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|  | <p style="text-align: right;">"OPEN MEETINGS ACT"</p> <p style="text-align: right;">Planning Commission Regular Meeting City Council Chambers April 7, 2026 - 7:00 PM</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. The City Council reserves the right to go into Executive Session at any time.

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

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

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

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

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

Planning Commission Regular Meeting

Tuesday March 3, 2025

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

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

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

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

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

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

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

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

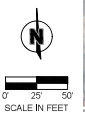
Agenda Item #6 – Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by the City of Blair, 218 S. 16th Street, Blair, Nebraska, for Tax Lots 197, 199 & 200, Section 13, Township 18 North, Range 11, all East of the 6th P.M., Washington County, Nebraska, (10024, 10070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

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

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

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

Shelly Jones, Secretary



PROJECT NO: A25-06750
 DRAWN BY: TRE
 DATE: 2/27/2026

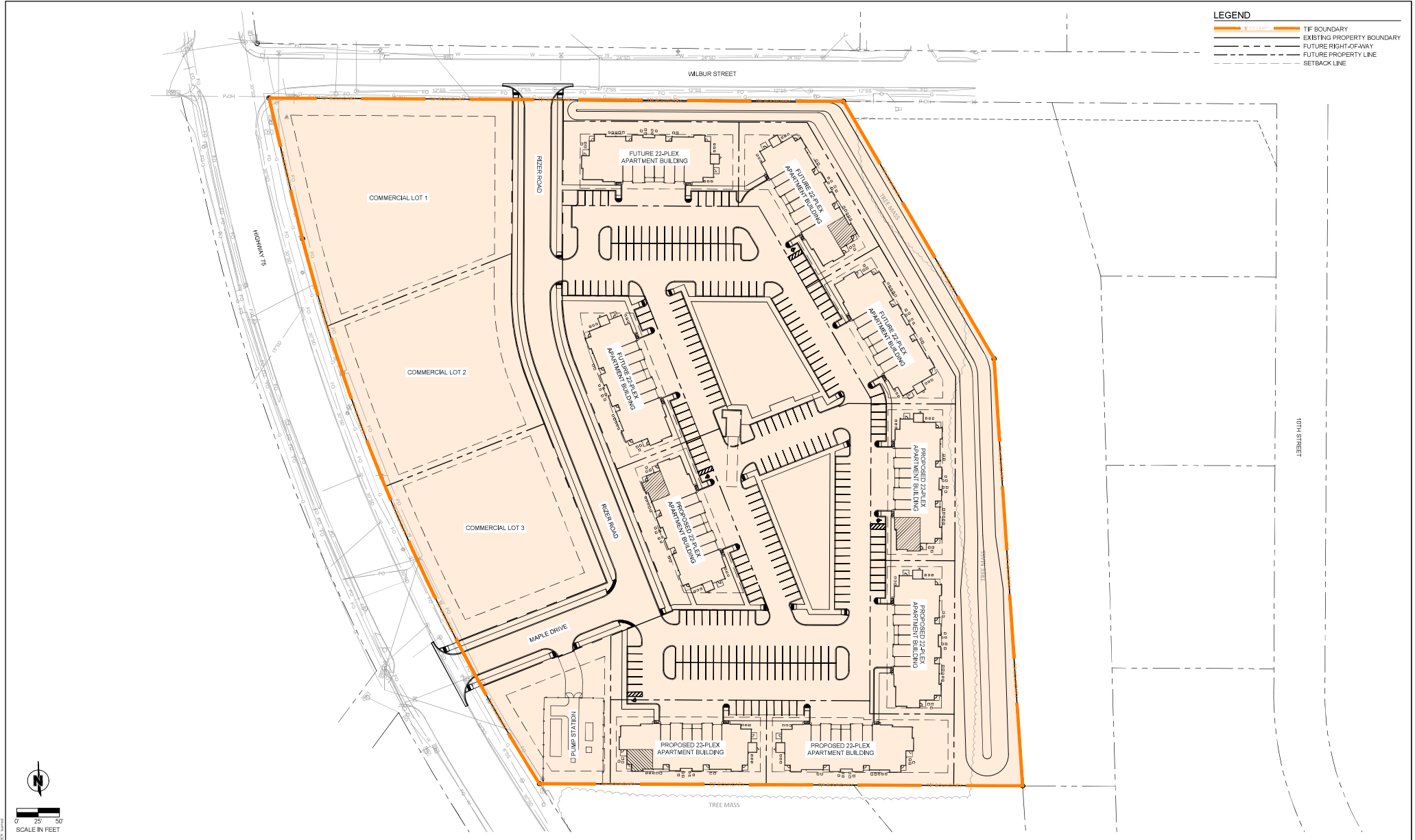
RIZER BLAIR DEVELOPMENT
 EXISTING CONDITIONS



1103 Riverside Boulevard
 Norfolk, NE 68701
 olsson.com
 TEL 719.308.1476
 Olsson - Engineering
 Nebraska CDA #CA-0638

EXHIBIT
 TIF

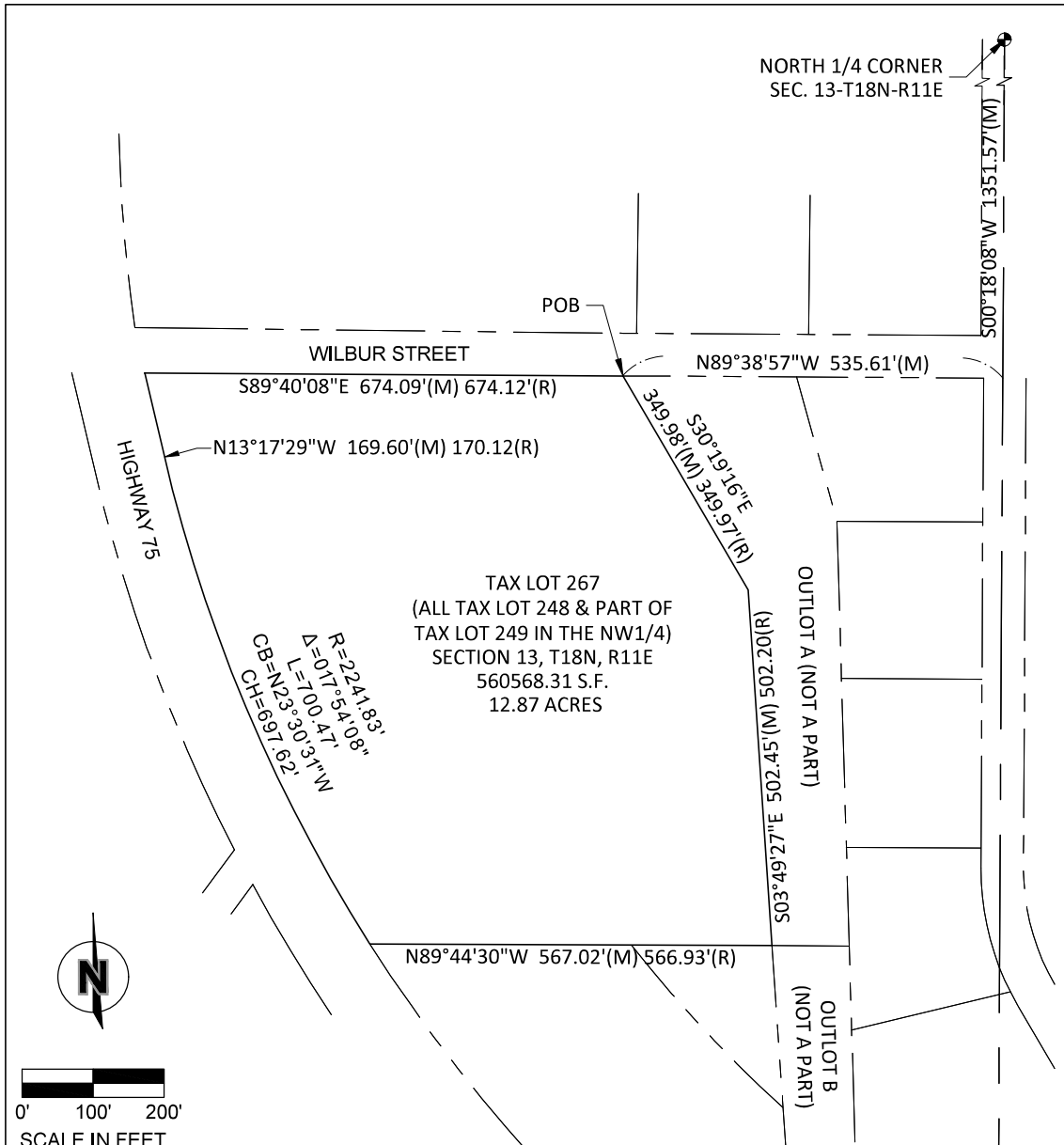
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PROJECT NO: A25-06750
 DRAWN BY: TRE
 DATE: 2/27/2026

RIZER BLAIR DEVELOPMENT
 TIF BOUNDARY EXHIBIT

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| | 1103 Riverside Boulevard Norfolk, NE 68701 olsson.com TEL 719.308.1476 | EXHIBIT |
| | Olsson - Engineering Nebraska CDA #CA-0638 | TIF |
| | | |



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.

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|-----------------------|---------------------|---------------|-----------------------------------------------|---------|
| PROJECT NO: A25-06750 | TIF BOUNDARY | olsson | 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 | |

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 169.60 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.

* In the event Redeveloper subdivides or replats 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:

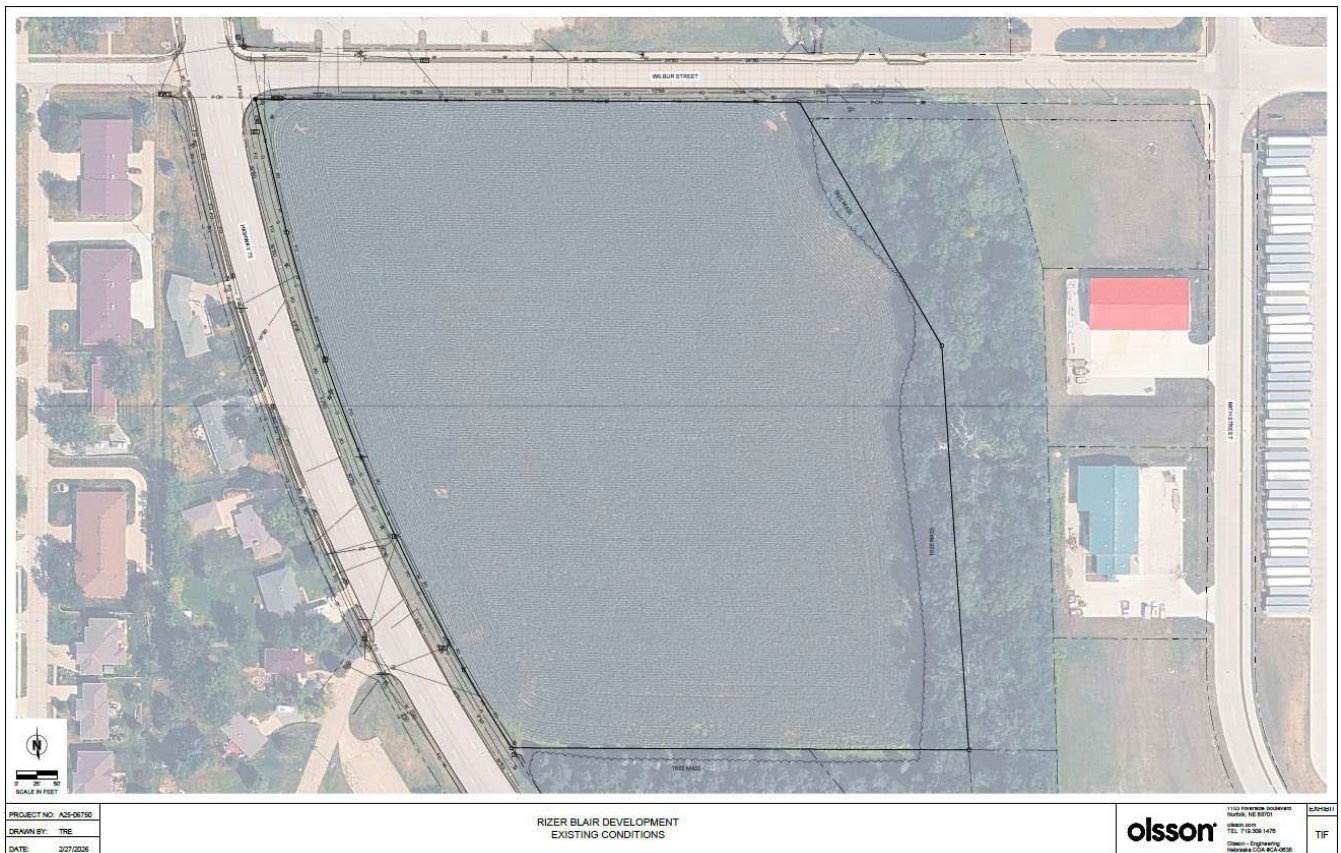


Exhibit "A"

EXHIBIT "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 2025 levy rate. There has been no accounting for incremental growth over the 15-year TIF period.*

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

a. Public infrastructure improvements and impacts:

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

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

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

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

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

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

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

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

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

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

7092478.2

SECTION 1106 STRUCTURES TO HAVE ACCESS

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

SECTION 1106 STRUCTURES TO HAVE ACCESS

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

An amendment to the City of Blair Subdivision Regulations:

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

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

AND:

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

An amendment to the City of Blair Subdivision Regulations:

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

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

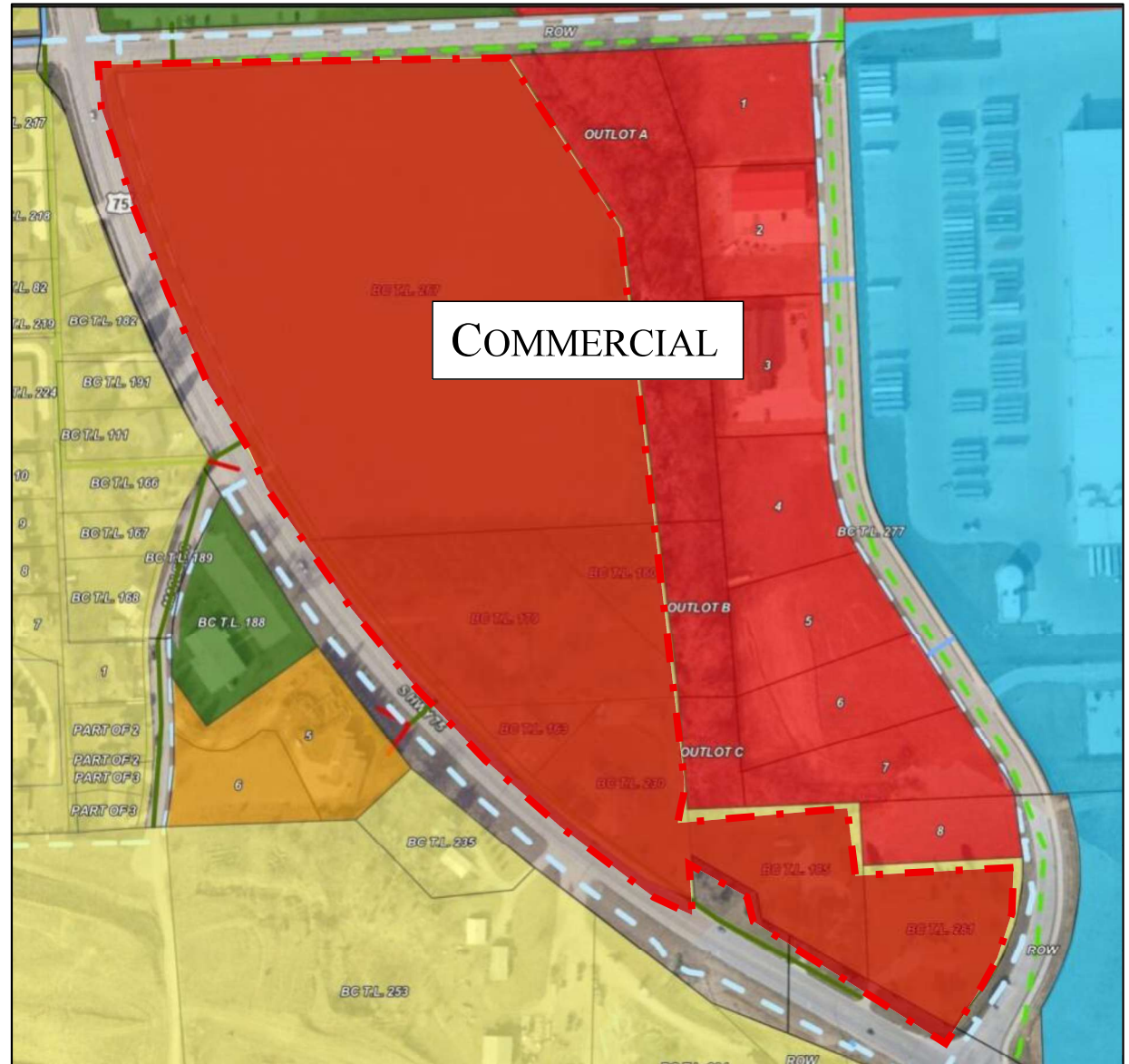
AND:

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

PROPOSED

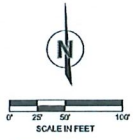
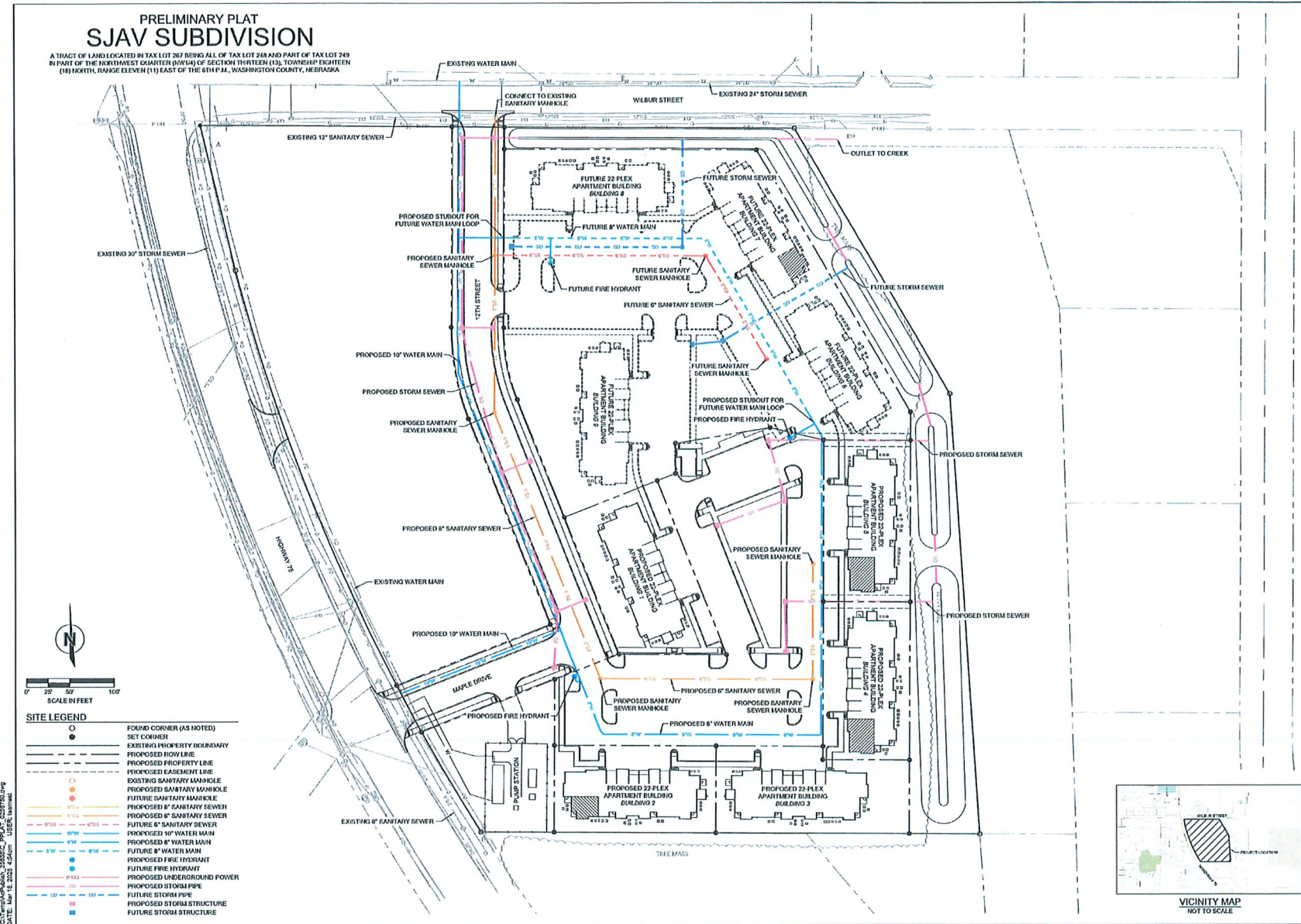
FUTURE LAND-USE MAP

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



PRELIMINARY PLAT SJVAV SUBDIVISION

A TRACT OF LAND LOCATED IN TAX LOT 267 BEING ALL OF TAX LOT 268 AND PART OF TAX LOT 269
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



- SITE LEGEND**
- FOUND CORNER (AS NOTED)
 - SET CORNER
 - EXISTING PROPERTY BOUNDARY
 - PROPOSED ROW LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - FUTURE SANITARY MANHOLE
 - PROPOSED 8" SANITARY SEWER
 - PROPOSED 6" SANITARY SEWER
 - PROPOSED 12" SANITARY SEWER
 - PROPOSED 10" WATER MAIN
 - PROPOSED 8" WATER MAIN
 - PROPOSED 6" WATER MAIN
 - PROPOSED 12" WATER MAIN
 - PROPOSED 10" WATER MAIN
 - PROPOSED 8" WATER MAIN
 - PROPOSED 6" WATER MAIN
 - FUTURE FIRE HYDRANT
 - FUTURE FIRE HYDRANT
 - PROPOSED UNDERGROUND POWER
 - PROPOSED STORM PIPE
 - FUTURE STORM PIPE
 - PROPOSED STORM STRUCTURE
 - FUTURE STORM STRUCTURE

VICINITY MAP
NOT TO SCALE

1103 Riverdale Boulevard
Nebraska, NE 68101
olsson.com
TEL: 402.347.5134
Olsson - Engineering
Nebraska CO# PCZ-0619

| REV. NO. | DATE | DESCRIPTION | REVISIONS |
|----------|------|-------------|-----------|
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PRELIMINARY PLAT
UTILITY LAYOUT
RIZER CONSTRUCTION
SJVAV SUBDIVISION

BLAIR, NE 2026

SHEET
2 of 6

DATE: 10/15/2025 10:23:02 AM PROJECT: SJVAV SUBDIVISION

Proposed Amendment
Exhibit "A"

CITY OF BLAIR
PUD-1 (General PUD) District

BEAR CREEK DEVELOPMENT PLAN
FOR THE FORMER LOT 7, HAYDEN PLACE 1ST
ADDITION REPLAT ONE

MARCH 25, 2026

Submitted By:

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

Introduction:

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

Site History:

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

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

Proposed Land Uses:

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

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

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

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

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

Other Reasonable Modifications of Existing Zoning Regulations:

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

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

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

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

Side Yard – 5 Feet * Rear Yard – 25 Feet

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

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

Proposed Transportation Plan:

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

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

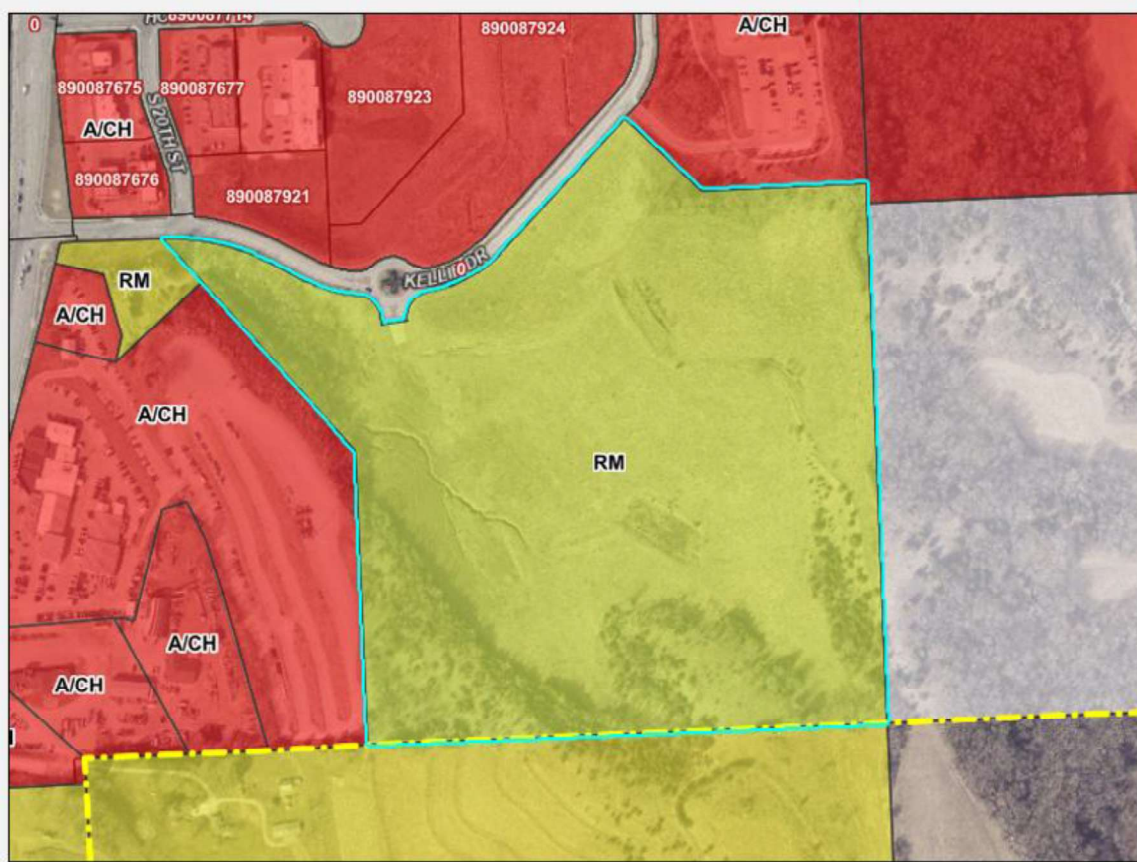
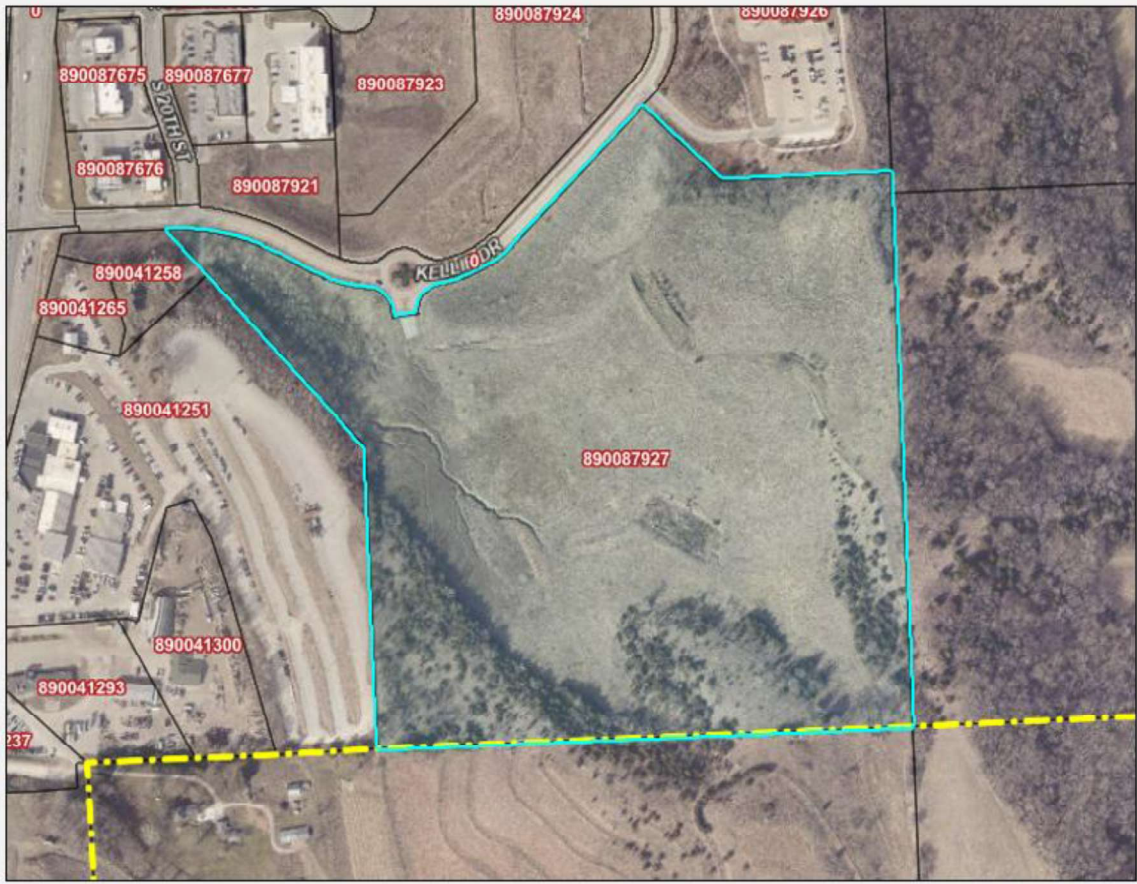
Proposed Utilities/Infrastructure:

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

EXHIBIT A

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





RM – Medium-Density Residential District

Consent to Applications

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

Dated this 27th day of March, 2026.

Hayden Place Development, LLC, a Nebraska limited liability company



By: _____
Wayne Jones, Manager

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



By: _____
Wayne Jones Manager