining/putting more burden on the current tax base. Healthy growth will follow if the strategy is focused and intentional.

I am not able to attend the meeting, so wanted to share thoughts with you ahead of time. Let me know if there is a different way I should submit.

Thank you,  
Sara  
Ward 4

Sent from my iPhone

## Brenda Wheeler

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**Subject:** FW: TIF

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**From:** Schoby, Bob <[bob.schoby@blairschools.org](mailto:bob.schoby@blairschools.org)>

**Sent:** Sunday, 21 June 2026 14:40:54

**To:** Mindy Rump <[mrump@blairne.gov](mailto:mrump@blairne.gov)>; Rick Paulsen <[rpaulsen@blairne.gov](mailto:rpaulsen@blairne.gov)>; [klong@blairgov.ne](mailto:klong@blairgov.ne) <[klong@blairgov.ne](mailto:klong@blairgov.ne)>; Frank Wolff <[fwolff@blairne.gov](mailto:fwolff@blairne.gov)>; Brent Clark <[bclark@blairne.gov](mailto:bclark@blairne.gov)>; Kevin Willis <[kwillis@blairne.gov](mailto:kwillis@blairne.gov)>; Kirk Highfill <[khighfill@blairne.gov](mailto:khighfill@blairne.gov)>; James Letcher <[jletcher@blairne.gov](mailto:jletcher@blairne.gov)>; Gary Banner <[gbanner@blairne.gov](mailto:gbanner@blairne.gov)>

**Subject:** TIF

June 19, 2026

To: Mayor Rump

City Council Members - Paulsen, Wolff, Banner, Letcher, Long, Willis, Clark, Highfill

I moved my family to Nebraska over 30 years ago for a job opportunity. It was a leap of faith moving out of our home state of Iowa to an area with no family, no friends, knowing absolutely anybody. I told my wife that where we landed was up to her. As a lifelong educator and 2 small children I knew she was best suited to find THE BEST school district for raising our children. She spent days looking at all the nearby communities – Gretna, Elkhorn, Bennington, OPS, even Catholic schools in Omaha which I knew we likely couldn't afford. I returned to our temporary apartment one day and she greeted me with the statements: "I found our new town – it's Blair. I found a builder. I found a lot. And I put a deposit on the lot". At the time Cargill had newly opened for operation and there was little of anything in the way of housing and even open building lots in Blair When I questioned why Blair she was steadfast in her reply - "They have the very best schools by far". Not for the shopping, not for the vibrant nightlife, not for anything other than "the very best schools". The population of Blair in 1995 was slightly more than 7500.

My wife spent the first year of our relocation, helping our girls transition to their new environment, meeting new teachers, new friends, and new parents of classmates. She then found opportunities to begin substituting in the school district, landed a long-term sub position with the SPED program, and eventually obtained a full-time position as one of Blair's elementary art teachers. A position she held for 23 years in addition to her 10 years in Iowa, and she continues to sub to this day, 4 years after retirement. She loves the district and the amazing staff. Our daughters thrived in the Blair system, met new friends, attained good grades, and participated in numerous extracurricular activities. Both were fortunate that their athletic careers in high school led to scholarships to play soccer at the next level. I became involved with the school system around 2005 during the campaign that led to the construction of Deerfield and gave numerous presentations to local civic organizations alongside Steve Shanahan. I attended board meetings regularly for almost 10 years before deciding I wanted to contribute more to the system. I've now served on the school board for almost 10 years. The population of Blair is now a tad more than 8100 – a gain of 600 in 30 plus years.

I tell you all this because, despite not being born and raised in Blair, we are Blair. Like any small town in America, the schools have been the center of our life for over 30 years. Now we fear the potential erosion of that excellence due to tax incentives, specifically TIF funding, for development targeted to bring additional families to Blair. I'm for development but not when the primary draw to Blair – educational excellence - will be negatively impacted with a loss of property tax revenue while still being required to educate additional students. We can all argue about school finances but having been knee deep in the issue and closely following legislative action the best I can say is state financial support for public schools is tenuous at best. Every year brings new surprises that the school district has to accommodate in the budget. TIF results in a very simple mathematical calculation. Every dollar provided with TIF and withheld from the school district will have to be covered by the actual tax paying citizens of Blair. The district has worked very hard to lower the school tax levy, which has dropped by 30+ percent in the last 3 years. We now have one of the lowest levies in the Omaha metro and the lowest in Washington County. While still providing superior educational and activity experiences for our students. We can go only so low without impacting programs, class size, and teacher workload.

I ask that you think very hard as you contemplate approving TIF financing for this proposed project. Look around Blair and think about what will happen if our schools have to absorb additional enrollment and costs without the additional funding provided by the requisite property tax support. What changes will be required within the district? What will the district look like at the end of those 15 years TIF is in place? Is growth at any cost really worth it?

Thank you for your consideration.

Bob Schoby