

LETTER OF INTENT

Between the City of Blair, Nebraska and Lutheran Family Services of Nebraska

Regarding the Replatting of Lot 81, Transformation Hill Addition (Parcel ID #890087269)

Date: July 14, 2026

This Letter of Intent (“LOI”) is entered into by and between the **City of Blair, Nebraska** (“City”) and **Lutheran Family Services of Nebraska** (“LFS”) for the purpose of expressing the parties’ mutual intent regarding the replatting of **Lot 81, Transformation Hill Addition (Parcel ID #890087269)** located within the City of Blair, Nebraska.

Purpose

The purpose of this Letter of Intent is to establish the general understanding and cooperation between the City and LFS concerning the proposed replat of the southeast portion of Lot 81, Transformation Hill Addition (Parcel ID #890087269) and dedication of a 50-foot wide alley. The parties acknowledge that the replat is intended to facilitate the use of the property in a manner consistent with applicable municipal regulations, zoning requirements, and community development objectives.

Intent of the Parties

LFS intends to pursue the replatting of the southeast portion of Lot 81, Transformation Hill Addition (Parcel ID #890087269) and shall prepare or cause to be prepared the necessary surveys, legal descriptions, plats, engineering documents, and other materials required by the City for consideration of the proposed replat.

As part of the replatting process, LFS intends to dedicate to the public use a 50-foot wide alley located along the parcel boundary (as shown on Exhibit A) and will appear on the final approved replat. Subject to approval of the final replat, the City intends to accept such dedicated right-of-way for public use.

The City intends to work cooperatively with LFS throughout the review process and to consider the proposed replat in accordance with all applicable laws, ordinances, regulations, and approval procedures.

Both parties acknowledge that:

1. The proposed replat remains subject to all required municipal reviews and approvals.
2. Some grading for stormwater management may be performed by City prior to the approval of the replat. Any such activities shall be coordinated between the parties and performed in accordance with applicable laws and mutually agreed-upon terms.

3. No additional development of the alley following approval of the replat shall be done expect additional grading for stormwater management and the application of rock.
4. Neither party is obligated to approve any subsequent development proposal solely by virtue of this Letter of Intent.

Cooperation and Pre-Closing Activities

The City and LFS agree to maintain open communication and cooperate in good faith throughout the replatting process. This cooperation may include coordination regarding planning requirements, utility availability, public infrastructure considerations, and scheduling of applicable review and approval processes.

Signatures

IN WITNESS WHEREOF, the parties have executed this Letter of Intent on July 14, 2026.

City Of Blair, Nebraska

BY: _____
Melinda K. Rump, Mayor

Lutheran Family Services of Nebraska

BY: _____
Chris Tonniges, President & CEO