



"OPEN MEETINGS ACT"

**City of Blair Community Development Agency
City Council Chambers
June 11, 2024 - 6:30 PM**

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 viewed on the City Cable Channel 99 or the City website at www.blairnebraska.org.

- 1.Meeting called to order by Mayor Rump.
- 2.Approval of Minutes of the May 9, 2023 meeting.
- 3.Consideration and potential recommendation for approval to the City Council via Resolution No. 2024-1, of a tax increment financing redevelopment plan entitled: "Redevelopment Plan for Lion Trail townhomes Redevelopment Project."
- 4.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 Community Development Meeting
May 9, 2023

The Community Development Agency members of Blair, Nebraska, met in regular session in the City Council Chambers on May 9, 2023, at 6:30 PM. The following were present: Chairman Melinda Rump; Agency members Katelyn Ferrari, Holly Hafer, Kirk Highfill, Rick Paulsen, Jim Sandvold, Andrew Schank, Kevin Willis, Frank Wolff. Also present were City Administrator Green, Assistant City Administrator Barrow, Chief Lager and City Attorney Solomon.

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

Agenda #1 – Chairman Rump called the meeting to order at 6:30 p.m.

Agenda Item #2 – Motion by Kevin Willis, second by Frank Wolff to approve the minutes from the June 14, 2022, meeting. Agency members voted as follows: Katelyn Ferrari: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Andrew Schank: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 8, Nay: 0. Chairman Rump declared the motion carried.

Agenda Item #3 – Michael Sands, Baird Holm, Special TIF Attorney for the City of Blair, gave a brief overview of the purpose and process of TIF. He stressed this is an economic incentive that allows the cities to control where development is deemed needed to occur. Per state statute, the City Council also acts at the Community Development Agency. The function of the CDA is to receive a TIF application along with a redevelopment plan that authorized the project and the site for the use of TIF. A redevelopment contract implements what is in the plan and makes it legally binding. One of the keys for TIF is to consider the but for analysis that states if this incentive is not offered, then this project could not be built. Sands stated the city has designed this area as an area they want developed and the area has been designated blighted and substandard. The Redevelopment Plan follows the city's comprehensive plan. The Planning Commission approved the project. Dan Anderson, 1390 Grant St., questioned how TIF was funded and if the taxpayers of Blair are paying for it. Michael Sands stated the city is the borrower issuing a promissory note which is a promise to pay those increased tax revenues on this lot. The city is not putting up the full faith and credit of this project. The developer is paying their own property taxes and receiving a portion of the increase. The developer is taking on the financial risk and the city has no financial risk. Dave Drew, Attorney for Jennings Properties LLC stated they help the Cargill campus and want their business to grow and help the community grow where the comp plan wants the city to grow. Council member Wolff introduced Resolution No. 2023-1 approving the Redevelopment Plan for the Jennings Properties Redevelopment Project on Lot 3, South 10th

Street Addition, City of Blair, Washington County, Nebraska. Motion by Frank Wolff, second by Andrew Schank to adopt Resolution No. 2023-1 as presented. Agency members voted as follows: Katelyn Ferrari: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Andrew Schank: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 8, Nay: 0. Chairman Rump declared the motion carried.

Agenda Item #4 – City Administrator Green stated the contract is required to make the Redevelopment Plan legally binding. Council member Wolff introduced Resolution No. 2023-2 approving the Redevelopment Contract for the Jennings Properties Redevelopment on Lot 3, South 10th Street Addition, City of Blair, Washington County, Nebraska, execution of the redevelopment contract being contingent upon subsequent final approval of said redevelopment plan by the City Council of the City of Blair, Nebraska. Motion by Frank Wolff, second by Andrew Schank to adopt Resolution No. 2023-3 as presented. Agency members voted as follows: Katelyn Ferrari: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Andrew Schank: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 8, Nay: 0. Chairman Rump declared the motion carried.

Agenda Item #5 – Motion by Jim Sandvold, second by Rick Paulsen to adjourn the meeting 7:04 p.m. Agency members voted as follows; Katelyn Ferrari: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Andrew Schank: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 8, Nay: 0. Chairman Rump declared the motion carried.

Melinda K. Rump, Chairman

ATTEST:

Brenda Wheeler, Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF BLAIR, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE LION TRAIL TOWNHOMES REDEVELOPMENT PROJECT", TO THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA.

WHEREAS, pursuant to 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 Lion Trail Townhomes Redevelopment Project" (the "Plan"), was submitted to the Planning Commission of the City of Blair, Nebraska (the "Planning Commission"), for approval and recommendation to the Mayor and City Council of the City of Blair, Nebraska (the "City"); and

WHEREAS, on June 4, 2024, the Planning Commission reviewed the Plan for its conformity with the comprehensive plan of the City, and recommended approval of the Plan to the Mayor and City Council of the City; and

WHEREAS, on June 11, 2024, the Community Development Agency of the City (the "Agency"), reviewed the Plan pursuant to section 18-2114 of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY:

Section 1. Based on the substantial evidence in the record of this proceeding, the Agency finds as follows:

(a) The proposed land uses and building requirements in the redevelopment area as described in the 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 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 Plan contains a satisfactory statement of the proposed method and estimated cost of acquisition and preparation for redevelopment of the redevelopment area; the required public improvements; the estimated proceeds or

revenue expected to be obtained by the City from disposal of property to the redeveloper, if any; the method of financing for the proposed redevelopment; a cost-benefit analysis; and a statement regarding the displacement of families, if any, within the redevelopment area.

Section 2. Based on the foregoing and substantial evidence in the record of this proceeding, the Agency recommends approval and adoption of the Plan to the Mayor and City Council of the City, and pending such approval and adoption, hereby adopts and approves the Plan.

PASSED AND APPROVED this 11th day of June, 2024.

Community Development Agency
of the City of Blair, Nebraska

By: _____
Chairperson (Mayor)

ATTEST:

By: _____
Secretary (City Clerk)

APPROVED AS TO FORM:

Special City Attorney

**REDEVELOPMENT PLAN FOR
LION TRAIL TOWNHOMES REDEVELOPMENT PROJECT**

PREPARED MAY, 2024

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

A. Introduction

This Redevelopment Plan for the Lion Trail Townhomes Redevelopment Project (this “Redevelopment Plan”), prepared by 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, recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City to be 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 City 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 Midwest Housing Initiatives, Inc. (“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 approximately 28 townhomes, together with such public and private improvements associated therewith, within the Redevelopment Area (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 Redevelopment Area. Exhibit "A-1", 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 north of the intersection of Nebraska Street and N 25th 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 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 (showing the Redevelopment Area and

surrounding areas) included within the City's Comprehensive Plan. The map sets forth a “Multi-Family Residential” designation for future use of the Project Site. Accordingly, the anticipated uses associated with the Redevelopment Project conform to the desired use of the Project Site set forth in the Comprehensive Plan’s future use map.

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

- Market opportunities in Blair to developers specializing in special needs and affordable housing.
- The City’s growth will be dependent on the ability to provide adequate housing options.
- Encourage housing development and investment by identifying and promoting opportunities in and around Blair to realtors, developers and home builders.
- Review and package financing incentives for housing affordability.
- Diversify the housing stock in Blair to provide housing options at multiple price points to serve families of all economic backgrounds.

The Redevelopment Project will directly 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

The Redevelopment Project consists of the phased construction of approximately 28 townhome units (seven 4-plexes). The Redevelopment Project will be a mixed-income development, where a portion of the units will be subject to rent and income restrictions to create affordable housing for lower income households, while the remaining units will be market rate with no rent or income restrictions. Exhibit "C", attached hereto and incorporated herein, sets forth the proposed site plan for the Redevelopment Project (the “Site Plan”). The Site Plan is preliminary in nature and subject to change.

Redeveloper is currently under contract to purchase the Project Site, contingent upon Redeveloper’s receipt of TIF and Low-Income Housing Tax Credits (“LIHTC”). No public acquisition of the Project Site is anticipated. Additionally, no families or businesses will be displaced as a result of the Redevelopment Project.

The Redevelopment Project contemplates the construction of multiple improvements which are not financially feasible to undertake at one time. 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. Further, implementation of the

Redevelopment Project in multiple phases will allow Redeveloper to construct the townhomes at a rate that the market can support, and to adapt subsequent phases of the project to the changing needs of the City. The Agency and Redeveloper anticipate that Redeveloper will construct the Redevelopment Project in two phases consisting of the following private improvements:

“Phase One” is anticipated to consist of construction of most of the infrastructure and public improvements necessary to serve the entire Project Site, as well as the construction of 16 townhomes (four 4-plexes). It is anticipated that approximately 12 of the units will be utilized as affordable housing and subject to rent and income restrictions, and 4 of the units will be market-rate housing.

“Phase Two” is anticipated to consist of construction of most 12 townhomes (three 4-plexes). Similar to Phase One, it is anticipated that Phase Two will consist of a mix of affordable and market-rate units – the ratio of which will be determined based upon market demand and Redeveloper’s ability to obtain LIHTC for the same.

While Redeveloper anticipates the Redevelopment Project will be constructed over the course of two phases, the Redevelopment Project requires flexibility and more or less phases may be necessary as a result of market demand and other extraneous factors. Accordingly, this Redevelopment Plan contemplates and authorizes the reconfiguration of the phasing, as necessary, via an administrative amendment to this Redevelopment Plan, unless such changes constitute a substantial modification under Section 18-2115 of the Act.

E. Existing Conditions

1. Existing Land Use

The Project Site currently consists of vacant and undeveloped land.

2. Existing Zoning

The Project Site is currently zoned RMH (Residential Multi-Family High-Density).

3. Existing Public Improvements

Public access to the Project Site currently exists from N 25th Circle, via Nebraska Street. The Project Site maintains existing paving, sewer, water, storm sewer, electrical service, and related infrastructure along/under N 25th Street for connection from the abutting lots.

F. Proposed Redevelopment

1. Public Improvements

The Redevelopment Project requires minimal infrastructure improvements and other public improvements, as most of the infrastructure was implemented as part of the original platting of the Project Site.

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

Public access to the Project Site currently exists from N 25th Circle, via Nebraska Street. The Redevelopment Project will address any traffic and street infrastructure concerns created by the Redevelopment Project, if any.

b. Construction of Water and Sewer Improvements.

Redeveloper will construct or extend water and sewer systems from N 25th Circle onto the residential lots.

c. Other incidental improvements

The Project Site is currently undeveloped and will require grading to provide effective drainage throughout the area. The Project Site requires filling and grading to properly drain the ground water runoff and provide appropriate grading levels to erect the townhomes. Redeveloper also anticipates the extension of electric, and other utilities from N 25th Circle onto the residential lots. 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

No demolition of existing structures, public acquisition of private property, and/or relocation of families or businesses is necessary to accomplish the Redevelopment Project.

f. Population Density

The Project Site currently sits undeveloped and vacant. The Redevelopment Project is residential in nature and will increase population density in the area. The City desires such an increase to address its housing needs.

g. Land Coverage

Land coverage for the Project Site includes approximately 6.12 acres of undeveloped land. The Redevelopment Project will consist of the construction of approximately seven 4-plexes, consisting of 28 new townhome units. The Site Plan shows the preliminary land coverage footprint for the Redevelopment Project. The Redevelopment Project is subject to and must comply with all applicable land coverage ratios required under City code.

h. Parking

The City's zoning code requires two parking spaces per dwelling unit. Per its TIF application, Redeveloper desires to reduce the parking requirement to one space for each two-bedroom unit. Any such changes shall be the obligation of Redeveloper, subject to approval by the City in accordance with City code.

i. Zoning, Building Code and Ordinance

The Project Site is currently zoned RMH (Residential Multi-Family High-Density). RMH allows for attached residential dwellings (i.e., 4-plexes) such as the ones contemplated by the Redevelopment Project. Accordingly, no zoning change will be required as part of the Redevelopment Project. It is anticipated the Project Site will need to be replatted to accommodate the 4-plexes. Redeveloper will be responsible for all zoning, building code, land use, subdivision, or ordinance changes/approvals that are necessary for the Redevelopment Project.

2. Private Improvements

The Redevelopment Project's private improvements are anticipated to consist of the construction of approximately 28 townhome units (seven 4-plexes), in addition to the related facilities and improvements ancillary thereto. The Redevelopment Project will be a mixed-income development, where a portion of the units will be subject to rent and income restrictions to create affordable housing for lower income households, while the remaining units will be market rate with no rent or income restrictions. Redeveloper or other builders taking conveyance

from Redeveloper will construct the private improvements. Paragraph H of this Redevelopment Plan details the anticipated construction schedule for the private improvements.

G. Project Costs

The total estimated cost of the Redevelopment Project is \$10,289,768 (~\$7,130,361 for Phase One and ~\$3,159,407 for Phase Two). The estimated costs of the Redevelopment Project are attached and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2024 pricing, and are subject to change without further amendment of this Redevelopment Plan.

H. Implementation

Redeveloper is unable to undertake the construction in Phase One of the Redevelopment Project without some assurance that Redeveloper can undertake the additional phases. According to Redeveloper, it could not complete the initial improvements for Phase One 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), provided there is no duplication of costs. As such, Redeveloper may apply the TIF Revenues (defined below) generated from any phase of the Redevelopment Project towards the payment of the eligible expenses and/or TIF Indebtedness associated with any other phase of the Redevelopment Project, if necessary.

Redeveloper anticipates that the each phase will be completed in approximately 12-24 months; provided that market demand and other extraneous factors may necessitate that Redeveloper completes one or more phases over an additional period of time. Additionally, each phase may be made up of sub-phases, consisting of the lots/townhomes completed as part of such phase in a given calendar year.

Redeveloper intends to commence construction of Phase One in spring of 2025, pending receipt of TIF and LIHTC, with target completion by the end of 2026. Phase Two would commence upon the completion of Phase One, and proceed along a similar construction timeline.

The anticipated start dates and completion dates for the phases are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. More or less phases spanning more or less time than the anticipated completion dates listed above may be necessary as a result of such extraneous conditions or factors.

Upon the completion of each phase (or sub-phase), Redeveloper will notify the Agency of the same in writing on a form prescribed by the Agency. Such notice shall set forth the "effective date" (as defined in the Act) for the pertinent phase (or sub-phase) and must be submitted to the Agency on or before June 30 of the year in which taxes are to be divided for such phase (or sub-phase).

I. Financing

The City and the Agency contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes and governs the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the "redevelopment contract" (as defined in the Act), or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of bonds pursuant to the Act, 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 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 on real property, as provided in the redevelopment contract or bond/note resolution, in 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 authority 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 authority 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 sub-phase) of the Redevelopment Project will be established via the notifications from Redeveloper to the Agency referenced in Paragraph H, above, as shall be further detailed in the redevelopment contract(s) entered into between Redeveloper and the Agency with respect to the Redevelopment Project. The Agency and Redeveloper anticipate that the effective dates will be different for each phase (or sub-phase), and therefore the increment period for each phase (or sub-phase), will be different.

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

1. Necessity of TIF

Redeveloper represented and warranted to the City that it would not be economically feasible to develop the Redevelopment Project without TIF. In support thereof, Redeveloper stated the following in its TIF application submitted to the City:

“The proposed Lion Trail Townhomes project is not economically feasible without TIF. The project’s largest source of funds are federal low income housing tax credits (LIHTC). These credits are allocated by the Nebraska Investment Finance Authority (NIFA). The project will be subject to a Land Use Restriction Agreement (“LURA”) filed by NIFA that will require a minimum of 40% of the units in the project to have overall rents affordable at or below 60% of the applicable median income for a period of 45 years. This restriction substantially reduces the available income from the project. The LURA prohibits the owner from increasing the rental amounts charged, thereby keeping the project affordable to low-income tenants. This is an important feature of the LIHTC project and supports the intent of the owner to provide quality affordable housing in Blair, but the cap on rental revenue below market-rate rents means that the project has no other means to cover the expensive capital investment to develop the Project Site. The cost of land is simply too high to develop into affordable housing without the use of TIF to assist with the land cost.

In addition, LIHTC investors and lenders have strict debt service coverage requirements. Without TIF as an addition gap financing source, the project would not meet the required DSCR for a LIHTC project and the project could not go forward.

Finally, TIF is also a key component in the applicant's ability to obtain the tax credit award that will make the project feasible. The application process to receive the tax credits from NIFA is very competitive. Only about 1/3 of projects that apply for the tax credits get funded by NIFA. The applications are based on a point system, and approved TIF will increase the number of points the project has in NIFA's application process. The project will not be feasible without both a tax credit award and TIF, and TIF will increase the project's score to assist with obtaining a tax credit award from NIFA.”

The City and Agency agree with Redeveloper's representations. The Redevelopment Project's primary benefit to the City, and most important characteristic, is the creation of additional (true) affordable housing, which is greatly needed. Perhaps a similar development that was all market-rate housing could be achieved without TIF, but the proposed development, largely consisting of affordable housing, could not. Accordingly, the Redevelopment Project, as proposed herein, is not economically viable without the assistance of TIF and Redeveloper would not construct the same 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 two TIF bond(s) or note(s) – i.e., one for each phase (the "TIF Indebtedness"), in the aggregate principal amount of \$347,000. The TIF Indebtedness for Phase One is anticipated to be in a principal amount not to exceed \$200,000 (the "Phase One Bond"). The TIF Indebtedness for Phase Two is anticipated to be in a principal amount not to exceed \$145,000 (the "Phase Two Bond"). Notwithstanding the foregoing, the principal amounts of the Phase One Bond and Phase Two Bond may be altered without amendment to this Redevelopment Plan, so long as the combined principal amounts do not exceed the aggregate amount of the TIF Indebtedness, stated above, by 5% or more. The TIF Indebtedness shall bear interest at a rate not to exceed 7.50% per annum. The final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the redevelopment contract(s) or resolution(s) authorizing the issuance of the TIF Indebtedness.

The total estimated cost of the Redevelopment Project is \$10,289,768. Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed by a mix of equity, LIHTC, HOME Funds, LB840 Funds, and traditional bank financing. Redeveloper, the City, and the Agency each acknowledge and understand that the Redevelopment Project is contingent upon Redeveloper's receipt of the LIHTC and other funds listed above. Even with TIF, the Redevelopment Project will not be economically feasible without the other funding sources. Additionally, it is contemplated that Redeveloper may be able to obtain financing and funds for Phase One but not for Phase Two. In such instance, the scope of the Redevelopment Project shall be reduced to Phase One only, and Redeveloper's entitlements with respect to Phase One (i.e., the Phase One Bond and TIF Revenues paid thereon), shall not be contingent upon or tied to completion of Phase Two. The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

J. Cost-Benefit Analysis

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

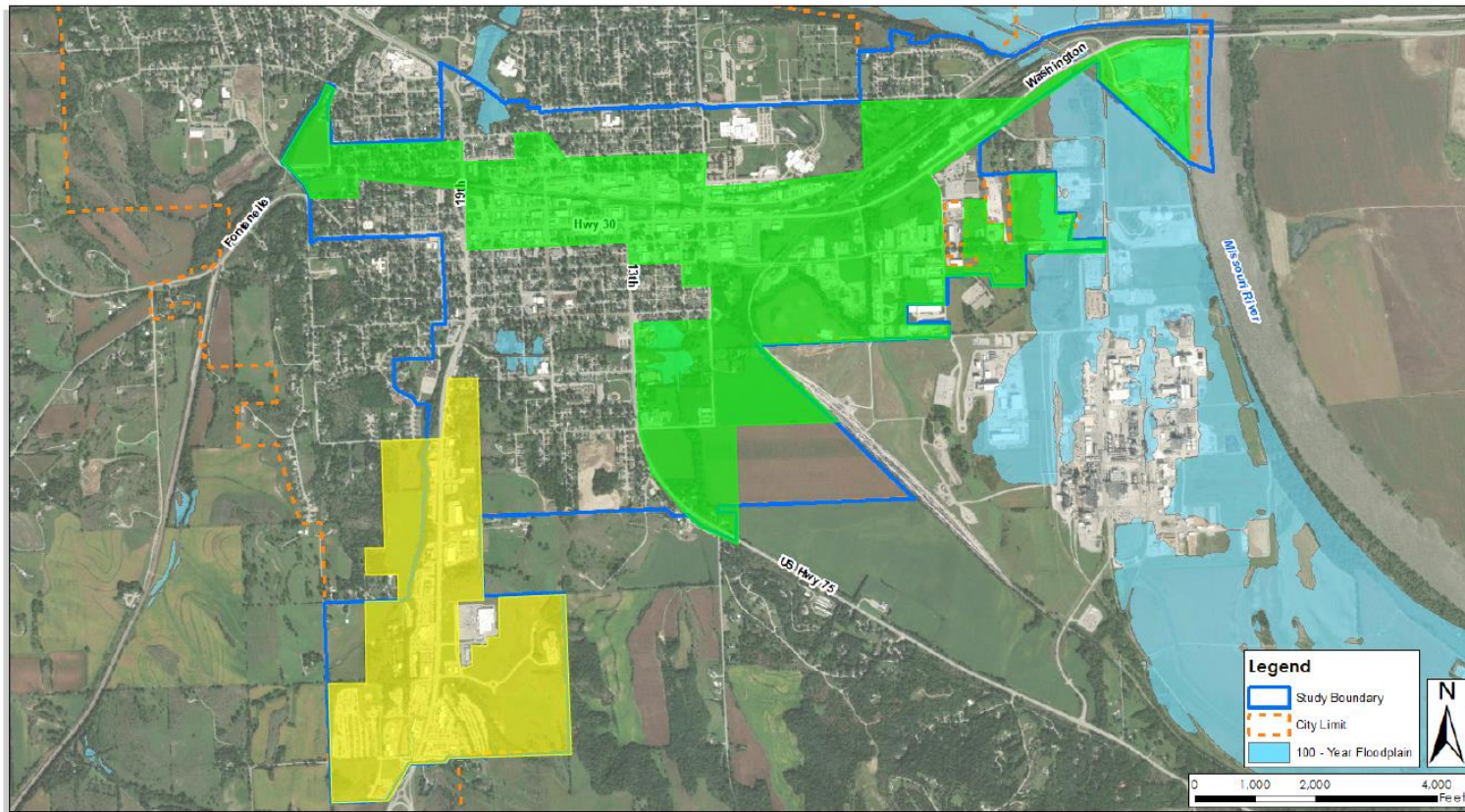
Exhibits:

- Exhibit A: Redevelopment Area
- Exhibit A-1: Project Site and Existing Land Use
- Exhibit B: Future Land Use Map
- Exhibit C: Site Plan and Future Land Use
- Exhibit D: Estimated Construction Cost of the Redevelopment Project
- Exhibit E: Sources and Uses of TIF
- Exhibit F: Cost-Benefit Analysis

EXHIBIT "A"

Redevelopment Area and Existing Land Use

Depiction of Redevelopment Area and Existing Land Uses (outlined in green):



Created By: MRG
Date: 03.05.2020
Revised:
Software: ArcMap 10.7.1
File: 200248.00

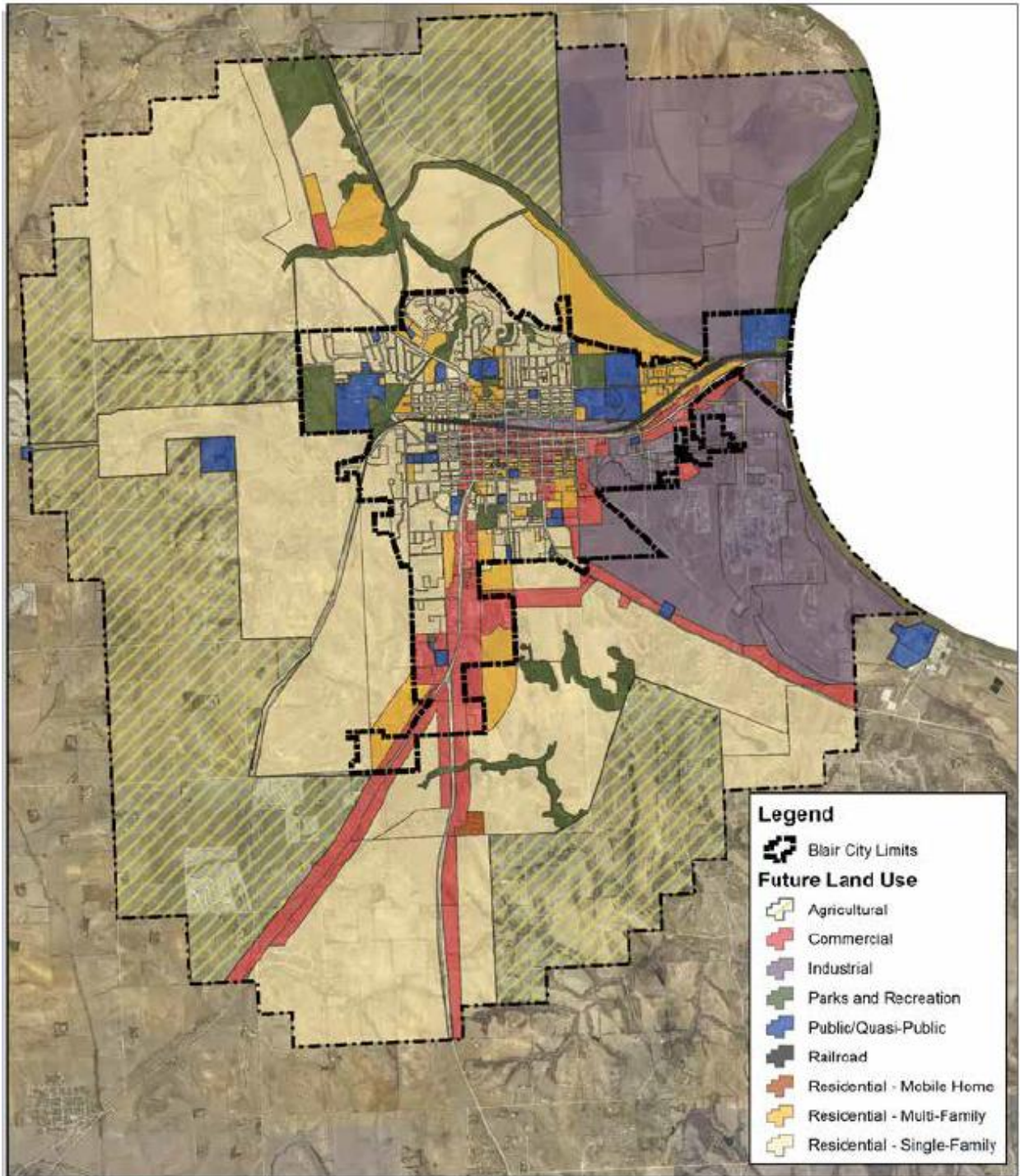
This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

City of Blair, NE
City of Blair Blight Study: Study Boundary



EXHIBIT "B"

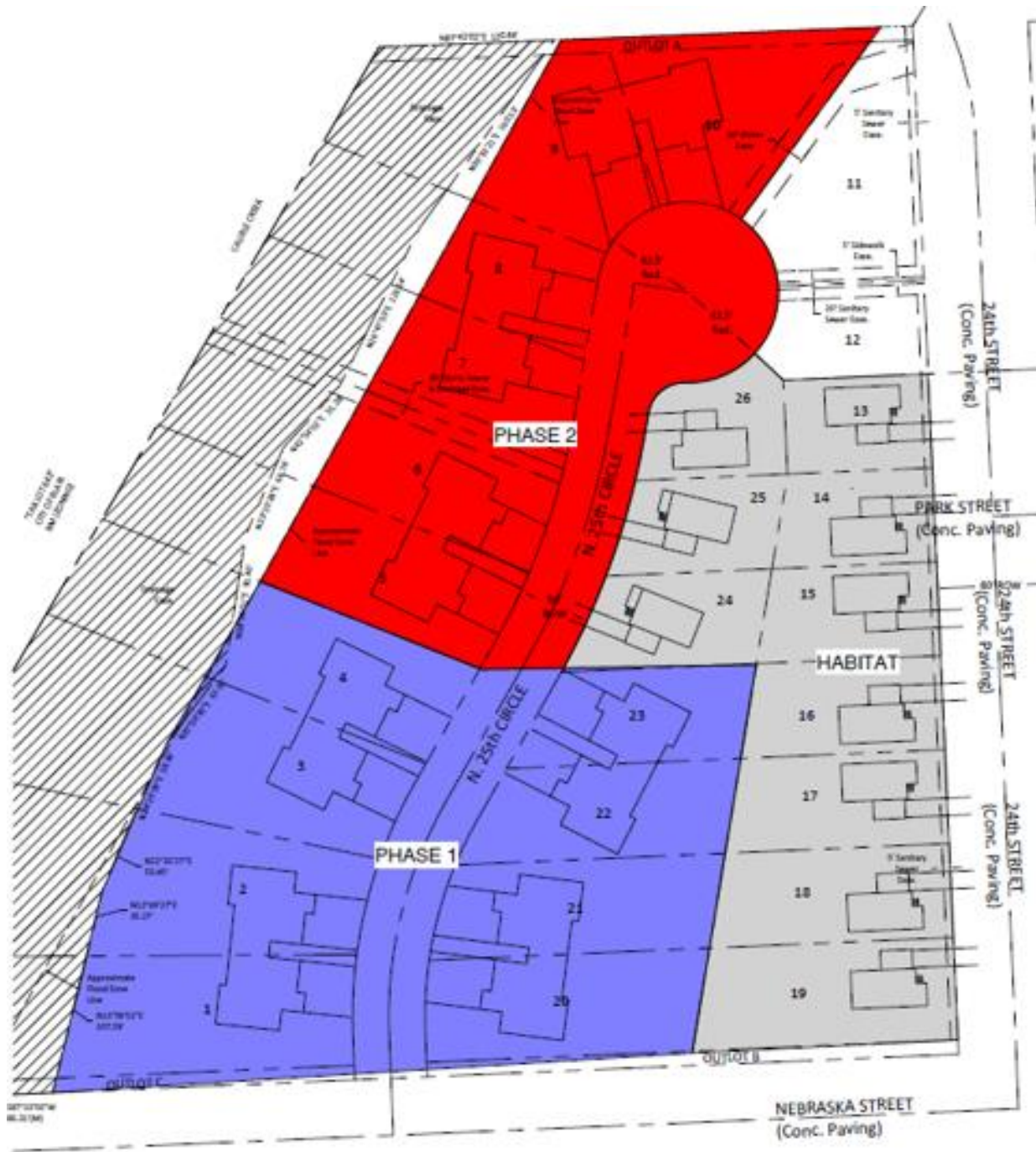
Future Land Use Map



* Project Site designated for future use as Multi-Family Residential.

EXHIBIT "C"

Site Plan and Future Land Use



* The attached is the preliminary Site Plan and is subject to change.

EXHIBIT "D"

Estimate of Construction Costs

Land Acquisition (if applicable):	\$725,000
On Site Grading, Clearing, Etc.	\$500,000
Title Recording and Insurances	\$21,196
Architect & Engineering Fees	\$166,300
Environmental Study	\$3,000
Market Study	\$4,000
Federal & State Tax Credit Fees	\$177,840
Project Reserves	\$231,951
City Legal Fees	\$15,000
Hard Construction (28 units)	\$8,460,481
TOTAL	\$10,304,768

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

EXHIBIT "E"

Sources and Uses of TIF

USES:*

Land Acquisition (if applicable):	\$725,000
On Site Grading, Clearing, Etc.	\$500,000
Architect & Engineering Fees	\$166,300
City Legal Fees	\$15,000
<hr/>	
TOTAL	\$1,406,300

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

SOURCES:

Phase One General Assumptions:*

Base Value:	\$194,035
Final Value:	\$1,390,513**
Tax Levy (2023):	1.668726
TIF Indebtedness:	\$200,000
Interest Rate:	7.50%

* 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.

** Final valuation is based upon: (i) 12 LIHTC units with a valuation of \$86,907 per unit, calculated in accordance with section 77-1333 of the Nebraska Revised Statutes, and 4 market-rate units with an unrestricted valuation of \$132,212 per unit.

Phase Two General Assumptions:*

Base Value:	\$145,820
Final Value:	\$1,133,494**
Tax Levy (2023):	1.668726
TIF Indebtedness:	\$145,000
Interest Rate:	7.50%

* 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.

** Final valuation is based upon: (i) 10 LIHTC units with a valuation of \$86,907 per unit, calculated in accordance with section 77-1333 of the Nebraska Revised Statutes, and 2 market-rate units with an unrestricted valuation of \$132,212 per unit.

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. 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 2023 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 minimal public infrastructure installation. Public access, along with the necessary infrastructure and utilities, exists from N 25th Circle, via Nebraska Street. Such infrastructure and utilities merely need to be extended onto the individual lots. The Project Site will be filled and graded to provide for effective surface water runoff. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

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

The Redevelopment Project should create material tax and other public revenue for the City and other 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 new/additional residents within the Project Site will require and pay for City services. Additionally, the City will collect sales tax on a portion of the materials used for the Redevelopment Project. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but 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 is residential in nature and will not result in new and expanded business within the Project Site. Accordingly, it is anticipated that the Redevelopment Project will not have an impact on employers and employees locating or expanding within the boundaries of the Project Site. However, the Redevelopment Project will provide additional affordable housing for the City's workforce, which is greatly needed and will positively impact the community.

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 will provide additional affordable housing for the City's workforce. This will benefit both area employees seeking housing and employers seeking to retain the current workforce and/or attract additional workforce to the City. Accordingly, the Redevelopment Project is anticipated to have a positive impact on surrounding employers and employees.

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

The increase of population density within the Project Site may result in an increase in school-aged children within the related school districts. However, there is no indication that the schools within the district are unable to withstand an increase in enrollment proportionate to the size of the Redevelopment Project. The school district will not receive taxes from the residences built during the time the increased taxes are utilized to pay the TIF Indebtedness. However, the school district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the school district. The valuation that generates the TIF payments is not included in the formula 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 City and the Agency do 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 Redevelopment Project will provide needed affordable housing, as well as revitalize and occupy a vacant and blighted 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.