

	"OPEN MEETINGS ACT" City of Blair Regular Council Meeting City Council Chambers April 28, 2026 - 7:00 PM
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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 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 April 14, 2026 meeting.
 - 4.b. Clerk report of Mayoral Action of the April 14, 2026, meeting.
 - 4.c. Claims as approved by the Finance Committee.
 - 4.d. Consider Manager Change Amendment in reference to the Class I Liquor License for Dulce Vida LLC dba Dulce Vida Breakfast & Lunch, 1621 Washington St., Blair, Nebraska.
 - 4.e. Annual Tax Increment Financing Report to Taxing Entities.
- 5.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."

6. Consider Resolution 2026-036 approving a tax increment financing redevelopment plan entitled: "Redevelopment Plan for SJAV Tenet Redevelopment Project."
7. Mayor Rump 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.
8. Mayor Rump 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.
9. Mayor Rump 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.
10. Mayor Rump 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).
11. Mayor Rump 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).
12. Mayor Rump 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).

13. Payment Presentation by Mary Berg on behalf of the Library Foundation for payment of the amphitheater in Generations Park.
14. Consider Resolution 2026-039 approving LB840 application from Rizer Construction, 3568 Innate Lane, Suite I, Grand Island, NE 68803 for the development of a new multifamily apartment community in Blair.
15. Consider Resolution 2026-040 approving a repayment plan related to a defaulted LB840 program loan to Prairie Star Botanicals.
16. Consider Resolution No. 2026-041 authorizing the location of the construction of a new pump track in Steyer Park.
17. Consider Ordinance 2614 amending Chapter 8, Article 1, Section 8-108.01 and Chapter, Article 3, Sections 6-319, 6-319.01, 6-319.02, 6-319.03, and 6-319.04 relating to tree planting regulations and to update planting standards, spacing, approval authority and references.
18. Consider Resolution 2026-042 setting the fees for the Blair Municipal Pool summer season 2026.
19. Consider Resolution No. 2026-043 authorizing the initiation of the 100-Year Cemetery Project and directing public notice and related actions.
20. Consider Resolution 2026-044 approving the purchase of a used heavy rescue/utility fire truck.
21. Consider Resolution 2026-045 authorizing approval of a supplementary purchase agreement with Zoll Medical Corporation for defibrillator capital equipment and accessories for the Blair Volunteer Fire Rescue.
22. Consider Resolution 2026-046 approving Amendment No. 3 to the agreement for engineering services with HDR Engineering for the Blair Water Tower Design project.
23. Consider Resolution No. 2026-47 regarding the renewal proposal received from BCBS through the League Insurance Government Health Team for employee health insurance effective July 1, 2026.
24. City Administrator Report.
25. Motion and second by Council members to adjourn the meeting.

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City of Blair Regular Council Meeting
April 14, 2026

The Mayor and City Council met in regular session in the City Council Chambers on April 14, 2026, at 7:00 PM. The following were present: Brent Clark, Kirk Highfill, James Letcher, Kent Long, Rick Paulsen, Kevin Willis, and Frank Wolff. Absent: Gary Banner. Also present were City Administrator Green, Deputy City Administrator Barrow, Deputy City Administrator Scott, City Attorney Talbot, Library Director Lukert, Community Development Director Beiermann, 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 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 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 – Meeting was called to order by Mayor Rump followed by Roll Call and the Pledge of Allegiance.

Agenda Item #4 – Consent agenda approved the following: 4a) Approval of Minutes of the March 31, 2026, meeting, 4b) Clerk report of Mayoral Action of March 31, 2026, meeting, 4c) City Department reports for March, 2026, 4d) Claims as recommended by the Finance Committee, 4e) Resolution 2026-025 recommending approval of a Special Designated Liquor License for Sid Dillon Chevrolet Blair, 2261 S. Highway 30, Blair for a retirement reception for Jim Nelson on May 7, 2026, from 4:00 p.m. to 9:00 p.m., 4f) Resolution 2026-026 recommending approval of a new Liquor License for Nectar 2019 LLC, dba Dale's House of Bottles, 1074 Washington St., Blair, NE 68008 due to new ownership and 4g) Resolution 2026-027 recommending approval of a Secondary License (Catering) in reference to the Class C Liquor License for Blair Meat Market, 312 N. 16th St., Blair, NE. Motion by James Letcher, second by Brent Clark to approve the Consent Agenda. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 – Police Chief Kinsey addressed the Council regarding the mayoral appointment of Ryan Gentry as a lateral police officer. Chief Kinsey stated that Officer Gentry is a four-year veteran officer from Sarpy County and had completed the City's hiring and vetting process. He noted that Officer Gentry had already completed several training requirements through the academy, would be sworn in the following day, and would begin field training. A formal swearing-in ceremony would be scheduled for a future Council meeting. Council member Willis introduced Resolution No. 2026-029 approving the Mayoral appointment of Lateral Police Officer Ryan Gentry to the Blair Police Department. Motion by Kevin Willis, second by Rick Paulsen to adopt Resolution No. 2026-029 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 – Mayor Rump opened a Public Hearing to provide an opportunity for public comment on the Comprehensive Plan presentation as presented to the city on March 31, 2026. City Administrator Phil Green explained that Nebraska statute requires any city with zoning regulations to maintain an adopted comprehensive plan. He noted that while the statutes do not specify how frequently a comprehensive plan must be updated, many communities strive to update or fully redo their plans every 10 to 15 years. Administrator Green explained that staff were recommending creation of a new comprehensive plan rather than a limited update. He further outlined the Request for Qualifications (RFQ) process, explaining that firms were asked to submit qualifications rather than cost proposals. The City would select the most qualified firm and then negotiate a scope of services and fee. He emphasized that if the City could not reach an acceptable agreement, negotiations could be terminated and staff could proceed with another firm. He noted that \$150,000 had been budgeted for the project to be spread over two fiscal years. Public comment included the following: 1) Jennifer Reyzlik, 141 E. Baronage Drive, asked why a comprehensive plan was necessary and requested clarification on costs. Administrator Green reiterated the statutory requirement, explained the RFQ and negotiation process, and emphasized evaluating value relative to cost before final approval. 2) Paul Buckingham, 1217 Fairview Drive, emphasized the importance of broad public participation, stating that the plan would not be meaningful without direct and sustained public input and engagement. There were no further comments. Mayor Rump closed the public hearing.

Agenda Item #7 – Council discussed the qualifications and presentations submitted by Olsson Engineering, Confluence, and JEO. Councilmembers noted that all three firms were capable, but discussion focused heavily on community engagement, downtown planning experience, and implementation support. Councilmembers Highfill, Paulsen, Letcher, Wolff, Willis, Long, Clark, and Mayor Rump shared comments. Several members referenced Olsson's work in Ashland and praised the firm's emphasis on public outreach and practical implementation. Council members emphasized the importance of not only creating a vision but also having a plan that could realistically be implemented over time. Transportation planning capabilities were also cited as a benefit. Motion by Kirk Highfill, second by Frank Wolff to select Olsson Engineering as the firm to prepare the City's next Comprehensive Plan and authorize staff to negotiate a professional services agreement pending City Council approval. Council members voted: Gary Banner: Absent, Brent Clark: Yea, 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 presented background on the City's 2024 award of a \$200,000 planning grant from the U.S. Department of Transportation under the Safe Streets for All program. The resulting Comprehensive Safety Action Plan would analyze traffic data, crash data, speed, growth trends, and multimodal transportation needs with a goal of reducing traffic fatalities to zero. There will be significant public involvement in this process as well to gather input on the community's needs. This project will also collaborate closely with the firm selected to prepare the Comprehensive Plan to ensure the plans complement each other. This plan will have a framework of recommended actions and projects that we can use in the future. With those recommendations, the city can then apply for an action grant through the same program to help fund recommended improvements such as intersection improvements, pedestrian crossing improvements, and other multimodal projects.

Administrator Green detailed the Request for Qualifications process and reviewed proposals received from JEO Consulting Group, Olsson Associates, SEH, and HDR. He explained the staff scoring process and stated that while all firms were qualified, SEH scored highest. Staff ultimately recommended SEH based on proposal structure, task scheduling, and experience preparing plans that meet federal requirements and position communities well for future implementation grants. Council discussed the benefits of using a different firm than the one selected for the Comprehensive Plan and the importance of significant public involvement. Motion by James Letcher, second by Kevin Willis to select SEH as the firm to prepare the City's Safe Streets for All Comprehensive Safety Action Plan and authorize staff to negotiate a professional services agreement pending City Council approval. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 #9 – City Administrator Green explained the proposed ordinance would approve a purchase agreement for the sale of a strip of excess City-owned property to Gateway Development Corporation. He noted the property was originally acquired by the City to support future rail service expansion. Gateway Development has been pursuing grant funding to install a rail spur, which could benefit additional industries in the future. Discussion included the width of the property, future rail use, and tax responsibilities. Council member Paulsen asked how wide the strip of land was. Mike Rooks, 162 N Linden Ave, Council Bluffs, IA, Gateway Development Corporation stated it was approximately 75' wide. The Judiciary Committee recommended the sale of excess property. Council member Highfill introduced Ordinance 2609 approving a purchase agreement for the sale of excess city property to Gateway Development Corporation.

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY IDENTIFIED AS TAX LOT 51 IN SECTION 18, TOWNSHIP 18, RANGE 12 AND TAX LOT 272 IN SECTION 13, TOWNSHIP 18, RANGE 11, WASHINGTON COUNTY, NEBRASKA; PROVIDING FOR NOTICE OF SUCH SALE TO BE PUBLISHED FOR THREE (3) CONSECUTIVE WEEKS IMMEDIATELY AFTER THE PASSAGE OF THIS ORDINANCE; AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH GATEWAY DEVELOPMENT CORPORATION, BUYER, AND TO MAKE ALL NOTIFICATIONS REQUIRED UNDER NEB. REV. STAT. §16-202, INCLUDING NOTIFICATION OF THE RIGHT OF REMONSTRANCE; PROVIDING FOR ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO BE REPEALED AND PROVIDING THAT SAID ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FOLLOWING PASSAGE AND PUBLICATION AS REQUIRED BY LAW AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

Council member Kirk Highfill 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: Brent Clark: Yea, Kirk Highfill: Yea, James Letcher: Yea, Kent Long: Yea, Rick Paulsen: Yea, Kevin Willis: Yea, Frank Wolff: Yea, Gary Banner: Absent. 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 and thereafter Council member Kirk Highfill moved for final passage of the Ordinance, which motion was seconded by Council member James Letcher. The Mayor then stated the question was "Shall Ordinance No. 2609 be passed and adopted?" Upon roll call vote, the Council Meeting April 14, 2026

following Council members voted: Gary Banner: Absent, Brent Clark: Yea, 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 Council President declared the Ordinance adopted. A true, correct, and complete copy of said Ordinance can be found in the Ordinance Record Book.

Agenda Item #10 – Jake Dunn, Public Safety and Communications Coordinator Jake Dunn presented information regarding replacement of the City's existing chatbot platform. He discussed ongoing issues with the current provider, limited customer support, and the inability to integrate with Laserfiche records. Dunn outlined the features of CitiBot, including multilingual capability, ADA compliance, enhanced security, and Laserfiche integration. He noted implementation would take several months, no charges would occur until the next fiscal year, and staff efficiency would improve. Council member Letcher introduced Resolution 2026-028 approving the purchase of CitiBot module for the City of Blair website to maintain and optimize the city's web chatbot. Motion by James Letcher, second by Brent Clark to adopt Resolution 2026-028 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 – Motion by Kevin Willis, second by James Letcher to receive and place on file the bids for the removal of city trees. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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. Mark Hodson, Operations Superintendent, presented bids for removal of six trees located in city right of way that need to be removed. They have all been marked for removal. The bids received were as follows: 1) Midwest Maritime Services - \$12,900.00 and 2) Arbor Group - \$20,800.00. Discussion was held regarding bid discrepancy, contractor experience, and efficiency due to new equipment. Council member Clark introduced Resolution 2026-030 to accept and approve a bid for the removal of city trees. Motion by Brent Clark, second by Rick Paulsen to adopt Resolution No. 2026-030 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 – City Administrator Green explained that the existing agreement with HDR Engineering for design of the Black Elk Pump Station requires an amendment due to the City securing State Revolving Fund (SRF) financing for the project. When the original agreement was approved, the funding source had not yet been finalized and that SRF financing carries significantly more stringent documentation and reporting requirements. These additional requirements include expanded engineering reports, detailed cost tracking, coordination with State agencies, and preparation of documentation needed for SRF audits and reimbursement. He stated that HDR Engineering will be required to perform additional work beyond the original scope in order to satisfy these requirements and this amendment authorizes additional compensation in the amount of \$69,774.00, billed on an hourly basis with detailed reporting of hours worked, and that the total project cost will not exceed \$199,174.00. He emphasized the additional services are necessary to maintain compliance with SRF funding requirements and that professional engineering oversight is required for public works projects of this nature. Water and Sewer Committee recommended approval. Council member Willis introduced Resolution 2026-031 approving Amendment No. 1 with HDR Engineering for the Black Elk Pump Station project. Motion by Kevin Willis, second by James Letcher to adopt Resolution No. 2026-031 as presented. Council members voted as follows: Gary

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Banner: Absent, Brent Clark: Yea, 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 – Motion by Kevin Willis, second by Frank Wolff to receive and place on file the bids received for the removal and installation of two new gravity filters at the Water Treatment Plant. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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. Mark Hodson, Operations Superintendent, explained that Filters 9 and 10 at the Water Treatment Plant require replacement of filter media. It is recommended replacement for these filters is ten years and that the filter media was last replaced in 2014. Bids were received as follows: Media materials: Vessco: \$140,000.00, and Red Flint: \$60,820.90; Labor: Eriksen: \$250,000.00 and All-American Water Solutions: \$89,000.00. Staff reviewed bids received for both materials and labor and explained that recommendations were based on pricing, efficiency, and consultation with the Metropolitan Utilities District. Councilmember Brent Clark asked whether the new filter media would have the same lifespan as the existing media. Staff explained that replacement of filter media is similar to replacing air filters with equipment and that routine replacement is required to maintain performance. Water and Sewer Committee recommended approval. Council member Paulsen introduced Resolution 2026-032 to accept and approve the bids for the removal and installation of two new gravity filters at the Water Treatment Plant to Red Flint for \$60,820.90, and All-American Water Solutions for \$89,000.00, for a total of \$149,820.90. Motion by Rick Paulsen, second by James Letcher to adopt Resolution No. 2026-032 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 #14 – Deputy City Administrator David Scott explained that following the departure of the City's prior non-lawyer assistant, staff reviewed the structure of legal services. He explained that City Attorney Edmond Talbot III currently provides services under an annual arrangement and that the amended agreement establishes a monthly retainer structure. This arrangement is more cost-effective than hiring a full-time attorney. Mr. Talbot will continue to provide legal services to advise and represent the City, its elected officials, appointed officials, boards, and commissions in the conduct of municipal business. Council member Willis introduced Resolution 2026-033 approving an amended agreement for City Attorney Services with Edmond Talbot III. Motion by Kevin Willis, second by James Letcher to adopt Resolution No. 2026-033 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 #15 – Motion by Kirk Highfill, second by Kevin Willis to postpone consideration of Resolution 2026-034 approving an agreement for Non-Lawyer Assistant Services with Katelyn Ferrari. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 #16 – City Administrator Green addressed the Council regarding Resolution 2026-035, which reaffirms the City of Blair’s support for designation as an Inland Port Authority and authorizes resubmittal of the City’s application to the Nebraska Department of Economic Development. The City previously applied for Inland Port Authority designation and the application was approved locally by the City Council under Ordinance 2539 on August 13, 2024. He stated that the application was not approved at the state level solely due to statutory limitations at that time, which allowed for designation of only five Inland Port Authorities statewide. Administrator Green explained that Blair was not selected because all available designations had already been awarded. The Nebraska Legislature has since passed LB1114, which increases the number of Inland Port Authorities allowed statewide from five to eight. This legislative change provides the City with a new opportunity to pursue designation once the Nebraska Department of Economic Development reopens the application process, which is expected to occur in the coming months. In order to resubmit the Inland Port Authority application, the City must provide current documentation demonstrating continued municipal support and intent. This proposed Resolution would provide that reaffirmation and authorizes staff to proceed with preparing and resubmitting the application once the State reopens the process. Green further explained that LB1114 also included additional economic development tools, including Community Improvement District (CID) provisions. He stated that CIDs function similarly to Sanitary Improvement Districts (SIDs) but allow for use within city limits and shift much of the infrastructure development responsibility to private developers rather than City staff. These changes strengthen the City’s ability to support large-scale industrial, logistics, and infrastructure projects. Council discussed the economic development benefits associated with Inland Port Authority designation, including enhanced freight and logistics opportunities, infrastructure investment, workforce development, and long-term industrial growth. Councilmembers expressed support for continuing to pursue the designation and emphasized the strategic importance of maintaining Blair’s competitiveness for regional and statewide development opportunities. Council member Letcher introduced Resolution 2026-035 reaffirming support for the City of Blair’s pursuit of designation as an Inland Port Authority and authorizing resubmittal of the application to the Nebraska Department of Economic Development. Motion by James Letcher, second by Frank Wolff to adopt Resolution No. 2026-035 as presented. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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 #17 – City Administrator Green had no additional report.

Agenda Item #18 – Motion by Kent Long, second by James Letcher to adjourn the meeting 8:11 p.m. Council members voted as follows: Gary Banner: Absent, Brent Clark: Yea, 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: A-1 Mobile Home, Inv, 400.00; Aaron Barrow, Reimb, 149.45; Abe's Trash Service Inc, Svc, 1936.30; Access Technologies Inc, Inv, 356.45; Acco, Inv, 1631.12; Acreage Fences Inc, Inv, 24318.85; Air Products & Chemicals, Inv, 9450.13; Amazon Sales Inc, Inv, 6528.68; American Underground Supply, Inv, 2390.13; Arps Red-E-Mix Inc, Svc, 3681.60; Automatic Systems Co, Inv, 1275.98; Bart Moore Subcontracting Inc, Ref, 1500.00; Bennington Volunteer Fire, Inv, 1500.00; Big Red Locksmith, Svc, 225.00; Bi-State Motor Parts, Inv, 825.53; Blair Ace Hardware, Inv, 1890.44; Blair Bakery, Inv, 172.00; Blair Garden Center, Inv, 258.00; Blue Cross & Blue Shield Of Ne, Ins, 118047.65; Bobcat Of Omaha, Inv, 17932.62; Bound Tree Medical Llc, Inv, 3082.45; Brenda Wheeler, Reimb, 207.78; Buds Auto Repair, Svc, 86.53; C Flaherty Builders, Ref, 500.00; Calvin Poulsen,

Inv, 3071.25; Cappel Auto Supply Inc (Napa), Inv, 6.49; Carquest Auto Parts, Inv, 19.05; Cdw Government Inc, Inv, 1890.00; Chenevert, Ilene, Reimb, 405.60; Chris Olson, Svc, 1500.00; Cintas Corporation, Svc, 6085.68; Clover Custom Carpentry, Ref, 500.00; Core & Main Lp, Inv, 19538.24; Country Tire Inc, Svc, 2024.88; Crime Stoppers Usa, Inv, 110.00; Dane Chapman, Inv, 750.00; Danko Emergency Equipment Co, Inv, 477.00; Datashield, Inv, 87.53; Deborah Wood, Svc, 400.00; Dick's Electric Co, Svc, 39641.68; Ditch Witch Undercon, Inv, 987.92; Dws Llc, Inv, 1225.00; Eakes Office Plus, Inv, 3703.56; Electronic Contracting Co, Inv, 548.81; Ems Management & Consulting, Inv, 522.12; Fairfield Inn & Suites, Inv, 368.85; Fairway Oil Co, Inv, 297.37; Firstnet At&T Mobility, Inv, 229.30; Frahm, Amy, Inv, 100.00; Fremont Electric Inc, Inv, 214.00; Fremont Roofing Company, Inv, 50.00; Galls Llc, Inv, 432.04; Gethmann Construction, Inv, 13863.95; Gis Workshop Llc, Inv, 1500.00; Govoptics Llc, Inv, 3000.00; Grainger, Inv, 240.31; Great Plains Communications, Inv, 4286.07; Great Plains Uniforms Llc, Inv, 960.45; Hach Co, Inv, 1584.02; Hayes & Associates Llc Cpa, Svc, 15000.00; Hdr Engineering Inc, Svc, 11488.65; Henton Trenching Inc, Svc, 1800.00; Henton Worx Llc, Svc, 6587.50; Highway Signing Inc, Inv, 6655.00; Horizon Rehabilitation Centers, Svc, 652.00; Hotsy Equipment Co, Inv, 324.12; Howard D Thompson Agency, Inv, 648.00; Hsa Bank, Hsa, 67.50; Huber Builders Llc, Ref, 500.00; Hunter Construction & Renovations, Ref, 500.00; Idemia Identity & Security, Inv, 250.00; Ingram Industries Inc, Inv, 2619.16; International Code Council, Inv, 95.00; Jackson Services, Svc, 578.63; Jdw Midwest Llc, Inv, 990.00; Jeff Beiermann, Reimb, 399.90; Jeff Combs, Reimb, 528.00; Jenny, Brenda & Tichota, Jennie L, Ref, 50.00; Jeo Consulting Group Inc, Svc, 25554.21; Jeredith Brands Llc, Inv, 3019.00; John H Retelsdorf Ii, Reimb, 391.50; Kelly Ryan Equipment Co, Svc, 474.05; Kelly's Carpet Omaha, Svc, 734.00; Logan Contractors Supply, Inv, 4453.84; Long's Ok Tire Stores, Svc, 192.95; Lutheran Family Services Of Nebraska Inc, Inv, 67135.22; Macqueen Equipment, Inv, 10012.51; Martinwood Cabinetry, Inv, 163.08; Masimo Americas Inc, Inv, 909.00; Matheson Tri-Gas Inc, Inv, 794.95; Mccoy Roofing Llc, Ref, 50.00; Mckinnis Roofing & Sheet Metal, Svc, 5237.78; Memorial Community Hospital, Inv, 952.00; Menards - Fremont, Inv, 39.46; Mes Service Company Lcc, Svc, 1279.27; Metonic Real Estate Solutions, Inv, 89638.43; Midwest Laboratories Inc, Svc, 968.56; Mississippi Lime Co Llc, Chem, 46926.49; Motorola, Svc, 3435.78; Municipal Supply Inc, Svc, 3831.14; Nalco Company, Inv, 102797.57; Ndwee, Inv, 200.00; Nebraska Public Health, Inv, 1128.00; Neelkanth Hospitality, Inv, 440.00; Ne-Ia Industrial Fasteners, Inv, 767.02; Nielsen Excavating, Svc, 1789.56; Odeys Inc, Inv, 5642.45; Olsson Associates, Svc, 9547.00; One Call Concepts Inc, Svc, 202.29; One Source, Inv, 84.00; Onsite Services Solutions Llc, Inv, 5260.00; Oppd, Inv, 118157.61; O'reilly Automotive Stores Inc, Inv, 8.58; Pioneer Cleaning Llc, Svc, 600.00; Pitney Bowes Global Financial, Inv, 614.10; Point C, Ins, 2214.19; Randy's Mobile Electronics, Svc, 1100.00; Relx Inc, Inv, 310.00; Rogge General Contractors, Ref, 500.00; Royalty Roofing, Ref, 50.00; S & S Pumping Service Llc, Svc, 17985.00; S.E. Smith & Sons, Inv, 212.52; Sandra Schatz, Ph D, Llc, Svc, 465.00; Sapp Bros Petroleum Inc, Svc, 4086.38; Scheels Omaha, Inv, 659.99; Spartan Stores Llc, Inv, 408.43; Stahlnecker Bieker, Kimberly, Svc, 360.00; Stanley, Charles, Ref, 500.00; Streakwave Wireless Inc, Inv, 990.79; Talbot Law Office Pc Llo, Svc, 1000.00; The Guardian Life Ins Co, Ins, 6191.68; The Sign Depot, Svc, 312.55; Thermal Heating Air & Plumbing, Inv, 14362.01; Thrasher Inc, Ref, 50.00; Tim Anderson Construction Inc, Ref, 500.00; Verizon 883740345-00001, Inv, 654.99; Wakefield Towing And Recovery, Svc, 2200.00; Washington County Enterprise, Inv, 418.53; Western Oil Ii Llc, Inv, 6811.81; Woodhouse Ford Inc, Inv, 198.94; Yost Concrete Construction Inc, Svc, 6966.50; Zoll Medical Corp, Inv, 653.54.

Melinda K. Rump, Mayor

ATTEST:

Brenda Wheeler, City Clerk

Seal

CLAIMS REPORT
04/01/2026 - 04/28/2026

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
ACCO		2,157.55	57335	04/28/26
AFLAC		4,081.54	57336	04/28/26
AIR PRODUCTS & CHEMICALS		9,602.56	57337	04/28/26
AMERISOURCE HR CONSULTING GRP		2,250.00	203(E)	04/06/26
AOI CORPORATION		8,754.22	57338	04/28/26
ASSETHR		541,702.02	EFTs	04/02/26
BARCO PRODUCTS LLC		5,941.09	57339	04/28/26
BENCHMARK GOVERNMENT SOLUTIONS, LLC		161.35	57340	04/28/26
BENEFIT PLANS INC		1,142.50	57341	04/28/26
BIG RED LOCKSMITH		175.00	57342	04/28/26
BK PAINTING INC		1,175.00	57343	04/28/26
BLACK HILLS ENERGY		3,183.86	EFTs	04/14/26
BOMGAARS SUPPLY INC		2,920.18	57344	04/28/26
BOONE BROTHERS ROOFING		50.00	57347	04/28/26
BS&A SOFTWARE LLC		678.00	57348	04/28/26
CDW GOVERNMENT INC		1,890.00	57349	04/28/26
CEDE & CO		13,041.25	216(E)	04/01/26
CHAMP ROOFING & EXTERIORS		50.00	57350	04/28/26
CHARLES J HEATON		214.00	57351	04/28/26
CITY OF BLAIR		243.16	EFTs	04/10/26
CORE & MAIN LP		6,683.29	57352	04/28/26
DEMCO INC		1,344.33	57353	04/28/26
DNS DUMPSTER RENTAL		300.00	57354	04/28/26
EDGERTON EDUCATION FOUNDATION		924.45	57355	04/28/26
ENVISION WARE INC		16,817.10	57356	04/28/26
FIRST NATIONAL BANK		8,559.10	EFTs	04/07/26
FREMONT ELECTRIC INC		142.55	57357	04/28/26
FUN FOAM PARY LLC		748.00	57358	04/28/26
HACH CO		292.23	57359	04/28/26
HARSIN BUILT CONSTRUCTION		50.00	57360	04/28/26
HDR ENGINEERING INC		11,942.90	57361	04/28/26
HEARTLAND NATURAL GAS LLC		4,323.77	57362	04/28/26
HENTON TRENCHING INC		770.00	57364	04/28/26
HENTON WORX LLC		919.00	57365	04/28/26
HERNANDEZ, LORENA		100.00	57366	04/28/26
HIGH POINT ROOFING NE		50.00	57367	04/28/26
HOWARD D THOMPSON AGENCY		675.00	57368	04/28/26
HSA BANK		80.00	225(E)	04/28/26
INDIGO SIGNS		50.00	57369	04/28/26
JAMS CONSTRUCTION		50.00	57370	04/28/26
JDHQ HOTELS LLC		291.90	57371	04/28/26

CLAIMS REPORT
04/01/2026 - 04/28/2026

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
JENSEN WELL COMPANY INC		226.83	57372	04/28/26
JEO CONSULTING GROUP INC		7,826.00	57373	04/28/26
JETTER'S PLUMBING INC		912.53	57374	04/28/26
KELLY RYAN EQUIPMENT CO		120.59	57375	04/28/26
KNOWBUDDY RESOURCES		764.57	57376	04/28/26
KSM PROMOTIONS INC		290.98	57377	04/28/26
LEAGUE OF NE MUNICIPALITIES		33.00	57378	04/28/26
LERNER PUBLISHING GROUP INC		743.30	57379	04/28/26
LOGAN CONTRACTORS SUPPLY		73.78	57380	04/28/26
MACQUEEN EQUIPMENT		48.19	57381	04/28/26
MB CONSTRUCTION SERVICES		150.00	57382	04/28/26
MCCOY ROOFING LLC		350.00	57383	04/28/26
MELLEN & ASSOCIATES INC		3,525.00	57384	04/28/26
MEMORIAL COMMUNITY HOSPITAL		320.00	57385	04/28/26
MENARDS - FREMONT		168.52	57386	04/28/26
MICHAEL TODD & COMPANY INC		63.26	57387	04/28/26
MISSISSIPPI LIME CO LLC		31,864.15	57388	04/28/26
MOOSE ROOFING		50.00	57389	04/28/26
NATIONAL SIGN COMPANY LLC		1,797.10	57390	04/28/26
NATIONAL TELEPHONE MESSAGE CORP		217.77	57391	04/28/26
NE NOTARY ASSOC INC		107.00	57392	04/28/26
NEBRASKA DEPT OF REVENUE		15,227.10	222(E)	04/22/26
NEBRASKA LIBRARY ASSOC		75.00	57393	04/28/26
NEBRASKA PUBLIC HEALTH		92.50	57394	04/28/26
NIPPON SANZO MATHESON INC		130.20	57395	04/28/26
NISSCO CONSTRUCTORS		50.00	57396	04/28/26
ODEYS INC		1,800.00	57397	04/28/26
OLSSON ASSOCIATES		800.00	57398	04/28/26
OMAHA WORLD HERALD		1,093.05	57399	04/28/26
OVERDRIVE INC		2,500.00	57400	04/28/26
PET WASTE ELIMINATOR		342.40	57401	04/28/26
PIXIE'S PONY TALES LLC		900.00	57402	04/28/26
POINT C		4,937.65	57403	04/28/26
POUNDS PRINTING INC		68.00	57404	04/28/26
PREMIER ROOFING COMPANY		50.00	57405	04/28/26
PRINCIPAL FINANCIAL GROUP		86,455.63	EFTs	04/06/26
ROOF GUARD		50.00	57406	04/28/26
SAMS CLUB MC/SYNCB		101.88	214(E)	04/06/26
SHOTWELL GLASS		155.93	57407	04/28/26
STEVE BOHLEN		1,749.83	6(E)	04/22/26
SYSTEMS TECHNOLOGY GROUP INC		495.00	57408	04/28/26

CLAIMS REPORT
04/01/2026 - 04/28/2026

VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
THE SIGN DEPOT		1,110.51	57409	04/28/26
THERMAL HEATING AIR & PLUMBING		557.40	57410	04/28/26
THOMPSON SOLUTIONS GROUP		3,001.25	57411	04/28/26
THREE RIVERS LIBRARY SYSTEM		5.00	57412	04/28/26
TREKK DESIGN GROUP		3,658.00	57413	04/28/26
UNITED STATES LAW ENFORCEMENT LLC		400.00	57414	04/28/26
WILDLIFE ENCOUNTERS		395.00	57415	04/28/26
WOODS & AITKEN LLP		8,726.65	57416	04/28/26
Total Disbursements		839,107.45		



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 157866

AMENDMENT TYPE Manager Change Amendment	APPLICATION DATE RECEIVED 2026-03-30
CURRENT MANAGER NAME IRIS O DUBON	CURRENT MANAGER EMAIL IRISRHIT@GMAIL.COM
NEW MANAGER NAME Leticia Lester	NEW MANAGER EMAIL Leticialester60@gmail.com

QUESTIONS

Class I Beer, Wine, Spirits On Sa

1. Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Leticia Lester

2. What is the manager's address?

11078 Mallette Ln Blair, NE 68008

3. What is the manager's phone number?

4029814432

4. What is the manager's email address? An email will be sent to them to obtain their personal information.

Leticialester60@gmail.com

5. What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Washington

6. Is the manager married?

Yes

Michael Lester; Leticialester60@gmail.com

7. Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

15 years in restaurant business and online training

8. Do you qualify under Nebraska Liquor Control Act (53-131.01) and do you intend to supervise, in person, the management of the business?

Yes

9. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY

Has the new manager, or their spouse, EVER been convicted of or plead guilty to any charge?

*The Commission must be notified of any arrests and/or convictions that may occur after the date of this application.

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Privacy Act Statement	imagejpeg_0.jpg	
Privacy Act Statement	Resized_20260325_170557.jpeg	

APPLICANT

Betsy Mata

DECLARATION

☒ I (We) the applicant(s) agree and consent

I declare under penalty of perjury that I have read the contents of this amendment application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.



CITY OF BLAIR

City Council
City of Blair
218 S 16th St
Blair, NE
68008

Chair of the Washington
County Board of Supervisors
PO Box 466
Blair, NE 68008

Superintendent
Dr. Don Johnson
Blair Community
Schools
1926 Park St
Blair, NE 68008

John Winkler
Papio Missouri River
NRD 8901 S 154th St
Omaha, NE 68138-3621

Dr. Dan Schnoes, Chief Ex Ofc
Educational Service Unit 3
6949 S 110th St
La Vista, NE 68128

Chair of the Board of Governors
Metropolitan Community College
PO Box 3777
Omaha, NE 68103-0777

RE: City of Blair Tax Increment Financing Report pursuant to §18-2117.02

Dear Governing Body,

Pursuant to LB874, specifically §18-2117.02, the following report is submitted regarding the progress of redevelopment projects in the City of Blair financed by Tax Increment Financing (TIF). The report is based on each sub-point of §18-2117.02.

- (1) The total number of redevelopment projects within the city that have been financed in whole or in part through the division of taxes as provided in section §18-2147.

The City of Blair has 11 active redevelopment projects, each known as:

TIF 3 – Woodhouse Collision Center	Approved in 2015
TIF 4, 5, 7, 9 & 13 – Transformation Hill	Approved in 2018
TIF 8 – Hotel, Hayden Place	Approved in 2020
TIF 10 - Grant St Industrial Park Phase 1	Approved in 2021
TIF 11 - Grant St Industrial Park Phase 2	Approved in 2021
TIF 12 - Jennings Properties	Approved in 2023
TIF 14 - Blair Crossing	Approved in 2024

- (2) *The total estimated project cost for said project.*

TIF 3 – Woodhouse Collision Center	\$1,750,000.00
TIF 4, 5, 7, 9 & 13 – Transformation Hill	\$2,440,100.00
TIF 8 – Hotel, Hayden Place	\$7,572,200.00
TIF 10 - Grant St Industrial Park	\$4,421,000.00
TIF 11 - Grant St Industrial Park	\$2,505,160.00
TIF 12 - Jennings Properties	\$950,000.00
TIF 14 - Blair Crossing	\$3,200,000.00

- (3) *A comparison between the projected final valuation of each TIF project upon completion of the project (as listed in the Redevelopment Contracts) vs. the valuation of the project as of January 1, 2025.*

	Projected:	January 1, 2025:
TIF 3 - Woodhouse Collision Center	\$ 2,015,000.00	\$ 3,336,730.00
TIF 4 - Transformation Hill	\$ 168,275.00	\$ 2,425,785.00
TIF 5 - Transformation Hill	\$ 166,885.00	\$ 2,280,490.00
TIF 7 - Transformation Hill	\$ 545,530.00	\$ 8,140,785.00
TIF 8 - Hotel, Hayden Place	\$ 173,150.00	\$ 4,380,530.00
TIF 9 - Transformation Hill	\$ 29,060.00	\$ 680,790.00
TIF 10 - Grant St Industrial Park	\$ 33,770.00	\$ 2,187,130.00
TIF 11 - Grant St Industrial Park	\$ 179,870.00	\$ 1,123,545.00
TIF 12 - Jennings Properties	\$ 57,715.00	\$ 855,040.00
TIF 13 - Transformation Hill	\$ 128,285.00	\$ 616,005.00
TIF 14 - Blair Crossing	\$ 3,200,000.00	\$ 404,620.00

- (4) *The number of redevelopment projects for which financing has been paid in full during the previous calendar year and for which taxes are no longer being divided.*

None.

- (5) *The number of redevelopment projects approved by the governing body in the previous calendar year:*

None.

- (6) *Information specific to each redevelopment project approved by the governing body in the previous calendar year, including the project area, project type, amount of financing approved and total estimated project costs:*

Not applicable.

- (7) *The percentage of the city that has been designated as blighted:*

The City of Blair has a total estimated corporate limit of 4,476 acres. In early 2026, the City completed a new Blight and Substandard Study establishing the Blair East Industrial Blight Study Area, which includes 80 acres in the City's extraterritorial jurisdiction and 27 acres within the city corporate limits. The total declared blighted area for the City of Blair is now approximately 1282 acres.

Approval of this study brings the total percentage of the corporate limits designated as blighted to approximately 27%. The total allowed percentage of designated blighted and substandard to that of overall corporate limits cannot exceed 35% for a city of the First Class.

If you have any questions regarding this report, please do not hesitate to contact me.

Respectfully submitted,



Jeff Beiermann
Community Development Director
City of Blair

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

PREPARED MARCH, 2026

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

A. Introduction

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

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

B. Redevelopment Area; Project Site; Existing Conditions

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

C. Conformance with the Comprehensive Plan

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

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

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

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

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

D. Redevelopment Project Overview; City Participation

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

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

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

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

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

Completing the Redevelopment Project in phases will allow the Redeveloper to maximize the TIF resources available, which will be necessary for the Redevelopment Project to succeed; and will allow Redeveloper to construct the private improvements at a rate that the market can support, and to adapt subsequent phases of the project to the changing needs of the City. Further details on phasing and implementation of the Redevelopment Project are set forth in Paragraph H, below.

E. Existing Conditions

1. Existing Land Use

The Project Site currently consists of undeveloped vacant land.

2. Existing Zoning

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

3. Existing Public Improvements

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

F. Proposed Redevelopment

1. Public Improvements

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

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

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

b. Construction of Water and Sewer Improvements.

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

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

c. Other incidental improvements

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

d. Additional public facilities or utilities

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

e. Property Acquisition, Demolition and Disposal

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

f. Population Density

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

g. Land Coverage

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

h. Parking

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

i. Zoning, Building Code and Ordinance

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

2. Private Improvements

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

G. Project Costs

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

H. Implementation

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

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

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

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

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

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

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

I. Financing

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

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

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

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

1. Necessity of TIF

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

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

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

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

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

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

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

2. Sources and Uses of Financing

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

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

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

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

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

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

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

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

K. Cost-Benefit Analysis

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

Exhibits:

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

EXHIBIT "A"

Project Site and Existing Land Use

Legal Description:

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

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

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

Depiction and Current Condition:



Exhibit "A"

EXHIBIT "C"

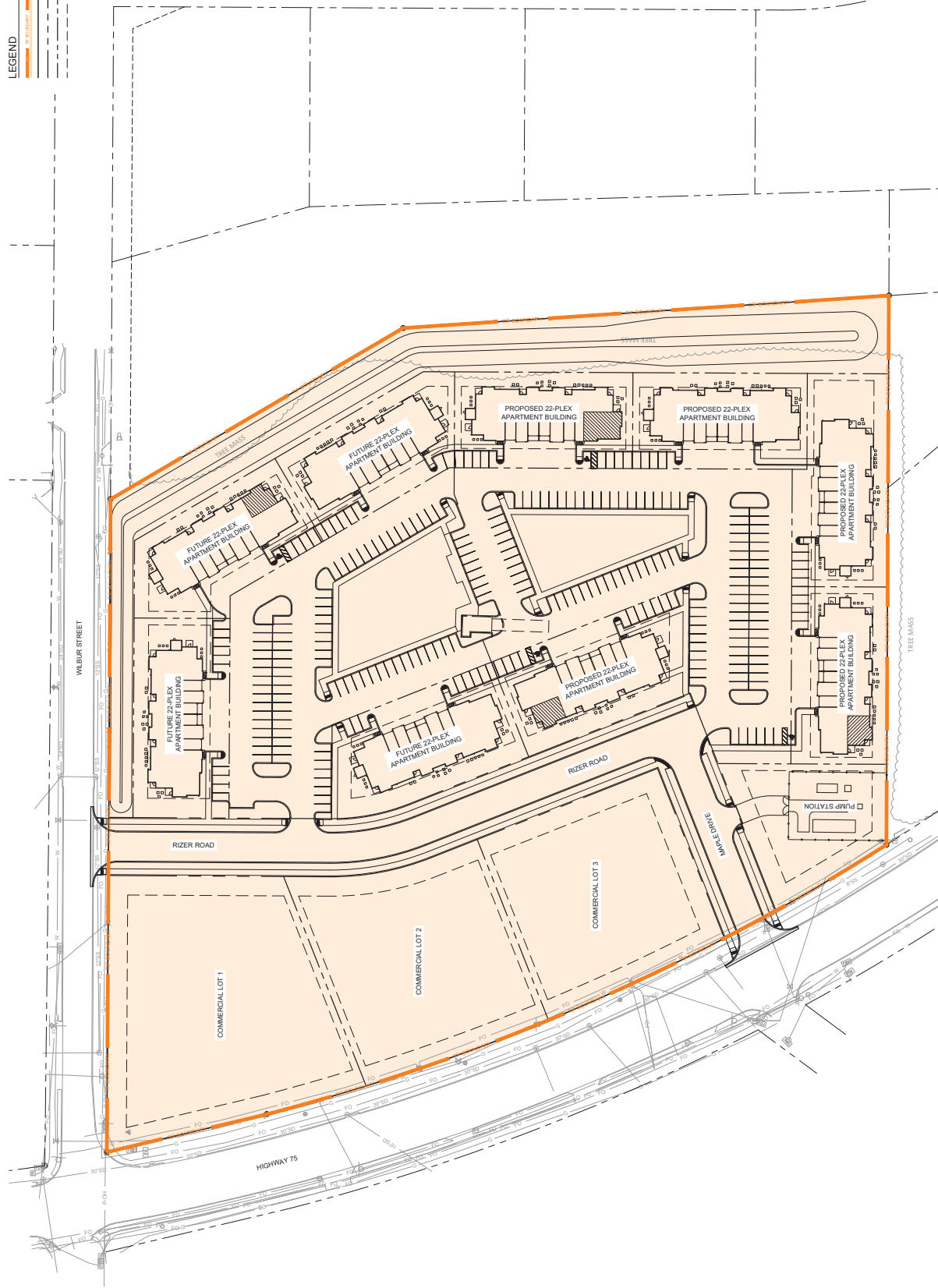
Site Plan and Future Land Use

(See Attached)

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

LEGEND

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

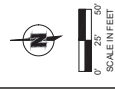


RIZER BLAIR DEVELOPMENT
TIF BOUNDARY EXHIBIT

olsson

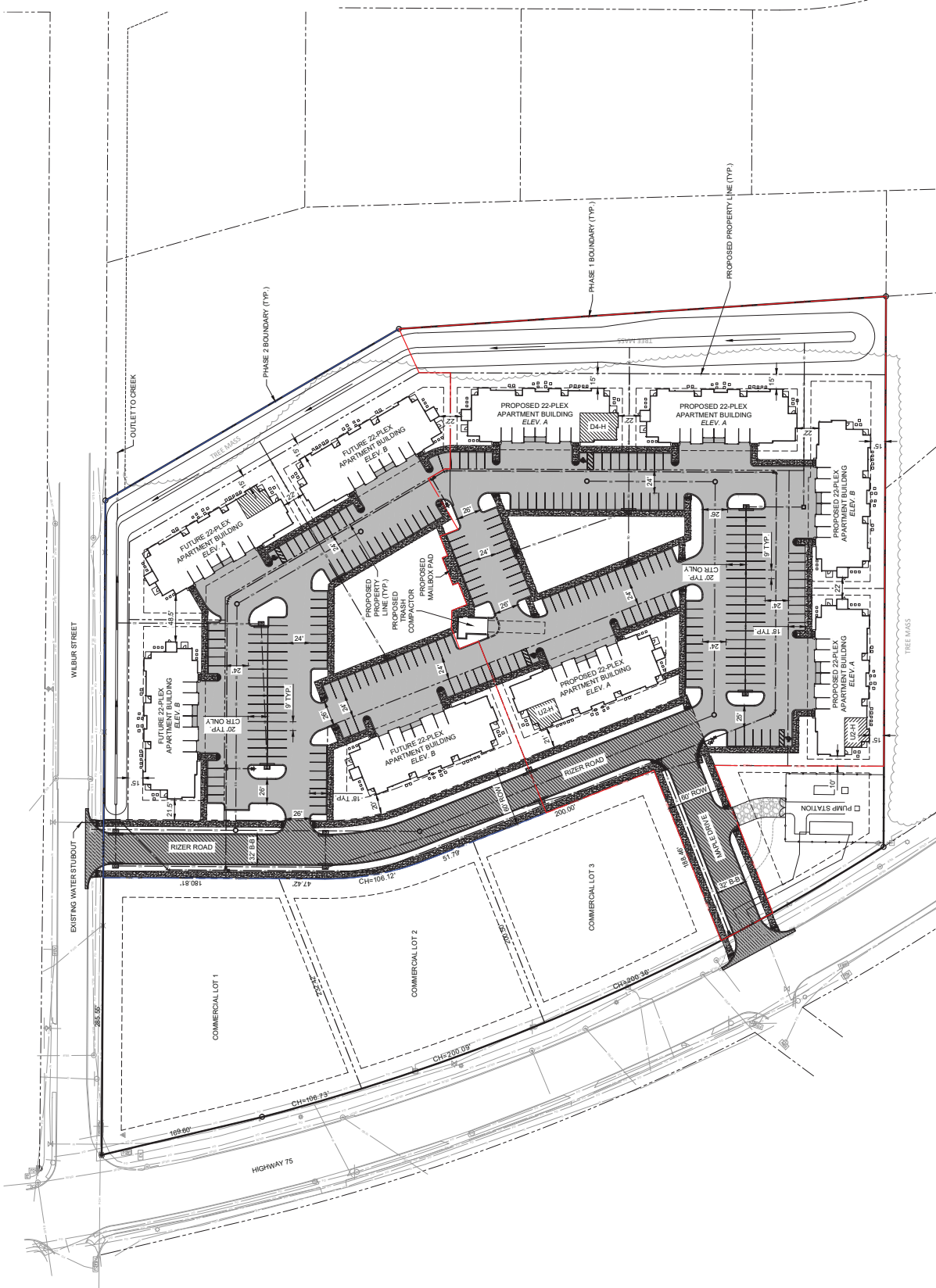
1103 Riverside Boulevard
Norfolk, NE 68701
TEL 719.338.1476
Olsson - Engineering
Nebraska CDA #CA0638

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



PARKING COUNT	
PHASE 1 (5 BUILDINGS)	
PARKING STALLS	178
GARAGE STALLS	30
ADA STALLS	3
TOTAL PHASE 1	211
PARKING RATIO	131:1
PHASE 2 (4 BUILDINGS)	
PARKING STALLS	137
GARAGE STALLS	24
ADA STALLS	1
TOTAL PHASE 2	162
PARKING RATIO	134:1
TOTAL ALL PHASES (9 BUILDINGS)	
PARKING STALLS	315
GARAGE STALLS	54
ADA STALLS	4
TOTAL ALL PHASES	373
PARKING RATIO	188:1

SETBACKS	
FRONT YARD	20'-0"
REAR YARD	15'-0"
SIDE YARD	7'-0"
STREET SIDE YARD	15'-0"



olsson

1103 Riverside Boulevard
Norfolk, NE 68701
TEL 781.330.1476
Olsson - Engineering
Norfolk COA #CA0638

EXHIBIT

1

RIZER
BLAIR DEVELOPMENT

PROJECT NO: A25-08750

DRAWN BY: TRE

DATE: 2/27/2026

SCALE IN FEET

0 10 20 30

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EXHIBIT "D"

Estimate of Construction Costs

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

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

EXHIBIT "E"

Sources and Uses of TIF

USES:

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

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

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

SOURCES:

General Assumptions*:

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

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

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

Amortization:

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%	
DATE								Principal	Interest at 6.00%	Total				
0														
0.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$93,076	\$132,810	\$225,886	\$4,427,000			
1	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$95,868	\$130,018	\$225,886	\$4,333,924	0	132810	
1.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$98,744	\$127,142	\$225,886	\$4,238,056	0	130018	
2	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$101,707	\$124,179	\$225,886	\$4,139,312	0	127142	
2.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$104,758	\$121,128	\$225,886	\$3,932,847	0	121128	
3	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$107,901	\$117,985	\$225,886	\$3,824,946	0	117985	
3.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$111,138	\$114,748	\$225,886	\$3,713,808	0	114748	
4	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$114,472	\$111,414	\$225,886	\$3,599,336	0	111414	
4.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$117,906	\$107,980	\$225,886	\$3,481,430	0	107980	
5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$121,443	\$104,443	\$225,886	\$3,359,987	0	104443	
5.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$125,086	\$100,800	\$225,886	\$3,234,901	0	100800	
6	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$128,839	\$97,047	\$225,886	\$3,106,062	0	97047	
6.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$132,704	\$93,182	\$225,886	\$2,973,358	0	93182	
7	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$136,685	\$89,201	\$225,886	\$2,836,673	0	89201	
7.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$140,786	\$85,100	\$225,886	\$2,695,887	0	85100	
8	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$145,009	\$80,877	\$225,886	\$2,550,878	0	80877	
8.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$149,360	\$76,526	\$225,886	\$2,401,518	0	76526	
9	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$153,840	\$72,046	\$225,886	\$2,247,678	0	72046	
9.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$158,456	\$67,430	\$225,886	\$2,089,222	0	67430	
10	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$163,209	\$62,677	\$225,886	\$1,926,013	0	62677	
10.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$168,106	\$57,780	\$225,886	\$1,757,907	0	57780	
11	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$173,149	\$52,737	\$225,886	\$1,584,758	0	52737	
11.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$178,343	\$47,543	\$225,886	\$1,406,415	0	47543	
12	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$183,694	\$42,192	\$225,886	\$1,222,721	0	42192	
12.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$189,204	\$36,682	\$225,886	\$1,033,517	0	36682	
13	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$194,880	\$31,006	\$225,886	\$838,637	0	31006	
13.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$200,727	\$25,159	\$225,886	\$637,910	0	25159	
14	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$206,749	\$19,137	\$225,886	\$431,161	0	19137	
14.5	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$212,951	\$12,935	\$225,886	\$218,210	0	12935	
15	\$ 32,000,000	\$168,185	\$ 31,831,815	1.433586	\$ 228,168	\$ 2,282	\$ 225,886	\$219,340	\$6,546	\$225,886	\$0	0	6546	
											\$0			
											\$6,845,040	\$68,460	\$2,348,450	\$0

* 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. The

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

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

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

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

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

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

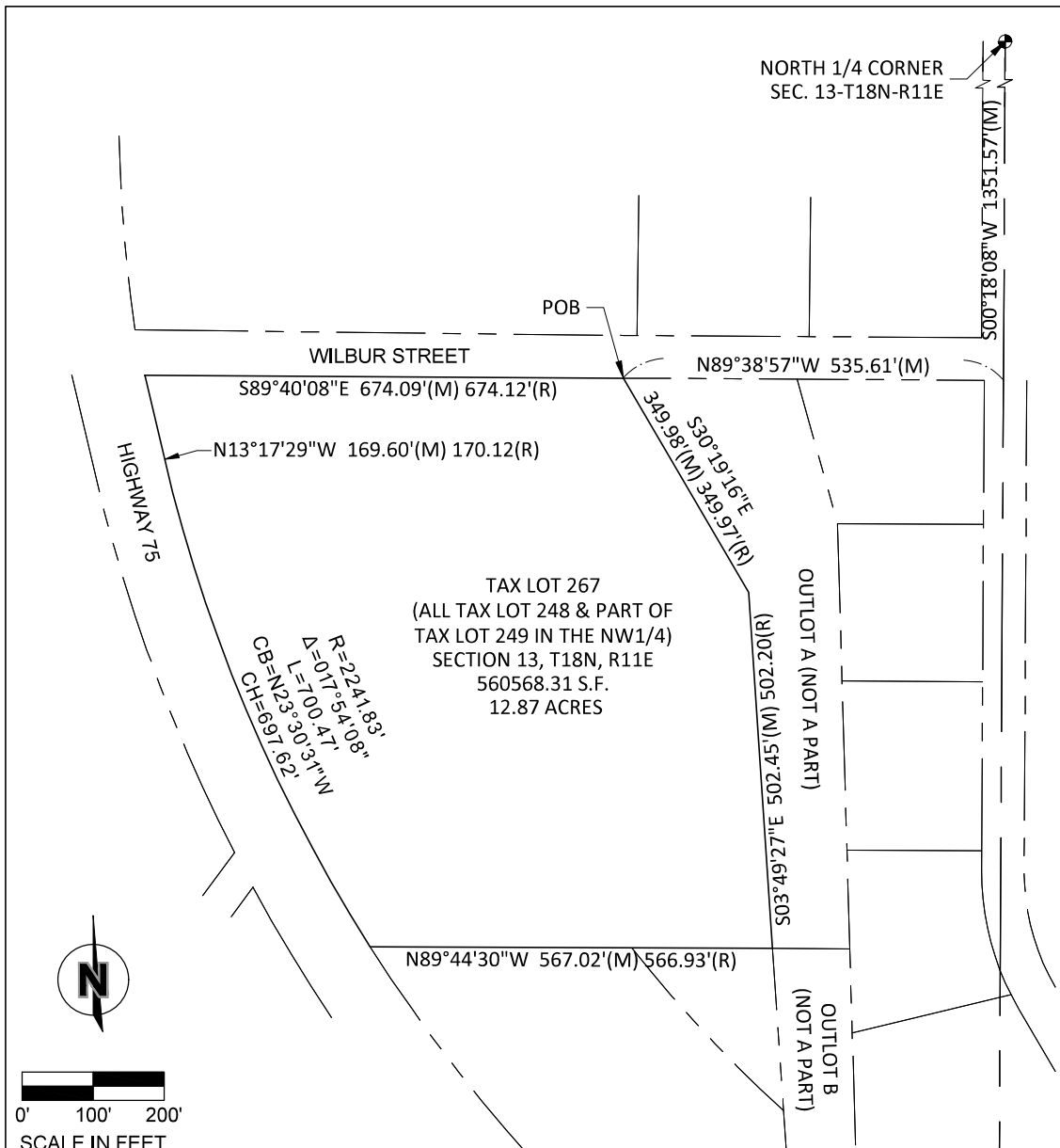
The Redevelopment Project should have a positive impact on businesses surrounding the Project Site. The residential portion will provide much needed workforce housing in the community, which will benefit employers, employees, and the City in general. Further, the additional population density should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

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

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

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

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



TIF BOUNDARY LEGAL DESCRIPTION

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

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

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



PROJECT NO: A25-06750

DRAWN BY: TRE

DATE: 2/27/2026

RIZER BLAIR DEVELOPMENT EXISTING CONDITIONS

olsson®

1103 Riverside Boulevard
Norfolk, NE 68701
olsson.com
TEL 719.309.1476

Olsson - Engineering
Nebraska COA #CA-0638

EXHIBIT

TIF

LEGEND

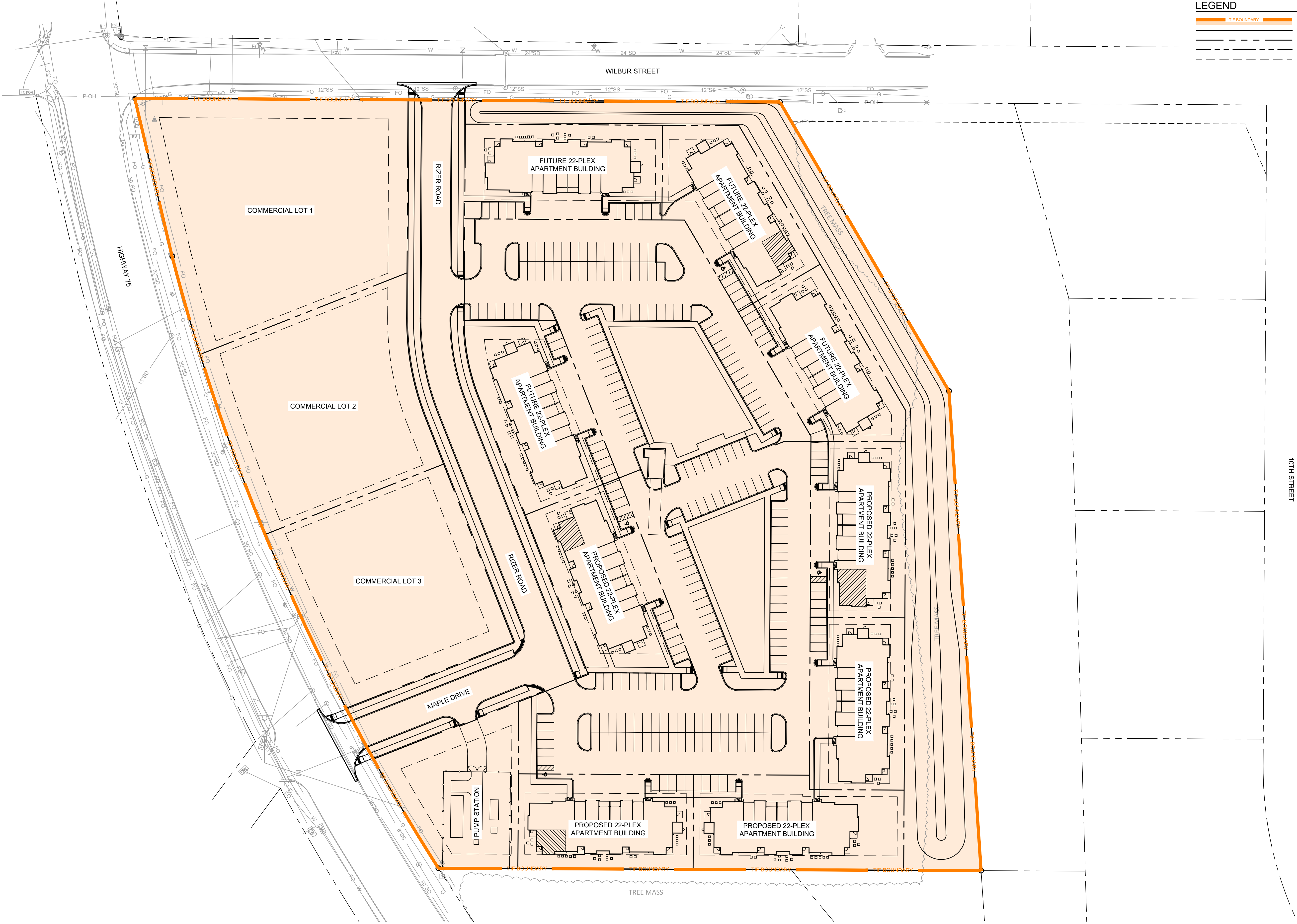
TIF BOUNDARY

EXISTING PROPERTY BOUNDARY

FUTURE RIGHT-OF-WAY

FUTURE PROPERTY LINE

SETBACK LINE



0' 25' 50'

SCALE IN FEET

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

RIZER BLAIR DEVELOPMENT
TIF BOUNDARY EXHIBIT

olsson

1103 Riverside Boulevard
Norfolk, NE 68701
olsson.com
TEL 719.309.1476
Olsson - Engineering
Nebraska COA #CA-0638

EXHIBIT

TIF



CITY OF BLAIR

APPLICATION FOR TAX INCREMENT FINANCING

Please note that the following application must be typed prior to submission to the City of Blair. You should attach additional pages when necessary. The applicant(s) or a designated representative must be present at the Community Development Agency (CDA), Planning Commission, and City Council meetings to answer any questions related to the project. Proper notice of both meetings will be given to applicants by City Staff. **Failure to complete any of these application requirements may result in ineligibility for or delay of approval of Tax Increment Financing.**

Please state, the name, address, telephone number and email address of the Redeveloper(s) (the applicant). If the Redeveloper is a business entity, please include the name of the designated representative of the business and the position title.

- SJAV Tenet, LLC
- 1701 County Road 6, Yutan, NE 68073
- 308-270-7400
- Andrew@RIZER.com
- Andrew Toupin – Chief Development Officer

- 1. Please describe the property to be redeveloped (the “Project Site”) by address, legal description, or, if necessary, general location. Please include all parcel numbers included in the Project Site. Please attach a map of the Project Site if available.**
 - Parcel ID 890040341
 - SE corner of Wilbur and Hwy 75
 - See attached for Property Map
- 2. Please describe the existing uses and condition of the Project Site.**
 - Vacant and underdeveloped property used for crops
- 3. If you do not currently own the Project Site, please explain your plan for acquiring the Project Site, including whether you have a current agreement to acquire the Project Site.**
 - Site is currently owned by AV Tenet, LLC
 - SJAV Tenet, LLC will acquire site after approval of the TIF application

4. Please describe the Redevelopment Plan on the Project Site. In your description, please address (please include your answers in an attached document):
- a. **Proposed land uses after redevelopment (please attach a land use plan if available).**
 - i. The project site will be used as a multifamily development with commercial along Highway 75
 - b. **The necessity of and plan to demolish or remove structures.**
 - i. No structures are planned to be demolished
 - c. **Land coverage and building intensities in the Project Site after redevelopment (please attach a site plan if available).**
 - i. Land coverage for the project includes approximately 12.8 acres of undeveloped land. The Redevelopment Project will consist of 9 apartment buildings and several commercial out lots.
 - d. **Standards of population densities in the Project Site expected after redevelopment.**
 - i. The project site is currently underdeveloped and vacant. The redevelopment project is both residential and commercial and will increase the population density in the area. The City of Blair desires both commercial and residential to address its housing needs.
 - e. **A statement of any proposed changes to zoning, street layouts, building codes, or ordinances.**
 - i. The project site is currently zone RM (Residential Medium Density). The redeveloper will apply for rezoning to Highway Commercial with a special use permit
 - f. **A statement of any planned subdivision to the Project Site.**
 - i. Site will be subdivided into individual lots for each building, outlots for parking lots and drainage, and lots for future Highway commercial development.
 - g. **A statement of additional public facilities and utilities required to support the Project Site after redevelopment.**
 - i. Other than the construction and/or extension of existing sanitary sewer, water main, and storm water system it is anticipated that the existing public facilities and utilities can adequately support the demands of the redevelopment project.
 - h. **Employment within the Project Site before and after redevelopment.**
 - i. The Redevelopment Project will expand employment opportunities for the surrounding community.
 - i. **A statement detailing the impacts on student populations resulting from the project.**
 - i. A large impact on the student population is not anticipated with this project.
 - j. **Any other information you deem relevant.**

5. Please itemize your estimated project costs (please attach copies of bids or estimates to support estimated project costs):

a. Land Acquisition (if applicable):	\$ 500,000
b. Site Development (itemize):	\$ 4,169,930
i. Earthwork	- 750,000
ii. Landscaping	- 550,000
iii. Parking Lots	- 1,488,630
iv. Roadway Paving	- 150,000
v. Sidewalks	- 175,000
vi. Utilities (Water, Sewer, Storm)	- 1,056,300
c. Building Cost:	\$ 32,378,900
d. Architectural & Engineering Fees:	\$ 900,000
e. Legal Fees:	\$ 73,000
f. Financing Costs:	\$ 1,100,000
g. Broker Costs:	\$ 50,000
h. Contingencies:	\$ 1,740,000
i. Other (itemize):	\$ 9,230,566

TOTAL \$ 50,142,396

6. Please list the names and addresses of all known architects, engineers, and contractors who will be involved with the Project.

- Architect: Weaver Shermin Design, 6201 Carrollton Ave, Indianapolis, IN 46220
- Engineer: Olsson, 201 E 2nd Street, Grand Island, NE 68801
- General Contractor: Rizer Construction, 3568 Innate Lane Suite I, Grand Island, NE 68803

7. Please itemize the following regarding the valuation of the Project Site:

- a. Total estimated assessed valuation of Real Property at completion:
- i. \$32,000,000

8. Latest property valuation (from R.E. Tax Statement):

- a. \$168,185

9. Please itemize your projected sources of financing for the Project (please include a construction pro forma if available):

- a. Equity:
\$13,934,968
- b. Bank Loan:
\$29,362,381
- c. Tax Increment Financing:
\$6,845,047
- d. Other (itemize):

Total: \$50,142,396

10. Please set forth your Project schedule.

- a. Expected acquisition date (if applicable):
- b. Demolition start date (if applicable):
- c. Construction start date:
 - i. Spring 2026
- d. Construction completion date:
 - i. Phase 1 – Fall 2027
 - ii. Future Phases 3-5 years
- e. If project is phased:

Year _____ % Complete

Year _____ % Complete

11. Please name any other municipality wherein you, or other entities the applicant has been involved with, has completed developments within the last five years.

- **Grand Island, NE, Chad Nabity (308) 385-5240**
- **Hastings, NE, Randal Chick (402) 461-8415**
- **Columbus, NE, Tara Vasicek (402) 562-4233**

12. Tax Increment Financing Request:

a. Describe amount and purpose for which Tax Increment Financing is required:

The applicant is requesting Tax Increment Financing assistance in the amount of \$6,845,047 to support the redevelopment of a multifamily and commercial project within the designated redevelopment area. The project includes the construction of approximately 198 multifamily units, three commercial lots, with associated parking, landscaping, and site amenities designed to meet community housing needs and support area revitalization.

TIF assistance is required to offset the extraordinary costs associated with site development and public improvements that would otherwise render the project financially infeasible. Eligible uses of TIF funds include but are not limited to:

- Site grading, earthwork, and stormwater management improvements
- Extension and relocation of public utilities (water, sanitary sewer, storm sewer, and electrical services)
- Public street and sidewalk improvements
- Installation of curb, gutter, and lighting
- Landscaping and streetscaping to enhance public access and appearance
- Engineering, architectural, and legal expenses

The purpose of the requested TIF is to close the financial gap caused by these non-revenue-generating infrastructure costs, enabling the project to proceed with private investment and deliver new quality housing consistent with the City's Comprehensive Plan and Housing Study.

b. Statement of necessity for use of Tax Increment Financing:

Tax Increment Financing is necessary to make the proposed apartment and commercial redevelopment project financially feasible. The site 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 public improvement costs over time through the increased property tax valuation the project will generate.

TIF assistance is therefore essential to:

- Enable redevelopment of an underutilized and blighted property;
- Provide new, high-quality housing options that address local demand;
- Support private investment and enhance the surrounding tax base.
- 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.

A. Have you filed or do you intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act for a project located or to be located within the Project Site?

_____Yes X No

B. If your answer to the previous question 12.C is “Yes,” does such application include, or will such application include, as one of the tax incentives, a refund of the City’s local option sales tax revenue?

_____Yes X No

C. If your answer to question 12.C is “Yes,” has the application been approved under the Nebraska Advantage Act?

_____Yes X No

I certify that the facts and estimates set forth in this application for Tax Increment Financing (TIF) are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.

I understand that the City may request additional information it deems relevant and that submitting this application does not guarantee a grant of TIF. All TIF grants are conditional upon (1) approval by the appropriate City authorities and (2) the execution of a contract between Redeveloper and the CDA.

I agree to maintain all project related receipts beginning at submission of this application and concluding three (3) years subsequent to final payment of Tax Increment Financing for audit purposes.

I agree to reimburse the CDA for its legal expenses incurred in the amount of \$15,000 for single-phased projects and \$18,000 for multi-phased projects, and that such reimbursement shall become due and owing in the amounts and at the times specified in the redevelopment contract between Redeveloper and the CDA.

Applicant Name

Signature

Date

Applicant Name

Signature

Date

EXHIBIT "A"

Project Site and Existing Land Use

Legal Description:

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

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

* 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:

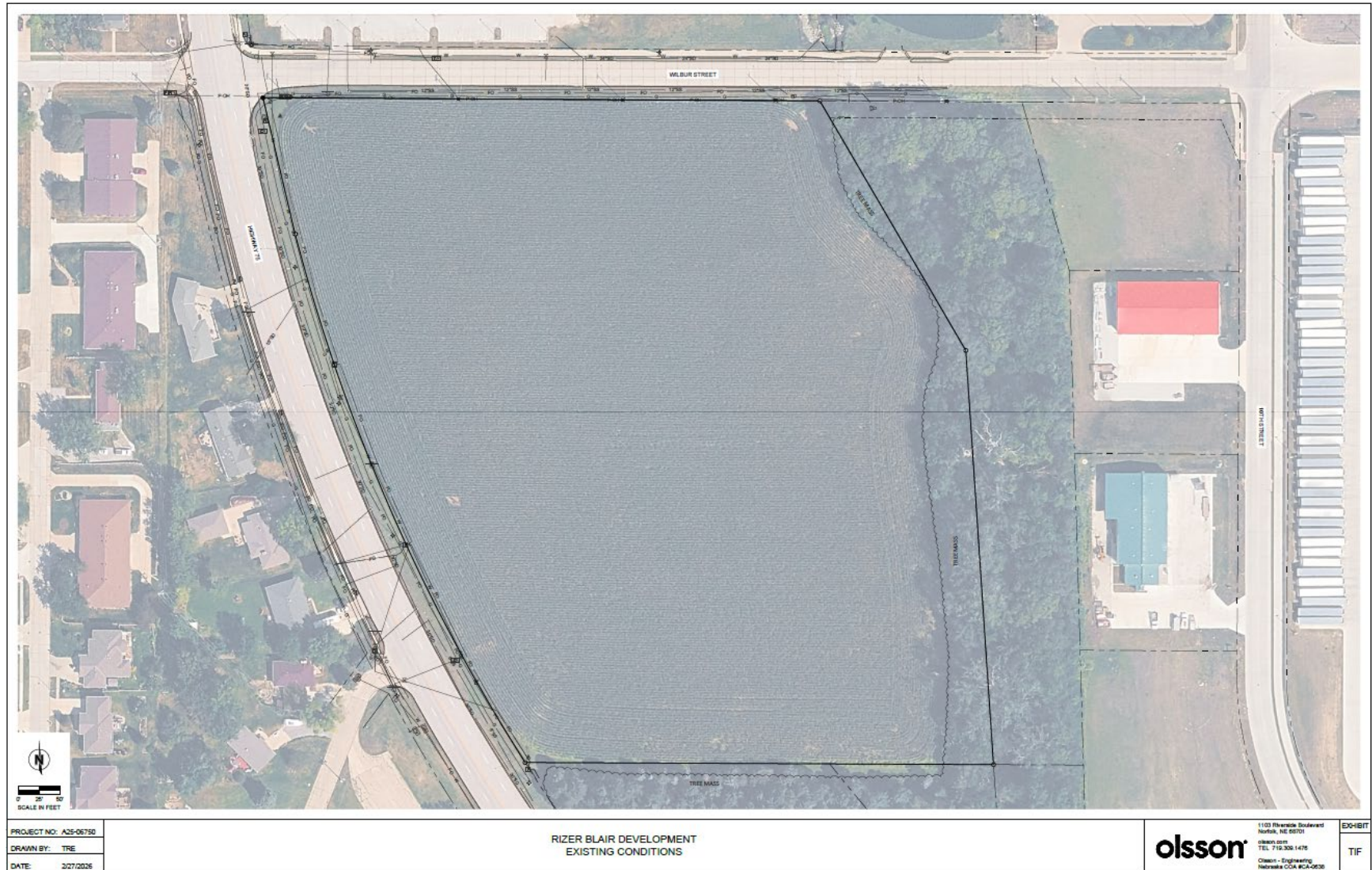


Exhibit "A"

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.

RESOLUTION NO. ____

COUNCIL MEMBER ____ INTRODUCED THE FOLLOWING RESOLUTION:

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 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 28, 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 the Redevelopment Plan; and

WHEREAS, on April 28, 2026, the Mayor and City Council held a duly-noticed public hearing on the Redevelopment Plan, in conformance with the Act; and

WHEREAS, after public hearing and review of the 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 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.

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 28TH DAY OF APRIL 2026.

CITY OF BLAIR, NEBRASKA

BY: _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

[illegible]

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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

EXHIBIT "A"
Redevelopment Plan

(See attached)

7113285.1

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

PREPARED MARCH, 2026

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

A. Introduction

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

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

B. Redevelopment Area; Project Site; Existing Conditions

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

C. Conformance with the Comprehensive Plan

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

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

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

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

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

D. Redevelopment Project Overview; City Participation

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

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

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

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

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

Completing the Redevelopment Project in phases will allow the Redeveloper to maximize the TIF resources available, which will be necessary for the Redevelopment Project to succeed; and will allow Redeveloper to construct the private improvements at a rate that the market can support, and to adapt subsequent phases of the project to the changing needs of the City. Further details on phasing and implementation of the Redevelopment Project are set forth in Paragraph H, below.

E. Existing Conditions

1. Existing Land Use

The Project Site currently consists of undeveloped vacant land.

2. Existing Zoning

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

3. Existing Public Improvements

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

F. Proposed Redevelopment

1. Public Improvements

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

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

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

b. Construction of Water and Sewer Improvements.

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

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

c. Other incidental improvements

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

d. Additional public facilities or utilities

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

e. Property Acquisition, Demolition and Disposal

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

f. Population Density

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

g. Land Coverage

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

h. Parking

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

i. Zoning, Building Code and Ordinance

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

2. Private Improvements

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

G. Project Costs

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

H. Implementation

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

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

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

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

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

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

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

I. Financing

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

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

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

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

1. Necessity of TIF

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

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

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

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

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

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

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

2. Sources and Uses of Financing

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

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

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

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

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

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

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

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

K. Cost-Benefit Analysis

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

Exhibits:

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

EXHIBIT "A"

Project Site and Existing Land Use

Legal Description:

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

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

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

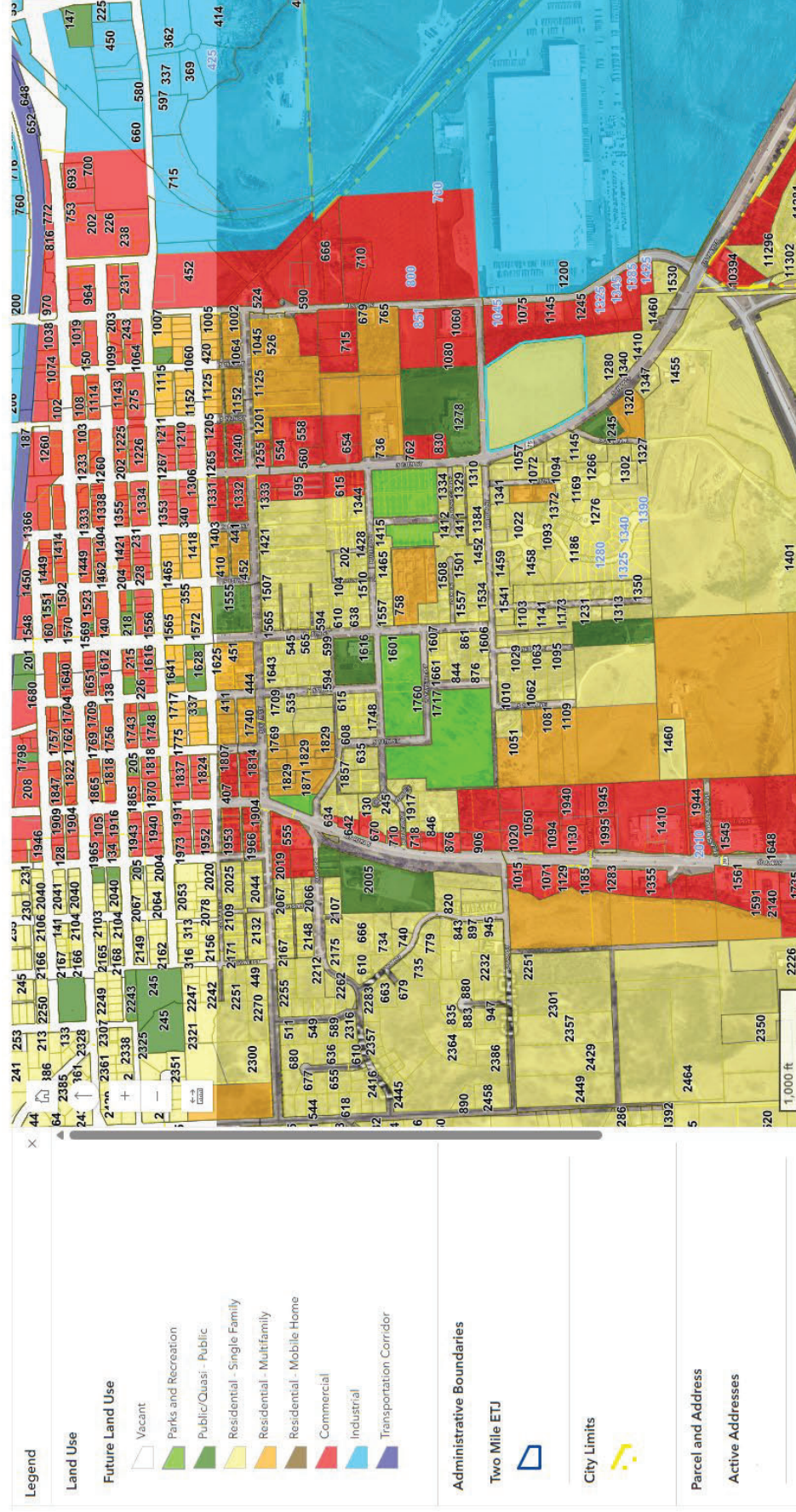
Depiction and Current Condition:



Exhibit "A"

EXHIBIT "B"

Future Land Use Map



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

EXHIBIT "C"

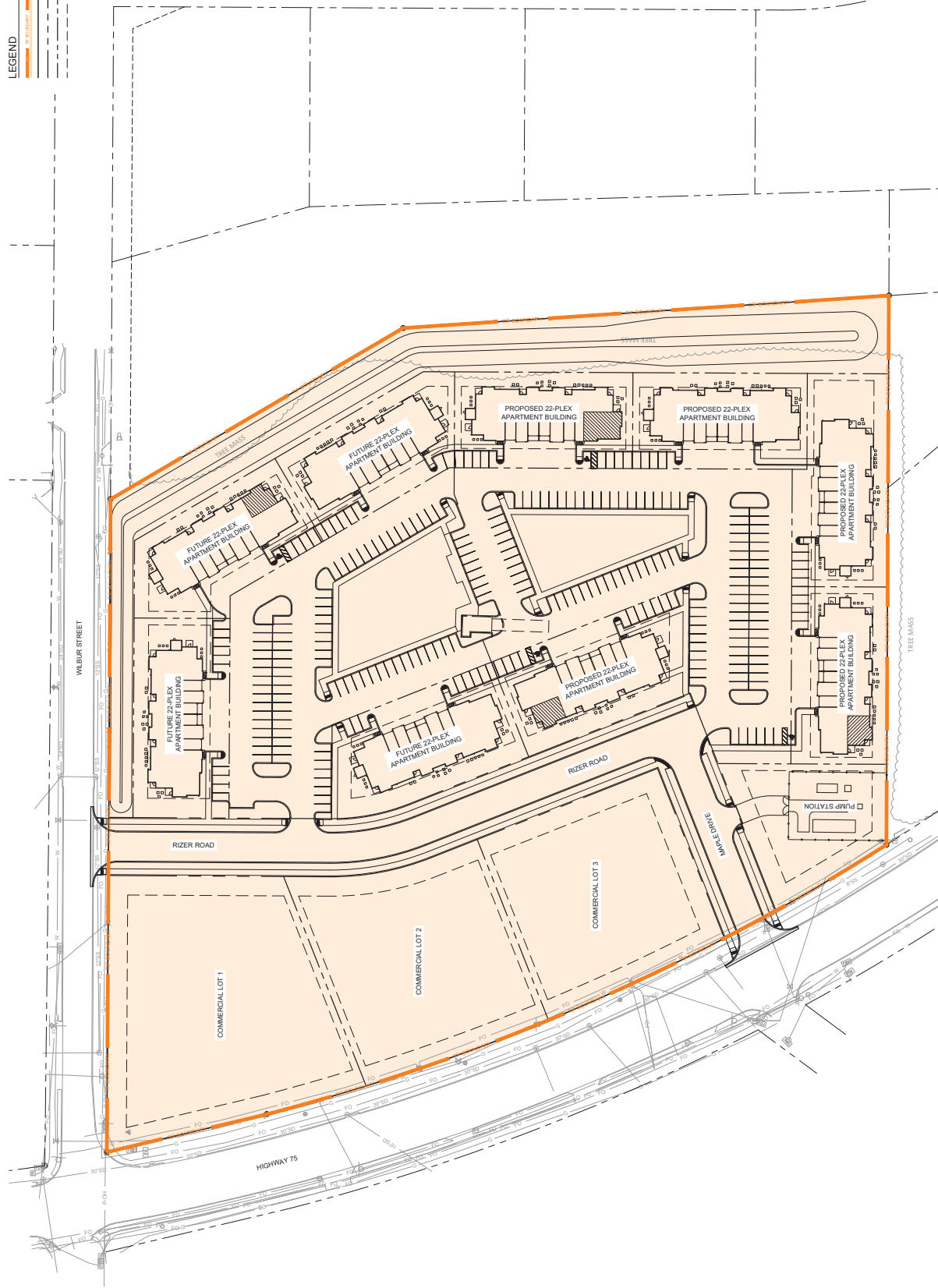
Site Plan and Future Land Use

(See Attached)

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

LEGEND

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



RIZER BLAIR DEVELOPMENT
TIF BOUNDARY EXHIBIT

olsson

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

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

EXHIBIT
TIF

EXHIBIT "D"

Estimate of Construction Costs

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

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

EXHIBIT "E"

Sources and Uses of TIF

USES:

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

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

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

SOURCES:

General Assumptions*:

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

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

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

EXHIBIT "F"

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

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

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

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

Notes:

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

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

a. Public infrastructure improvements and impacts:

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

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

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

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

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

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

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

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

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

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

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

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

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.

Danell Z Boesiger
CHAIRPERSON

ATTEST:

J. Kelly Jones
SECRETARY

EXHIBIT 1
Plan

(See attached)

7113251.1

ORDINANCE NO.

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE AMENDING THE CITY OF BLAIR ZONING ORDINANCE ARTICLE 11, SECTION 1106 STRUCTURES TO HAVE ACCESS BY A RECORDED EASEMENT IN THE AGRICULTURAL ZONED DISTRICTS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FORCE AND EFFECT; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1 Section 1106 of the Blair Zoning Regulations of Blair, Nebraska is hereby amended as follows, to wit:

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

SECTION 11 This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 28TH DAY OF APRIL 2026.

CITY OF BLAIR, NEBRASKA

BY _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA R. 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 forgoing Ordinance was passed and approved at a regular meeting of the Mayor and City Council of said City held on the 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

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.

ORDINANCE NO.

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE AMENDING THE CITY OF BLAIR SUBDIVISION REGULATIONS, ARTICLE 5, SECTION 502 STREETS: 502.11 PRIVATE STREETS AND RESERVE STRIPS AND ARTICLE 5, SECTION 505 LOTS: 505.03 ACCESS TO LOTS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FORCE AND EFFECT AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1 Section 502 Streets: 502.11 Private Streets and Reserve Strips of the Blair Subdivision Regulations of Blair, Nebraska is hereby amended as follows, to wit:

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.

SECTION 2 Section 505 Lots: 505.03 Access to Lots of the Blair Subdivision Regulations of Blair, Nebraska is hereby amended as follows, to wit:

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.

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 and providing for publication of this ordinance in pamphlet form.

PASSED AND APPROVED this 28th day of April 2026.

CITY OF BLAIR, NEBRASKA

BY _____
MELINDA K RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA R. 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 forgoing Ordinance was passed and approved at a regular meeting of the Mayor and City Council of said City held on the 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

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.

ORDINANCE NO.

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE ADOPTING AN UPDATED FUTURE LAND USE MAP FOR TAX LOT 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; 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 "A1"** 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 28TH DAY OF APRIL 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 28th day of April 2026.

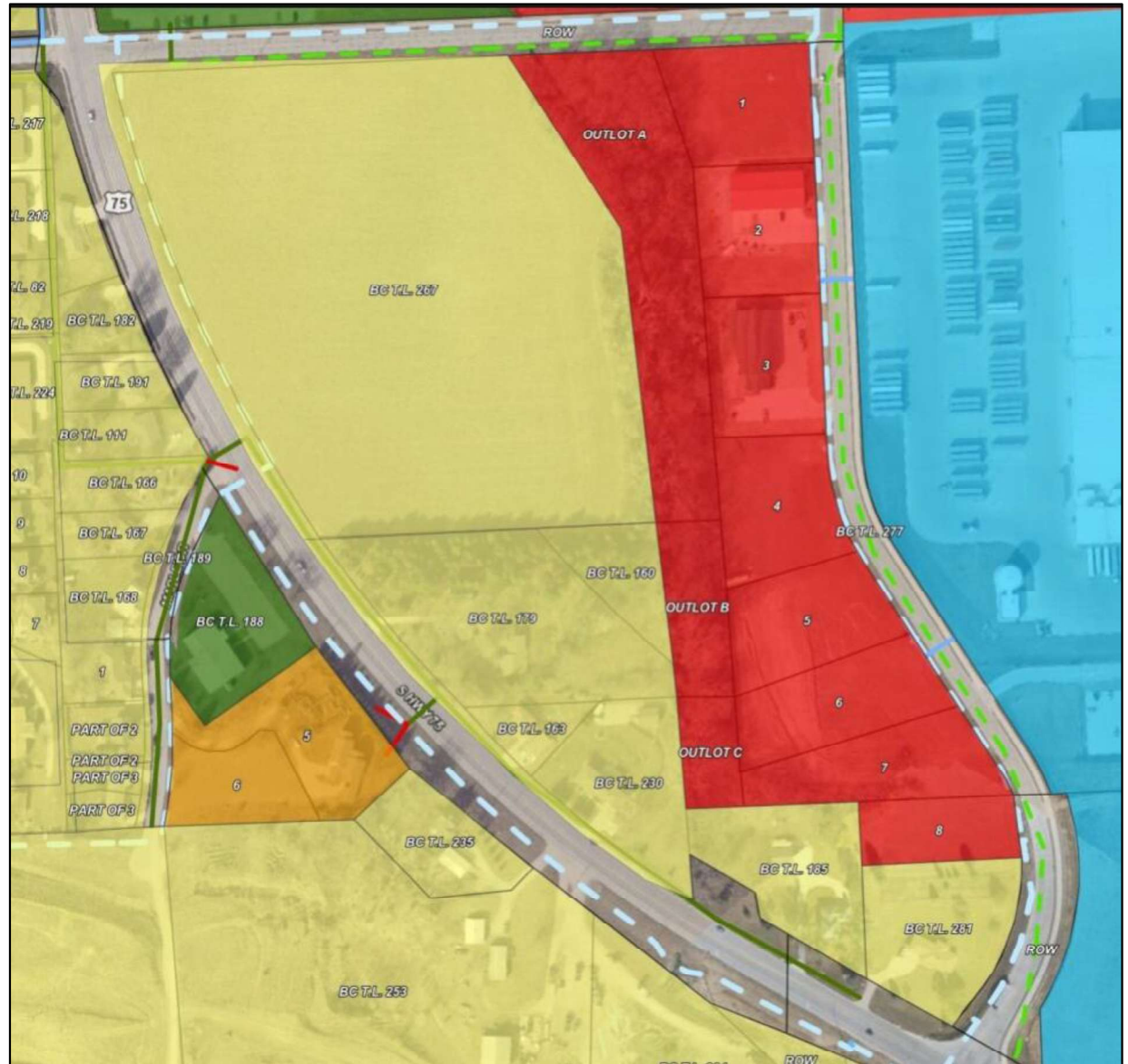
BRENDA WHEELER, CITY CLERK

CURRENT

FUTURE LAND-USE MAP

RESIDENTIAL (YELLOW)

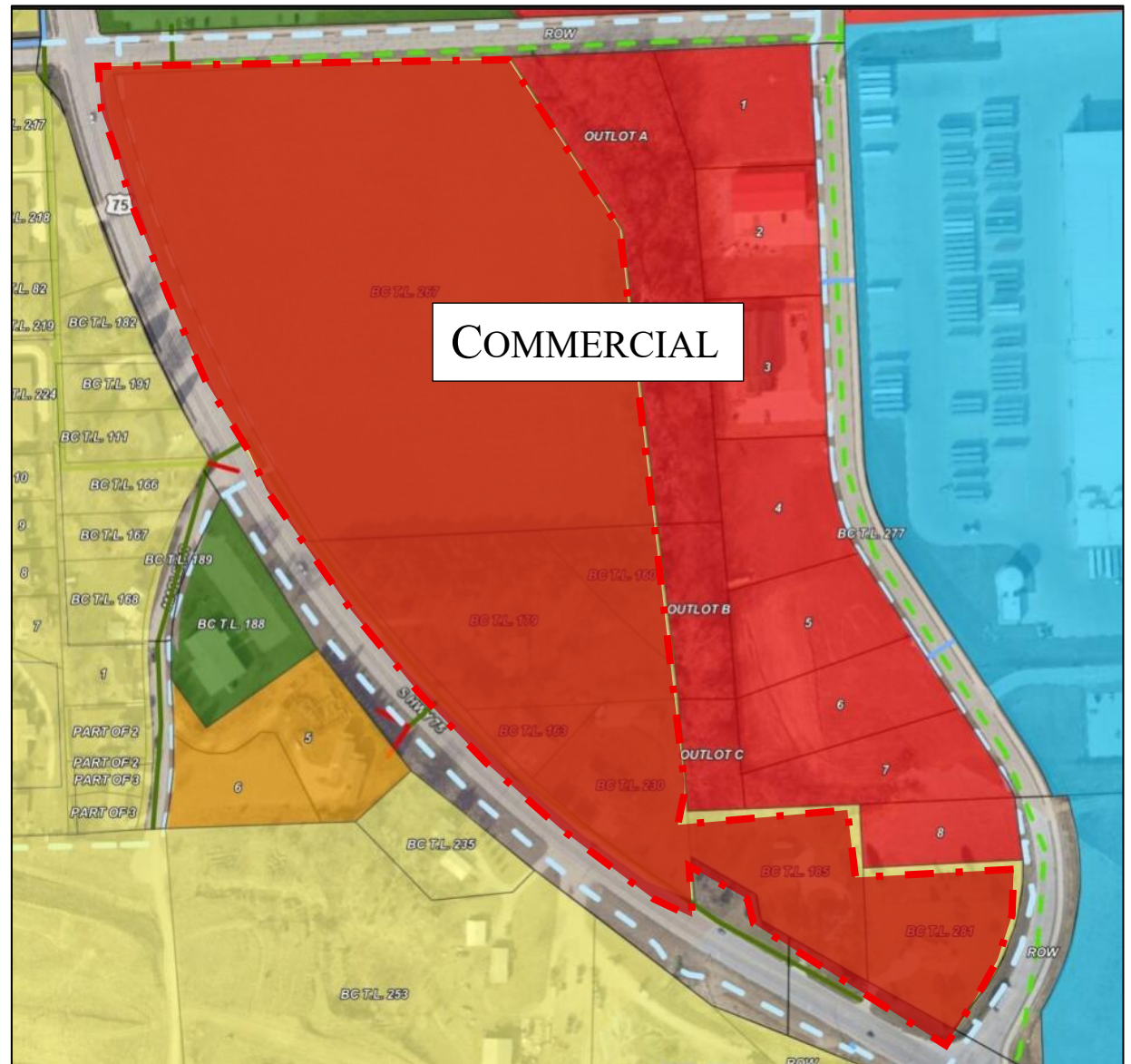
COMMERCIAL (RED)



PROPOSED

FUTURE LAND-USE MAP

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



ORDINANCE NO.

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING ORDINANCE:

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); ALL IN SECTION 13, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA (SOUTHEAST CORNER OF 13TH AND WILBUR STREETS), 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 "A2"** 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 28TH DAY OF APRIL 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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

PLANNING COMMISSION

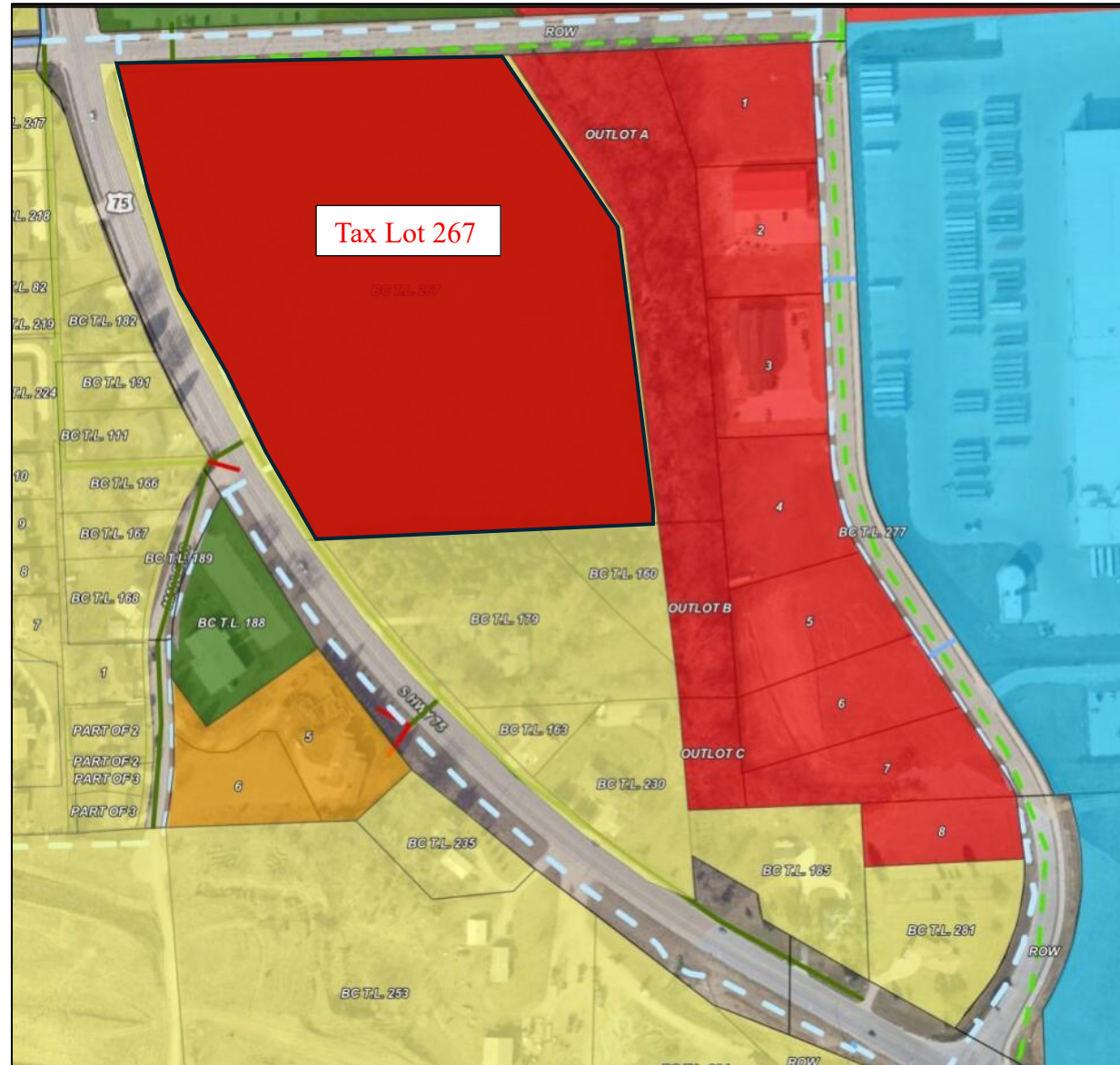
RECOMMENDATION:

FUTURE LAND-USE MAP

TAX LOT 267 ONLY

RESIDENTIAL (YELLOW)

COMMERCIAL (RED)



RESOLUTION NO. 2026-

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BLAIR, NEBRASKA, APPROVING 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).

WHEREAS Article 4 of the Blair Subdivision Regulations requires a preliminary plat application to be prepared and submitted to the Planning Commission for recommendation and then to the City Council for approval; and

WHEREAS, the Planning Commission heard the request for approval of the preliminary plat application on April 7, 2026, at which time the Commission recommended approving the request.

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

That the 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).

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 28th DAY OF APRIL 2026.

CITY OF BLAIR, NEBRASKA

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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

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

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

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

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

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

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

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

VICINITY MAP
NOT TO SCALE

103 Riverside Boulevard
Norfolk, NE 68701
jsson.com
TEL 402.347.5434
jsson - Engineering
craebke COA #CA 0036

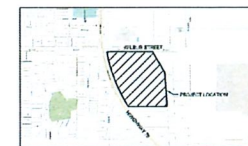
[illegible]

BLAIR, NE

own by: TRE
 signed by: TRE
 ect no.: 005-08750
 k: 3/16/2026

SHEET
of 6

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



VICINITY MAP
NOT TO SCALE

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

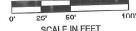
PRELIMINARY PLAT UTILITY LAYOUT	
RIZER CONSTRUCTION SUAV SUBDIVISION	2026
BLAIR, NE	

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

SHEET
2 of 6

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

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



- [illegible]

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

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

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

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

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

PROPOSED DRAINAGE AREA: D
AREA = 0.36 AC.
TC = 2.00 MIN.
SM = 35.00

olsson®

4102 Riverside Boulevard
New York, N.Y. 10024

olson.com
TEL 402.347.5434

Olsson - Engineering
Nebraska COA #CA-0638[illegible]

REVISIONS

2026

PRELIMINARY PLAT
POST DEVELOPMENT DRAINAGE CCNDITIONS
RIZER CONSTRUCTION
SLAY & IRDIVISION

1000

drawn by: _____ TI
designed by: _____ TI
project no.: _____ 023-057
date: _____ 3/16/92

SHEET
6 of 6



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT SJAV SUBDIVISION

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

PRE DEVELOPMENT CONDITIONS

AREA = 12.87 AC.
TC = 15.00 MIN.
CN = 62.00
Q(10) = 38.70 CFS



LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING DRAINAGE BOUNDARY
---	PROPOSED DRAINAGE BOUNDARY
---	FLOW DIRECTION
---	PROPOSED STORM PIPE
---	FUTURE STORM PIPE
---	PROPOSED STORM STRUCTURE
---	FUTURE STORM STRUCTURE



VICINITY MAP
NOT TO SCALE

olsson

1103 Riverside Boulevard
Norfolk, NE 68701

olsson.com
TEL 402.347.5434

Olsson - Engineering
Nebraska CCA #CA-0638

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
PRE DEVELOPMENT DRAINAGE CONDITIONS
RIZER CONSTRUCTION
SJAV SUBDIVISION
BLAIR, NE

drawn by: TBE
designed by: TBE
project no.: 025-08250
date: 3/16/2020

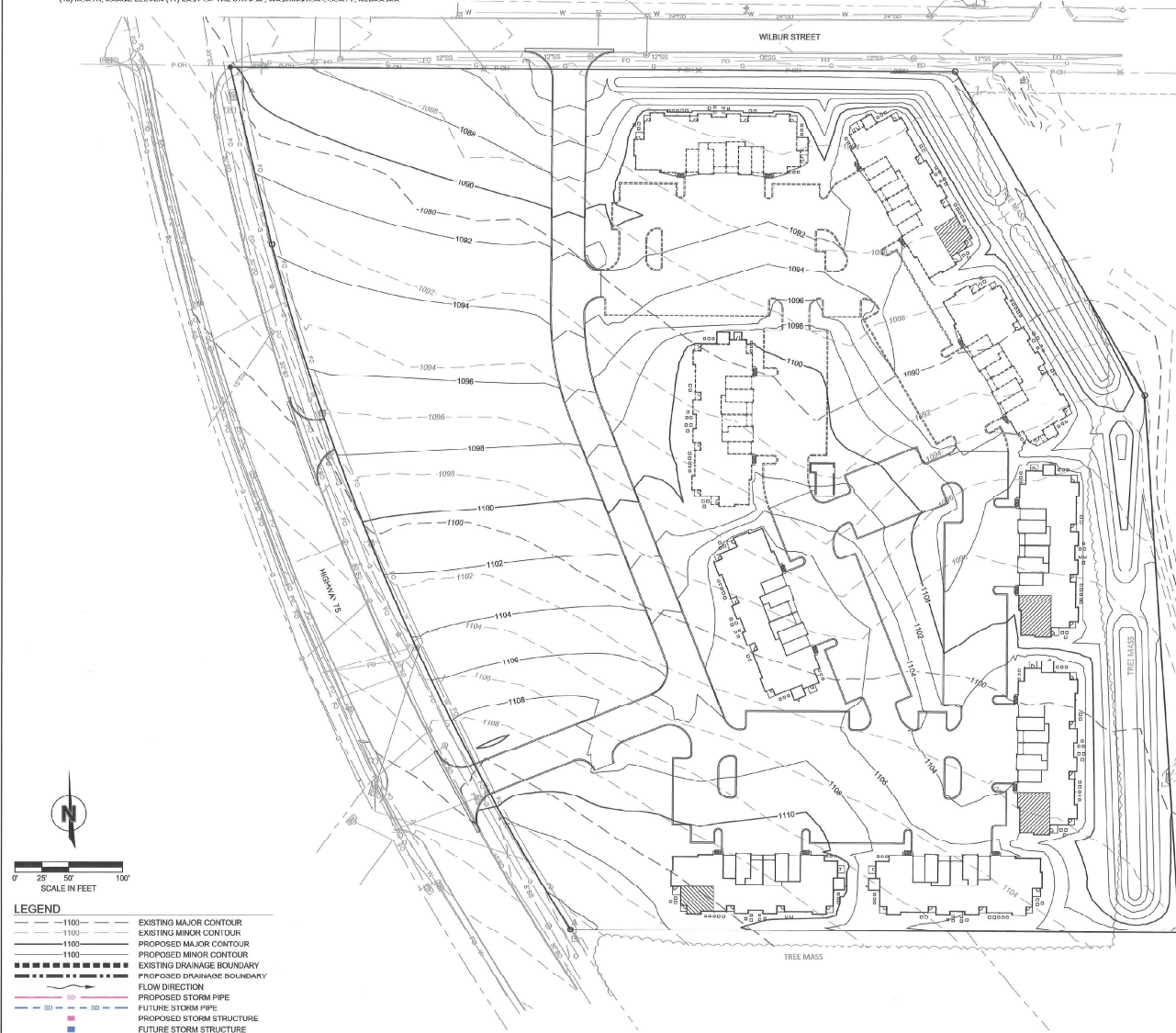
SHEET
4 of 6

REVISIONS

2026

PRELIMINARY PLAT SJVAV 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



LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING DRAINAGE BOUNDARY
---	PROPOSED DRAINAGE BOUNDARY
---	FLOW DIRECTION
---	PROPOSED STORM PIPE
---	FUTURE STORM PIPE
---	PROPOSED STORM STRUCTURE
---	FUTURE STORM STRUCTURE



VICINITY MAP
NOT TO SCALE

olsson

1100 Riverdale Boulevard
Norfolk, NE 68701

olsson.com
TEL 402.347.5434

Olsson - Engineering
Nebraska CEA #CA-0638

DATE

REV

PRELIMINARY PLAT
PROPOSED GRADING PLAN

RIZER CONSTRUCTION
SJVAV SUBDIVISION

BLAIR, NE

drawn by: TNE
designed by: TNE
project no.: 224-2025
date: 10/26/2024

SHEET
5 of 6

REVISIONS

2026

ORDINANCE NO.

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF BLAIR BY ESTABLISHING AN OVERLAY DISTRICT UNDER SECTION 1003 PUD (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE CITY OF BLAIR ZONING REGULATIONS TO ESTABLISH THE LAND USE STANDARDS THAT WILL BE PERMITTED ON LOT 7, HAYDEN PLACE, FIRST ADDITION, REPLAT ONE IN THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PUBLISHING IN PAMPHLET FORM.

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

SECTION 1. A PUD application submitted by McCune Development to create a PUD intended to establish the land use standards that will be Lot 7, Hayden Place, First Addition, Replat One, in the City of Blair, Washington County, Nebraska. This PUD district, used in combination with the base zoning 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. A PUD district also requires approved land uses or activities be compatible with adjacent land uses and in accordance with the current Comprehensive Plan.

SECTION 2. That Exhibit "A" PUD documents attached hereto and duly included herein by reference adopts the PUD, establishing an overlay district on Lot 7, Hayden Place, First Addition, Replat One, in the City of Blair, Washington County, Nebraska.

SECTION 3. Be it further ordained by the Mayor and City Council of the City of Blair that the official zoning map of the City of Blair should be changed to reflect the PUD overlay district.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 28th day of APRIL 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 forgoing Ordinance was passed and approved at a regular meeting of the Mayor and City Council of said City held on the 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

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 town and 12" water transmission mains to further improve the City of Blair's water system. A small park is proposed adjacent to the water tower site.

EXHIBIT A

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



RESOLUTION NO. 2026-

COUNCIL MEMBER _____ INTRODUCED THE FOLLOWING RESOLUTION:

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BLAIR, NEBRASKA, APPROVING 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).

WHEREAS Article 4 of the Blair Subdivision Regulations requires a replat application to be prepared and submitted to the Planning Commission for recommendation and then to the City Council for approval; and

WHEREAS, the Planning Commission heard the request for approval of the replat application on April 7, 2026, at which time the Commission recommended approving the request.

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

That the 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).

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 28th DAY OF APRIL 2026.

CITY OF BLAIR, NEBRASKA

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 28th day of April 2026.

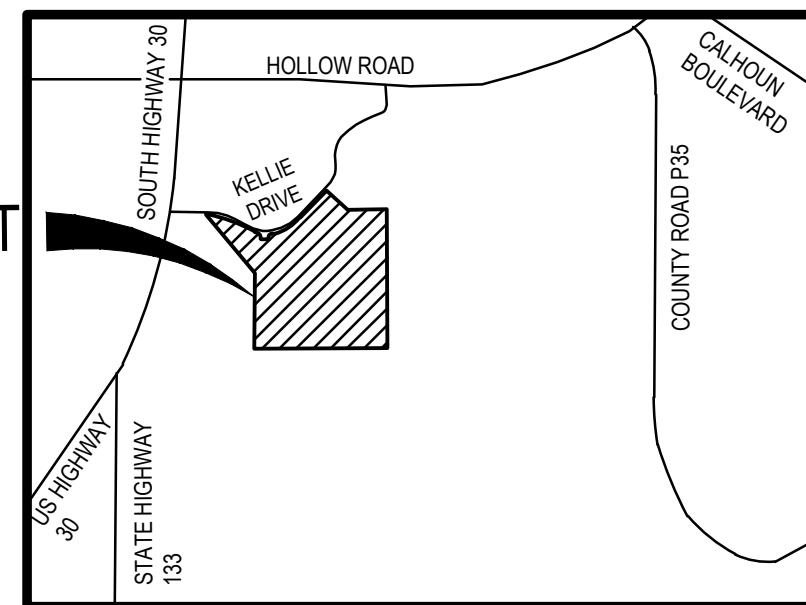
BRENDA WHEELER, CITY CLERK

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, LOCATED IN SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA.

PROJECT
SITE



VICINITY MAP

SURVEYORS CERTIFICATION

I, FRANK C. ELDER, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. PLS-864, DULY LICENSED UNDER THE LAND SURVEYORS REGULATION ACT, HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE PLAT, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION, THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION

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, LOCATED IN SECTION 23, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KELLIE DRIVE, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION REPLAT ONE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF KELLIE DRIVE, ON THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 547.98 FEET, A DISTANCE OF 281.04 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS 375°00'06" (BASIS OF BEARING: WASHINGTON COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 277.97 FEET; (2) THENCE S60°24'53"E, A DISTANCE OF 96.63 FEET; (3) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 324.00 FEET, A DISTANCE OF 124.36 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS 57°12'25"E, A DISTANCE OF 123.60 FEET; (4) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 90.00 FEET, A DISTANCE OF 120.37 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS 544°04'09"E, A DISTANCE OF 111.60 FEET; (5) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 283.00 FEET, A DISTANCE OF 69.84 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS 512°39'52"E, A DISTANCE OF 69.45 FEET; (6) THENCE N70°08'11"E, A DISTANCE OF 66.12 FEET; (7) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 103.00 FEET, A DISTANCE OF 51.99 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N05°24'44"W, A DISTANCE OF 51.44 FEET; (8) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 67.69 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N34°57'53"E, A DISTANCE OF 65.42 FEET; (9) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 232.50 FEET, A DISTANCE OF 59.57 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N68°13'07"E, A DISTANCE OF 59.41 FEET; (10) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 175.07 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N60°17'39"E, A DISTANCE OF 173.02 FEET; (11) THENCE N45°06'59"E, A DISTANCE OF 456.33 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID HAYDEN PLACE FIRST ADDITION, REPLAT ONE, THENCE ALONG SAID NORTHERLY LINE OF LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 6, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S44°52'56"E, A DISTANCE OF 268.20; (2) THENCE S89°47'03"E, A DISTANCE OF 416.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 6, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, THENCE S89°47'03"E, A DISTANCE OF 416.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 6, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) S44°52'56"E, A DISTANCE OF 268.20; (2) THENCE S89°47'03"E, A DISTANCE OF 416.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 6, HAYDEN PLACE FIRST ADDITION, REPLAT ONE, ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N00°23'23"E, A DISTANCE OF 747.39 FEET; (2) THENCE N09°56'55"W, A DISTANCE OF 726.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,839,629 SQUARE FEET OR 42.232 ACRES, MORE OR LESS, AS MEASURED.

FRANK C. ELDER PLS-864 DATE

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

SECTION CORNER TIES

NORTHEAST CORNER
SEC. 23, T18N, R11E
FOUND 2" OPEN TOP PIPE
39.40' EAST TO MAG NAIL IN 18" TREE
16.60' SOUTHEAST TO MAG NAIL IN 12" TREE
2.25' SOUTHWEST TO DUPLEX NAIL IN 6" TREE
4.95' NORTHWEST TO MAG NAIL WITH WASHER IN 9" TREE

SOUTHWEST CORNER
NE1/4 OF THE NE1/4
SEC. 23, T18N, R11E
FOUND 1/2" REBAR NO CAP
10.80' NORTH TO "X" NAILS IN END LINE FENCE POST IN FENCE LINE FORM WEST
18.47' NORTHEAST TO "X" NAILS IN FENCE POST
68.78' SOUTH-SOUTHWEST TO PK NAIL IN FENCE POST
20.11' WEST-NORTHWEST TO "X" NAILS IN CONIFER TREE

SOUTHEAST CORNER
NE1/4 OF THE NE1/4
SEC. 23, T18N, R11E
FOUND 1" OPEN TOP PIPE
11.20' NORTHEAST TO "X" NAILS IN 18" TREE
4.85' SOUTH-SOUTHWEST TO "X" NAILS IN BRACE POST
13.35' NORTH-NORTHWEST TO NAIL IN TOP OF BRACE POST
2.95' NORTHWEST TO "X" IN CORNER FENCE POST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MDC BEARCREEK, LLC, BEING THE SOLE OWNERS, DEVELOPER/PURCHASER OF THE LAND DESCRIBED WITHIN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID LOTS TO BE PART OF THE SUBDIVISION KNOWN AS BEAR CREEK, AN ADDITION TO THE CITY OF BLAIR, NEBRASKA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF BLAIR (WATER) AND BLACK HILLS ENERGY (NATURAL GAS), THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTS OF ALL LOTS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

MDC BEARCREEK, LLC

PAUL MCCUNE, MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)

COUNTY OF _____)

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME PAUL MCCUNE, MEMBER, OF MDC BEARCREEK, LLC, WHO IS PERSONALLY KNOWN TO ME, THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION, ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF BEAR CREEK WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF BLAIR ON THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION CHAIRMAN

APPROVAL OF BLAIR CITY COUNCIL

THIS PLAT OF BEAR CREEK WAS APPROVED AND ACCEPTED BY THE CITY OF BLAIR ON THIS _____ DAY OF _____, 20____.

MAYOR

CITY CLERK

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	12,335	29	8,489	57	8,514	85	9,757	113	7,320
2	9,213	30	8,487	58	9,754	86	9,757	114	7,495
3	8,660	31	8,486	59	10,565	87	9,034	115	8,825
4	8,660	32	8,486	60	8,960	88	9,034	116	11,018
5	8,660	33	8,483	61	8,957	89	9,034	117	10,939
6	8,660	34	8,482	62	8,957	90	9,034	118	9,167
7	8,660	35	8,481	63	8,957	91	9,034	119	8,430
8	8,660	36	8,479	64	8,957	92	9,034	120	8,430
9	8,660	37	8,478	65	8,957	93	9,034	121	8,430
10	10,106	38	8,477	66	8,957	94	9,034	122	9,757
11	10,867	39	8,475	67	8,957	95	9,034	123	9,757
12	11,292	40	8,469	68	8,957	96	9,107	124	8,430
13	11,820	41	8,467	69	8,957	97	11,586	125	8,430
14	11,445	42	9,555	70	8,957	98	9,242	126	8,430
15	11,766	43	9,757	71	8,957	99	8,973	127	8,430
16	9,692	44	8,507	72	8,957	100	11,869	128	9,758
17	9,679	45	8,507	73	9,757	101	8,440	129	11,608
18	9,667	46	8,507	74	16,515	102	8,429	130	8,430
19	9,655	47	8,507	75	8,430	103	8,418	131	8,430
20	9,642	48	8,507	76	8,430	104	8,407	132	8,430
21	9,630	49	8,507	77	8,430	105	8,397	133	8,430
22	9,618	50	8,507	78	8,430	106	8,386	134	9,757
23	9,605	51	8,507	79	8,430	107	8,375	135	9,757
24	10,440	52	8,507	80	8,430	108	8,364	136	9,430
25	9,598	53	8,507	81	8,430	109	8,659	137	9,430
26	8,129	54	8,507	82	8,430	110	10,220	138	33,888
27	9,736	55	8,507	83	8,430	111	9,799		
28	8,504	56	8,507	84	8,430	112	8,193		

NOTES:

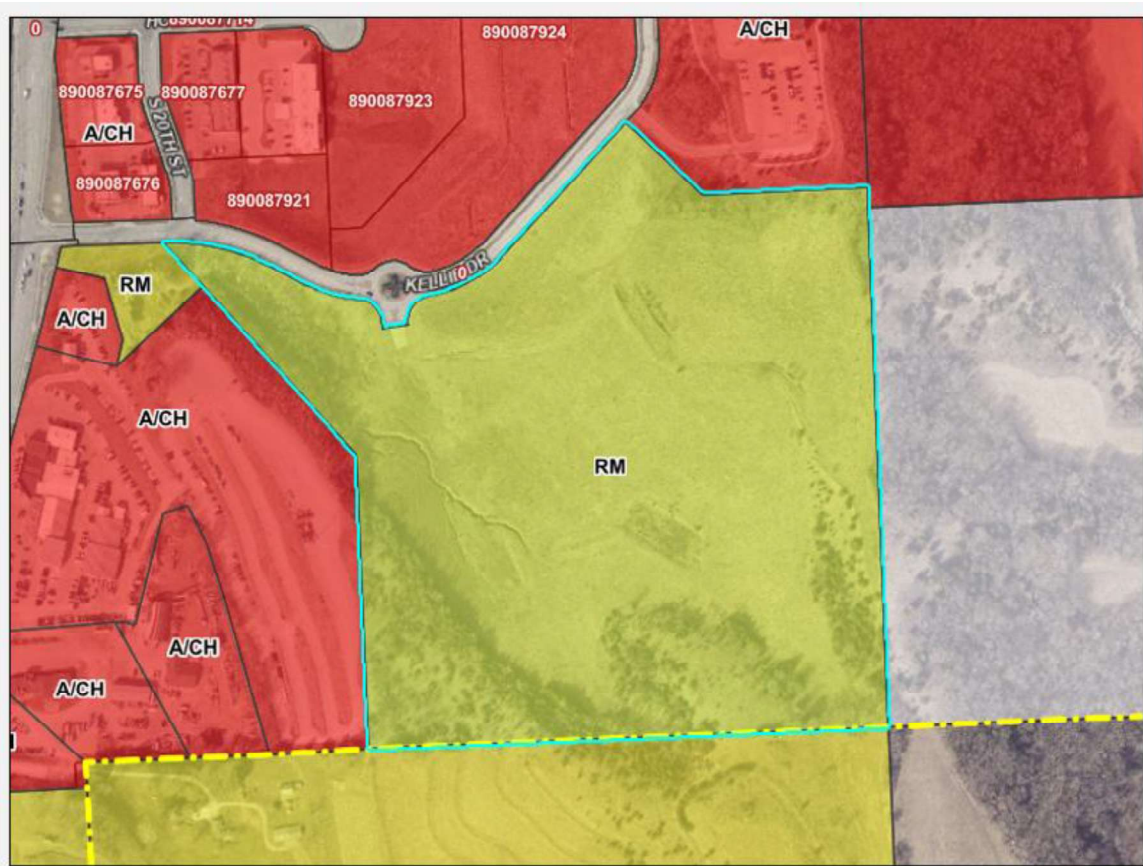
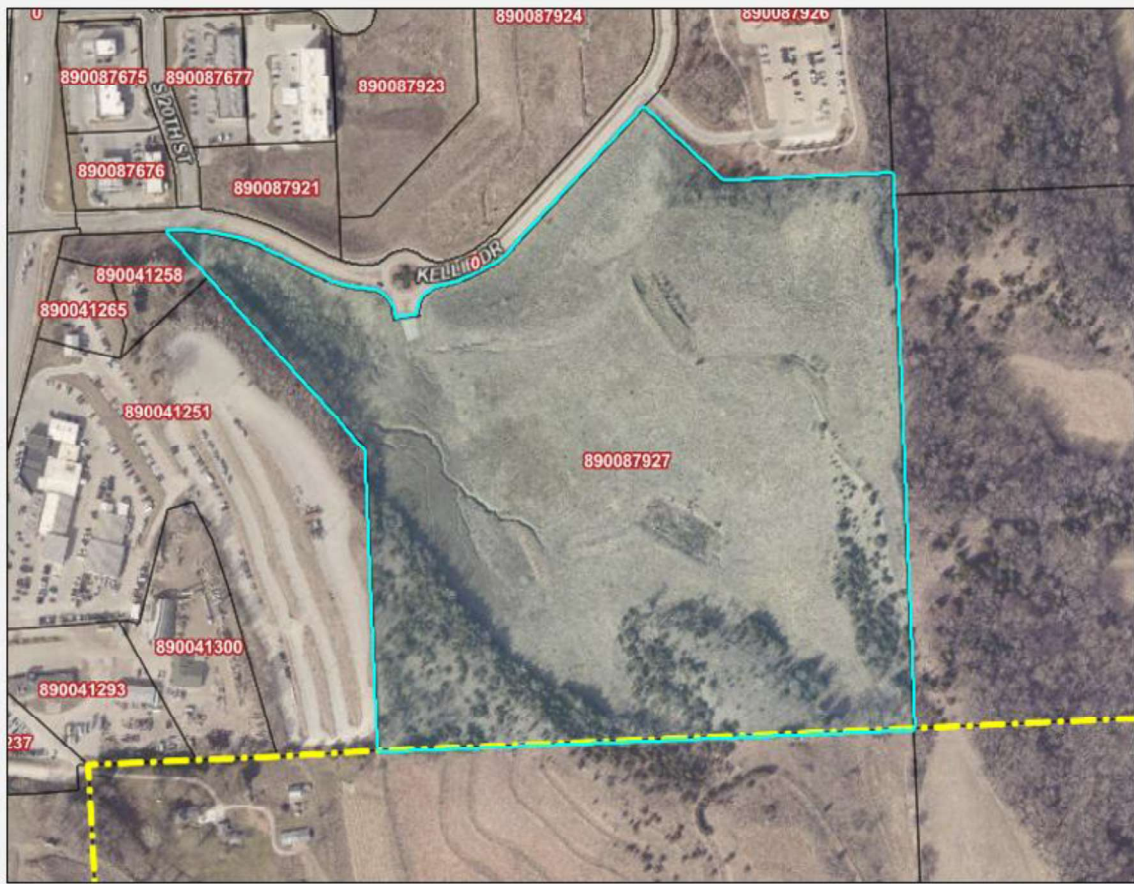
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO KELLIE DRIVE FROM OUTLOTS A & B.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- THE CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- BOUNDARY LINES AND MONUMENTS SHOWN HEREON REPLICATED FROM BOUNDARY SURVEY COMPLETED AND SIGNED BY FRANK C. ELDER, A NEBRASKA PROFESSIONAL LAND SURVEYOR NO. PLS-864 ON JANUARY, 28, 2026, AND FILED WITH THE NEBRASKA STATE SURVEYOR'S OFFICE SURVEY RECORD REPOSITORY.
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE OF RIGHT-OF-WAY. EXCEPT 18TH STREET WHICH IS OFFSET DUE TO FUTURE PAVING/TRAIL PURPOSES.
- SETBACKS ARE BASED ON APPROVED PUD-1.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	106.05'	53.58'	20°15'12"
2	200.00'	64.35'	32.46'	18°26'06"
3	200.00'	64.35'	32.46'	18°26'06"
4	200.00'	64.35'	32.46'	18°26'06"
5	200.00'	61.86'	31.18'	17°43'21"
6	200.00'	61.86'	31.18'	17°43'21"
7	200.00'	174.11'	93.01'	49°52'48"
8	200.00'	140.05'	73.03'	40°07'12"

RIGHT OF WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
9	150.00'	52.63'	N09°39'44"W	52.36'
10	455.40'	161.05'	N09°44'30"W	160.21'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°24'53"E	96.63' (M) 96.58' (R)
L2	N70°08'11"E	66.12' (M) 66.00' (R)

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	547.66'	281.04' (M) 280.88' (R)	S75°05'06"E	277.97' (M) 277.82' (R)
C2	324.00'	124.36' (M) 124.45' (R)	S71°22'25"E	123.60' (M) 123.68' (R)
C3	90.00'	120.37' (M) 120.36' (R)	S44°04'09"E	111.60' (M) 111.59' (R)
C4	283.00'	69.64' (M) 69.51' (R)	S12°39'52"E	69.46' (M) 69.33' (R)
C5	103.00'	51.99' (M) 51.99' (R)	N05°24'44"W	51.44' (M) 51.44' (R)
C6	75.00'	67.69' (M) 67.72' (R)	N34°57'53"E	65.42' (M) 65.45' (R)
C7	232.50'	59.57' (M) 59.56' (R)	N68°13'07"E	59.41' (M) 59.40' (R)
C8	330.00'	175.07' (M) 175.00' (R)	N60°17'39"E	173.02' (M) 172.96' (R)



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

RESOLUTION NO. 2026

COUNCIL MEMBER ----- INTRODUCED THE FOLLOWING RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BLAIR, NEBRASKA, AWARDED THREE HUNDRED THOUSAND DOLLARS (\$300,000), FROM THE LOCAL OPTION MUNICIPAL ECONOMIC DEVELOPMENT PROGRAM (LB840) FOR THE DEVELOPMENT OF A NEW MULTIFAMILY APARTMENT COMMUNITY IN BLAIR.

WHEREAS, pursuant to the Nebraska statute, the City of Blair is authorized to disburse certain funds received from the Local Option Municipal Economic Development Program (LB840) for the purpose, and in accordance with requirements, as set forth in the state statutes and regulations; and

WHEREAS, the LB840 Advisory Committee did meet on March 16, 2026, and reviewed the request from Rizer Construction for a loan in the amount of Three Hundred Thousand Dollars (\$300,000); and

WHEREAS, the LB840 Advisory Committee did vote to approve the allocation of Three Thousand Dollars (\$300,000) to Rizer Construction for the purpose of developing a new multifamily apartment community in Blair, Nebraska 68008 which will include construction of the first five buildings (initial phase of 110 total units), and supporting infrastructure, including road development necessary for commercial expansion and includes loan forgiveness upon proof of required full time three (3) job creations and maintenance of those jobs over a thirty-six (36) month period.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR: that Three Hundred Thousand Dollars (\$300,000) will be allocated from LB840 to Rizer Construction for the purpose of developing a new multifamily apartment community in Blair, Nebraska 68008.

BE IT FURTHER RESOLVED, the funding terms for the Three Hundred Thousand Dollars are as follows: 1) Funds will be disbursed incrementally based on project progress, 2) Disbursement will be tied to construction milestones, such as certificates of occupancy for completed buildings, 3) This phased funding approach provides financial support during construction while maintaining accountability, and 4) Payment of 60K will be made upon certificate of occupancy per building.

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 28th DAY OF APRIL 2026.

MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK



CITY OF BLAIR

LB840 Application

Please Answer Each Question (If Question Does Not Apply – Mark N/A). Please Type or Print in Black Ink.

Please Note: The Information Contained in this Document is Public Information and will NOT be Considered Confidential.

A. BUSINESS INFORMATION:

Name of Business Applying for Assistance: RIZER Construction

Business Address: 3568 Innate Lane, Suite I Grand Island NE 68803
(City) (State) (Zip Code)

Contact Person: Andrew Toupin Telephone Number: 402-306-2997

Fax Number: N/A Email Address: andrew@rizer.com

Federal Tax ID Number: 41-3501182

Type of Business: ☒ Start-Up ☐ Buyout ☐ Existing

If Existing, Number of Years in Business: N/A

Business Classification: (Please Choose One)

- | | | |
|---|---|---|
| ☐ Retail | ☐ Manufacturing | ☐ Research & Development |
| ☐ Headquarter | ☐ Telecommunications | ☐ Tourism |
| ☐ Warehouse/Distribution | ☒ Other | |

Business Type: (Please Choose One)

- | | | |
|---|---|--------------------------------------|
| ☐ Proprietorship | ☒ Corporation | ☐ Partnership |
| ☐ Other | | |

Does the Company have a Parent or Subsidiaries? ☐ Yes ☒ No

If Yes, Please List Name: Full Circle Services, Inc. dba RIZER houses the employees for RIZER Construction and the property management division. It is not a parent company, nor is RIZER Construction an official subsidiary.

Address: N/A
(City) (State) (Zip Code)

Ownership Identification: Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Scott Rief	Member	100%

Does the business qualify to receive any incentives from the State of Nebraska? ☒ Yes ☐ No

Has the business applied for any incentives from the State of Nebraska? ☐ Yes ☒ No

If yes, please explain: N/A

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: 0

Number of Full-Time Equivalent Positions to Be Created: 125 during construction

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Blair, their Two-Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Blair? ☒ Yes ☐ No

If no, please explain: N/A

Does the Company Employ Any Seasonal Employees? ☐ Yes ☒ No

If Yes, How Many: N/A

(Seasonal employees must work for at least three continuous months and the position must reoccur annually)

B. PROJECT INFORMATION:

Please Provide a Brief Project Description:

The proposed project consists of the development of a new multifamily apartment community in Blair, Nebraska, comprising five (5) residential buildings with twenty-two (22) units each, for a total of 110 rental units. The development is intended to address growing local housing demand by providing modern, professionally managed apartments that support workforce housing needs and community growth. Construction is anticipated to begin in Spring 2026, contingent upon approval and receipt of Tax Increment Financing (TIF) funds. The project will generate significant short-term economic impact through construction activity, job creation, and local contracting, while delivering long-term public benefits including increased housing availability, neighborhood stabilization, and expansion of the local tax base following the TIF period.

Use of Funds	Total Project Cost	LB840 Funds Requested	CBDG Funds
Land or Facility Acquisition*	\$ 1,000,000	\$	
Facility Renovation*	\$ 0	\$	
New Facility Construction*	\$ 18,747,600	\$	
Machinery/Equipment Acquisition*	\$	\$	
Business Recruitment Activities	\$	\$	
Business Attraction/Location Expenses	\$	\$	
Small Business Development	\$	\$	
Working Capital (Includes Inventory)	\$	\$	
Job Training*	\$	\$	
Other (Please Specify) Site Infrastructure	\$ 3,836,358	\$ 300,000	
Total Project Cost:	\$ 23,583,958		
	Total LB840 Funds Requested:	\$ 300,000	

* ITEMS THAT QUALIFY FOR LB840 FUNDING

C. FUNDING SOURCES AND EQUITY INJECTION:

Name of Lending Institution: First State Bank

Address: 515 Second Street Yutan NE 68073
(City) (State) (Zip Code)

Contact Person: Bill Lastovica Telephone Number: 402-858-1187

Loan Amount: 14,767,636 Loan Term (Years): N/A

Interest Rate: Actual loan dependent on LB-840 & TIF ☐ Variable ☐ Fixed

Collateral Required: ☐ Yes ☒ No Equity Required: ☒ Yes ☐ No

If Yes, on Collateral or Equity, Please Specify: 6,743,766 owner equity

Amount Injected Into the Project by Business/Partners/Owners: 6,743,766

D. PROJECT LOCATION:

Within the Blair City Limits? ☒ Yes ☐ No
Within the Blair Two-Mile Jurisdiction? ☒ Yes ☐ No
Land Owned by the City of Blair? ☐ Yes ☒ No

E. ATTACHMENTS - Please Include the Attachments that Apply to Your Business Status

Please Note: The Information Contained in the Section Will be Deemed Confidential and will not be Available for Public Disclosure.

- ☐ Brief Description of the Business
- ☐ Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
- ☐ For Existing Businesses – Three (3) Yearly Financial Statements
- ☐ For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
- ☐ For Start-Up Businesses – Current Business Plan
- ☐ For Start-Up Businesses – Three Year Projections
- ☐ Personal Financial Statements for all Owners/Co-Owners/Directors/Partners/Stockholders
- ☐ For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- ☐ Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required
- ☐ Letter from Lending Institution
- ☐ Please Note that Other Financial Documents May Be Required

F. APPLICANT SIGNATURE

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Blair or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.


Applicant's Signature

3/3/2026
Date



CITY OF BLAIR

AGENDA

Monday, March 16, 2026

Present: Brett Jacobs, Terry Conrad, Doug Deemers, Joel Bacon, Craig Heuton
Not present: Dave Jensen, Neil Smith

Call to Order

Approval of Minutes from last meeting - 1st Doug Deemers, 2nd Joel Bacon - All in Favor

Design Plastics: purchased the Mutual of Omaha building southwest of town but has not finalized plans. Initial floss pick project fell through (not approved by China partner). A second project also did not work due to equipment size constraints. They are now exploring two alternative projects with smaller machines that may fit the building. They previously agreed to return LB840 funds but have delayed while evaluating new opportunities. If no project moves forward, they are willing to submit a letter to forgo funds. The building is currently listed for sale, though Design Plastics may retain it if a project proceeds. Potential return to LB840 remains about \$200,000 if project is abandoned.

Prairie Star: Applied for \$15,000 in assistance as part of a larger \$23,000 renovation and expansion plan. Over the past year, sales declined by more than 50%, and two employees were lost, leaving only the owners operating the business. Prairie Star notified the city in late December they would be unable to meet headcount requirements and are focused on maintaining operations. They requested to repay the \$15,000 in monthly installments beginning in March; the city administrator and attorney approved this plan. If business conditions improve and headcount goals are later met, the \$15,000 may still be reconsidered as forgivable. Funds were issued in advance to support equipment and hiring, but delays in equipment manufacturing prevented project completion. Going forward, the city plans to return to its standard practice of disbursing funds after project completion.

Project GI

- GI is proposing a multi-phase apartment development, starting with 132 units and potential for additional expansion (up to 9 buildings total).
- Phase 1 includes five 22-plex buildings (110 units) constructed simultaneously.
- Project is designed as workforce housing, with similar successful developments completed in multiple Nebraska communities.
- Units will include modern finishes, no carpet, and on-site management and maintenance (no third-party services).
- Developer is requesting \$300,000 in LB840 funds, consistent with prior projects.
- Site plan prioritizes future commercial development, increasing initial infrastructure and road costs.
- Long-term vision includes potential commercial space (e.g., gas station, retail strip) near the development.
- Phasing beyond the first stage will depend on market demand and infrastructure considerations.
- Developer emphasized strong occupancy rates (95–100%) in comparable projects and identified housing demand locally.
- Apartments are positioned as an entry point for workforce population growth before transitioning to single-family housing.
- Project team has extensive experience and maintains full ownership and involvement in development and operations.
- The project is targeted to begin in June, pending completion of required City Council approvals and application processes.
- Construction is expected to start around June, aligning with final approvals and site readiness (e.g., initial earthwork).
- Development will occur in phases - avoids releasing all 110 units at once and supports steady occupancy.
- The developer emphasized maintaining high construction quality while managing internal coordination between construction and maintenance teams.
- The company self-manages property operations and does not rely on third-party property management or maintenance, allowing greater control over project execution and long-term performance.
- A funding request exceeding \$300,000 was discussed, with comparisons made to a similar project that received \$300,000 in allocated funds.



- Consideration was given to consistency in funding across similar projects, as well as differences in project requirements (e.g., lack of employee-related requirements in this application).
 - Financial documentation provided in the application packet was noted as thorough and of high quality.
 - The proposed development site was identified as a strategic location with strong potential for growth and revitalization.
 - The project is expected to complement existing and future commercial development in the area.
 - The apartment component was generally supported as appropriate for the location and overall development goals.
 - A motion was made and seconded to approve \$300,000 in funding for:
 - Construction of the first five buildings (initial phase of 110 total units), and
 - Supporting infrastructure, including road development, necessary for commercial expansion.
 - Funding terms:
 - Funds will be disbursed incrementally based on project progress.
 - Disbursement will be tied to construction milestones, such as certificates of occupancy for completed buildings.
 - This phased funding approach provides financial support during construction while maintaining accountability.
 - For funding terms, they will receive 60K upon certificate of occupancy per building. The developer did agree to these terms.
 - The developer indicated that significant infrastructure costs are front-loaded in Phase 1.
 - At this time, there are no plans to request additional funding for future phases, as subsequent development will benefit from the initial infrastructure investment.
 - The project will proceed to the City Council with a recommendation for approval.
- Motion to approve 1st Joel Bacon, 2nd Brett Jacobitz. - Motion carried with no further discussion.

Motion to Adjourn 12:55 pm - 1st Joel Bacon, 2nd Terry Conrad

Next LB840 Meeting - April 20th



RESOLUTION NO. 2026

COUNCIL MEMBER ----- INTRODUCED THE FOLLOWING RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BLAIR, NEBRASKA, APPROVING A REPAYMENT PLAN RELATED TO A DEFAULTED LOCAL OPTION MUNICIPAL ECONOMIC DEVELOPMENT PROGRAM LOAN TO PRAIRIE STAR BOTANICALS.

WHEREAS, pursuant to the Nebraska statute, the City of Blair is authorized to disburse certain funds received from the Local Option Municipal Economic Development Program (LB840) for the purpose, and in accordance with requirements, as set forth in the state statutes and regulations; and

WHEREAS, on January 28, 2025, the City entered into a Loan Agreement with Prairie Star Botanicals (the "Borrower") under the Economic Development Program in an amount not to exceed Fifteen Thousand Dollars (\$15,000.00), with performance-based conditions related to capital investment and job creation; and

WHEREAS, the Loan Agreement required the Borrower, among other things, to (a) invest at least Ten Thousand Dollars (\$10,000.00) in equipment outside of the loan within twelve (12) months of the date of the Loan Agreement, and (b) create and maintain at least one (1) new full-time equivalent position at the required wage rate within thirty-six (36) months; and

WHEREAS, the City has determined that the Borrower failed to comply with the required capital investment and job creation provisions of the Loan Agreement, constituting Events of Default under Part VI of the Loan Agreement, including Sections 6.04 (Default in Covenants) and 6.07 (Default in Job Creation and Maintenance); and

WHEREAS, the LB840 Advisory Committee did vote on April 20, 2026 to approve the proposed repayment plan attached as Exhibit "A" that provides for repayment of the full outstanding principal balance of Fifteen Thousand Dollars (\$15,000.00), at zero percent (0%) interest, through monthly payments of One Hundred Twenty-Five Dollars (\$125.00) over a period of one hundred twenty (120) months, commencing June 1, 2026, with a final payment due June 1, 2036, subject to strict compliance with the repayment terms and all remaining provisions of the Loan Agreement; and

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

Section 1. The proposed repayment plan dated April 28, 2026, for Prairie Star Botanicals, provides for repayment of the outstanding loan balance of \$15,000.00 at zero percent (0%) interest through monthly payments of \$125.00 beginning June 1, 2026, and ending June 1, 2036, is hereby approved.

Section 2. The Finance Director–Treasurer is authorized and directed to finalize, execute, and administer all acknowledgments, notices, and related documents necessary to implement and

enforce the approved repayment plan, consistent with the terms of the Loan Agreement and applicable law.

Section 3. Approval of this repayment plan does not constitute a waiver of any other rights or remedies available to the City under the Loan Agreement, and the City expressly reserves the right to declare the remaining balance immediately due and payable and to pursue all available remedies in the event of non-compliance by the Borrower.

Section 4. Tthe Mayor and City Council find that approving the proposed repayment plan is in the best interests of the City, promotes responsible stewardship of public funds, and provides an orderly and enforceable method for recovery of the loaned funds

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 28th DAY OF APRIL 2026.

MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK



CITY OF BLAIR

Date: April 28, 2026

To: Aaron Hill
Prairie Star Botanicals
321 N 16th Street
Blair, NE 68008

From: Sara Bach, City of Blair Nebraska Finance Director - Treasurer
City of Blair, Nebraska

Re: Loan Agreement Default Notice and Proposed Repayment Plan - Loan Amount \$15,000

Dear Mr. Hill:

This letter serves as formal notice regarding your default under the Loan Agreement dated January 28, 2025, attached as Exhibit "A", between the City of Blair, Nebraska, as Lender, and Prairie Star Botanicals, as Borrower.

Default Notification

We hereby notify you that an Event of Default has occurred under the Loan Agreement, specifically: failure to invest ten thousand dollars into purchasing equipment outside of the loan that was awarded to the Borrower twelve months from the date of the loan agreement and failure to create one new full-time equivalent position at the applicable pay range within 36 months and maintain for a period of 36 months. This default falls under the provisions outlined in Part VI of the Loan Agreement, particularly Section 6.04 for Default in Covenants and Section 6.07 Default in Job Creation and Maintenance.

As provided in the Agreement, the entire unpaid principal and accrued interest may become immediately due and payable upon written demand.

Proposed Repayment Plan

In an effort to resolve this matter cooperatively, we propose the following repayment plan at 0% interest:

- **Outstanding Balance:** \$15,000
- **Interest Rate:** 0% (zero percent) during the repayment period
- **Payment Schedule:** Monthly Payments of \$125.00 for 120 months are due starting June 1, 2026, and will continue until the loan term has expired or is paid off in advance of the term expiration. (No invoice will be sent by the city. It is the responsibility of the lender to make prompt payments.)
- **Final Payment Date:** June 1, 2036

This repayment plan is contingent upon your strict compliance with all terms outlined herein and your continued adherence to all other provisions of the Loan Agreement. See below possible consequences of non-compliance.

Please be advised that failure to comply with this repayment plan or any other terms of the Loan Agreement may result in:

1. Acceleration of the entire remaining balance with interest at up to eight percent (8%) as provided in the Agreement.
2. Exercise of all rights and remedies available to the Lender under the Agreement and applicable law
3. Collection costs and expenses as outlined in Section 4.12 of the Agreement.

Required Actions and Acknowledgment

To accept this repayment plan, you must:

1. Sign and return the enclosed acknowledgment form within 14 days of receipt of this letter
2. Make the first payment under the proposed schedule by June 1, 2026
3. Maintain all other covenants and obligations under the Loan Agreement.

Legal Compliance and Governing Law

This notice is provided in accordance with Section 7.03 of the Loan Agreement regarding notice requirements. This matter is governed by the laws of the State of Nebraska as specified in Section 7.07 of the Agreement. Any legal disputes arising from this matter shall be heard in the court system of Washington County, Nebraska.

Confidentiality

As provided in Section 4.06 of the Loan Agreement, all information and communications regarding this matter shall remain confidential.

Next Steps

We encourage you to contact us immediately to discuss this repayment plan or address any questions or concerns. Our goal is to work cooperatively toward a resolution that allows you to fulfill your obligations under the Loan Agreement while continuing your business operations in Blair.

Please respond within 14 days of receipt of this letter to confirm your acceptance of the proposed repayment plan. Time is of the essence in this matter.

Thank you for your prompt attention to this matter. We look forward to your response and to working together toward a mutually acceptable resolution.

Sincerely,

Sara Bach, Finance Director - Treasurer
City of Blair, Nebraska
sbach@blairne.gov

cc: Mike Rooks, Gateway Development

Acknowledgment and Acceptance of Repayment Plan

Loan Agreement Default Notice and Proposed Repayment Plan

Loan Amount: \$15,000

This Acknowledgment is made in response to the letter dated **April 28, 2026**, from the City of Blair, Nebraska, regarding the Loan Agreement dated **January 28, 2025**, between the City of Blair, Nebraska ("Lender") and Prairie Star Botanicals ("Borrower").

Borrower Acknowledgment

I, **Aaron Hill**, on behalf of Prairie Star Botanicals, hereby acknowledge that:

1. I have received and reviewed the **Loan Agreement Default Notice and Proposed Repayment Plan** dated April 28, 2026.
2. I understand that an Event of Default has occurred under the terms of the Loan Agreement.
3. I agree to the proposed repayment terms outlined in the letter, including:
 - o Repayment of the outstanding balance of **\$15,000**
 - o **0% interest** during the repayment period
 - o Monthly payments of **\$125.00** beginning **June 1, 2026**
 - o Final payment due **June 1, 2036**
4. I understand that failure to comply with the repayment plan or Loan Agreement terms may result in acceleration of the debt and other remedies as described in the Agreement.
5. I agree to remain in compliance with all other covenants and obligations under the Loan Agreement.

Certification

I certify that I am authorized to sign on behalf of Prairie Star Botanicals and agree to the terms stated above.

Borrower (Authorized Representative):

Signature: _____

Name (Printed): _____

Title: _____

Date: _____

Accepted by Lender:

City of Blair, Nebraska

By: _____

Name: Sara Bach

Title: Finance Director - Treasurer

Date: _____

EXHIBIT "A"

Blair Nebraska Local Option Municipal Economic Development Program

Loan Agreement

BLAIR, NEBRASKA LOCAL OPTION MUNICIPAL ECONOMIC DEVELOPMENT
PROGRAM

LOAN AGREEMENT

This Agreement dated this 28th day of January 2025 by and between Prairie Star Botanicals, (the "Borrower"), and the City of Blair, Nebraska, (the "Lender").

WHEREAS, pursuant to Nebraska statute, the City of Blair is authorized to disburse certain funds received from the Local Option Municipal Economic Development Program for the purpose, and in accordance with requirements, as set forth in the state statutes and regulations.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

PART I: THE LOAN.

1.01 The Loan and Rate.

Subject to the terms and conditions of this Agreement the Lender agrees to lend to the Borrower, and the Borrower agrees to borrow from the Lender an amount not to exceed fifteen thousand dollars (\$15,00.00) (the "Loan") at an interest rate not to exceed zero percent (0%) so long as Borrower is in compliance with the Performance Based Conditions as set forth in this Document.

1.02 The Term and Repayment.

The term of the Promissory Note will be ten (10) years. The Borrower does not have to make any payments for three (3) years from the date of this agreement if:

1. The Borrower creates at least one (1) new full time equivalent (FTE) position(s) from January 28th 2025 to the time of this Agreement. Further, the borrower must continue and keep in place the newly created full-time equivalent position(s) (FTE) for a period of at least thirty-six (36) months from the date of creation of the full- time equivalent position or positions. The newly created full-time equivalent position(s) must be compensated at a rate of at least ten dollars (\$10.00) per hour, which may include appropriate employee benefits as part of the wage.
2. The Borrower must provide proof to the Lender that they have invested ten thousand dollars into purchasing equipment outside of the loan that was awarded to the Borrower twelve months from the date of this agreement.

If the Borrower complies with and meet these requirements, seven thousand five hundred dollars (\$7,500.00) of the funds borrowed shall be forgiven by Lender.

If the Borrower does not comply with and meet these requirements the entire remaining balance together with interest at the rate of up to eight percent (8%) shall be due to Lender and payable on demand.

In the event of the sale or transfer of any ownership interest in the business of Borrower in excess of twenty percent (20%) of the entire value thereof, then the entire remaining balance together with interest at the rate of up to eight percent (8%) shall be due to Lender and payable on demand.

1.03 Purpose of Loan.

The purpose of the Loan is to assist Borrower in the creation of new jobs, to generate employment opportunities, attract new capital investments to the City of Blair, expand the labor market in the City of Blair, to broaden the tax base in the City of Blair, or to meet any other valid business purposes as allowed by the City of Blair Nebraska Local Option Municipal Economic Development Program.

PART II: REPRESENTATIONS AND WARRANTIES.

The Borrower represents and covenants the following:

2.01 Duly Organized.

The Borrower is a Limited Liability Company duly organized, validly existing, and in good standing under the laws of the State of Nebraska, with authority to do business in the State of Nebraska and has all legal authority to enter into this Loan Agreement and to borrow funds as described herein.

2.02 Duly Authorized.

The making and performance by the Borrower of this Loan Agreement, and the execution and delivery of the Promissory Note and Security Agreement have been duly authorized by all necessary company action and will not violate any law, rule, regulation, order, writ, judgment, decree, determination, or award presently in effect having applicability to the Borrower or result in a breach of or constitute a default under any indenture or bank loan or credit agreement or any other agreement or instrument to which the Borrower is a party or by which it or its property may be bound or affected.

2.03 Legally Binding Instruments.

When this Loan Agreement is executed by the Borrower and the Lender, and when the Promissory Note is executed and delivered by the Borrower, this Loan Agreement, the Promissory Note and Security Agreement, and all attachments thereto, will constitute the legal, valid, and binding obligation of the Borrower in accordance with their terms. Any security agreements and instruments, financing statements, and other liens held by the Lender on chattel

or real estate will constitute legal, valid, and binding liens free and clear of all prior liens and encumbrances.

2.04 Legal Suits.

There are no legal actions, suits, or proceedings pending or, to the knowledge of the Borrower, threatened against the Borrower before any court or administrative agency which, if determined adversely to the Borrower, would have a material adverse effect on the financial condition or business of the Borrower.

2.05 No Legal Authorization Needed.

No authorization, consent, or approval or any formal exemption of any Governmental body, regulatory authorities, (federal, state, or local) or mortgagee, creditor or third party, is or was necessary for the valid execution and delivery by the Borrower of this Agreement.

2.06 Not in Default.

The Borrower is not in default of any obligation, covenant, or condition contained in any bond, debenture, note, or other evidence of indebtedness or any mortgage or collateral instrument securing the same.

2.07 Taxes Are Paid.

The Borrower has filed all tax returns applicable to its business, which are required and has paid or made provision for the payment of all taxes which have or may become due pursuant to said returns or pursuant to any assessments levied against the Borrower or its personal or real property by any taxing agency, federal, state, or local. No tax liability has been asserted by the Internal Revenue Service or other taxing agency, federal state, or local for taxes materially in excess of those already provided for and the Borrower knows of no basis for any such deficiency assessment.

2.08 No Adverse Change.

The Borrower certifies that there have been no material adverse changes since the date of its application in the financial condition, organization, operation, business prospects, or fixed properties of the Borrower.

PART III: CONDITIONS OF LENDING.

The obligation of the Lender to make the Loan will be subject to the fulfillment at the time of closing of each of the following conditions.

3.01 Execution and Delivery of Note and Loan Agreement.

The Borrower will have executed and delivered to the Lender this Loan Agreement and the Promissory Note in a form satisfactory to the Lender. Attached hereto, marked Exhibit "A" is a copy of said Promissory Note.

3.02 Execution and Delivery of Security Agreement.

The Borrower will have executed and delivered to the Lender the Security Agreement simultaneously with the execution of the Promissory Note. Attached hereto, marked Exhibit "B" is a copy of said Security Agreement.

3.03 Execution and Certification of Resolution of Business Entity.

The Borrower will have executed and delivered to the Lender a duly certified copy of a resolution from the company reflecting authorization for the execution and delivery by the Borrower of this Agreement.

3.04 Good Standing.

The Borrower will have delivered to the Lender copies of the Borrower's Certificate of Good Standing.

3.05 Governmental Approval.

The Borrower will have secured all necessary approvals or consents, if required, of governmental bodies or agencies having jurisdiction with respect to any construction contemplated in accordance with the use of proceeds of the Loan.

3.06 Approval of Others.

The Borrower will have secured all necessary approvals or consent required with respect to this transaction by any mortgagor, creditor, or other party having any financial interest in the Borrower.

PART IV. AFFIRMATIVE COVENANTS OF THE BORROWER.

The Borrower agrees to comply with the following covenants from this date until the Lender has been fully repaid with interest or is forgiven, unless the Lender or its assigns otherwise consent in writing.

4.01 Payment of the Loan.

The Borrower agrees to pay punctually the principal and interest, if any, on the Promissory Note according to the terms and conditions thereof and to pay punctually any other amounts that may

become due and payable to the Lender pursuant to the terms of this Agreement and the Security Agreement.

4.02 Maintain and Insure Property.

The Borrower always agrees to maintain the property provided as security for this Loan in such condition and repair that the Lender's security will be adequately protected.

The Borrower further agrees, if at any time during the life of the Loan the Borrower's property is declared to be within a flood hazard area, to purchase Federal Flood Insurance, if available. Such insurance will be in an amount equal to the amount of the Loan. If the property is not located in a flood hazard area at the time of the loan closing, the Borrower will provide satisfactory evidence thereof.

4.03 Pay All Taxes.

The Borrower agrees to duly pay and discharge all taxes, assessments, and governmental charges upon it or against its properties applicable to its business located in Blair, Nebraska, prior to the date on which penalties are attached, except that the Borrower will not be required to pay any such tax, assessment, or governmental charge which is being contested by it in good faith and by appropriate proceedings.

4.04 Provide Additional Funds.

The Borrower agrees to provide additional funds to cover additional project costs incurred as a result of overruns or unanticipated expenses or changes in work orders.

4.05 Maintain Existence.

The Borrower agrees to maintain its existence, rights, and privileges, within the State of Nebraska.

4.06 Provide Financial Information.

The Borrower agrees to maintain adequate records and books of account in which complete entries will be made reflecting all its business and financial transactions, such entries to be made in accordance with generally accepted accounting practices.

In addition, the Borrower agrees to deliver to the Lender an updated and current balance sheet report within sixty (60) days of each fiscal year end.

The Borrower further agrees to provide written notice to the Lender of any public hearing or meeting before any administrative or other public agency which may, in any manner, affect the collateral securing the Loan.

Any information provided by Borrower shall be confidential and shall not be disclosed by the Lender.

4.07 Right to Inspection.

The Borrower agrees to grant to the Lender, until the Promissory Note has been fully repaid with interest, the right at all reasonable hours, after reasonable notice to the Borrower, to inspect the collateral used to secure the Loan; and the Borrower further agrees to provide the Lender free access to the Borrower's premises for the purpose of such inspection to determine the condition of the Equipment.

4.08 Null and Void Covenants.

The Borrower agrees that in the event that any provision of this Agreement or any other instrument executed at closing or the application to any person or circumstances is declared null and void, invalid, or held for any reason to be unenforceable by a court of competent jurisdiction, the remainder of this Agreement will nevertheless remain in full force and effect, and, to this end, the provisions of all covenants, conditions, and agreements described herein are deemed separate.

4.09 Expenses and Closing Costs.

The Borrower agrees to pay all fees, reasonable expenses, and charges with respect to the Loan, or its making or transfer to the Lender in any way connected including, but not limited to, the reasonable and properly documented fees and out-of-pocket expenses of local counsel employed by the Lender, title insurance and survey costs, recording and filing fees, mortgage taxes, documentary stamp, and any other taxes, fees, and expenses payable in connection with this transaction and with the enforcement of this Agreement and the Promissory Note.

4.10 Notice of Default.

The Borrower agrees to give written notice to the Lender of any event, within fifteen (15) days, an officer of the Borrower obtaining actual knowledge of the event, which constitutes an Event of Default under this Agreement as described in Article VI or that would, without notice or lapse of time or both, constitute an Event of Default under this Agreement.

4.11 Indemnification.

The Borrower agrees to indemnify and hold harmless the Lender or its assigns against all liability with respect to or resulting from Borrowers delay in discharging its obligations under this Agreement.

4.12 Expenses of Collection or Enforcement.

The Borrower agrees, if at any time the Borrower defaults on any provision of this Loan Agreement, to pay Lender, in addition to any other amounts that may be due from the Borrower, an amount equal to the costs and expenses of collection, enforcement, or correction or waiver of

the default incurred by the Lender or its Assigns in such collection, enforcement, correction or waiver of default.

4.13 Job Creation, Capital Expenditures and Maintenance.

Borrower commits and agrees to create at least one (1) new permanent full-time equivalent (FTE) position(s) at the Borrowers business location in Blair, within thirty-six (36) months after the date of the signing of this Loan Agreement.

Further, the Borrower commits and agrees to pay the newly hired (FTE) employee(s) at the Blair business location a compensation rate of no less than ten dollars (\$10.00) per hour for a period of thirty-six (36) months from the respective date of hire for each of the created position(s). The compensation rate may include wages and appropriate employee benefits as part of the agreed upon wage rate.

4.14 Compliance with Law.

Evidence satisfactory to the Lender will be furnished certifying that all improvements related to the Borrowers business comply fully with all applicable zoning and building laws, ordinances and regulations, and all other applicable federal, state, and municipal law requirements. The Loan will be in all respects legal and will not violate any applicable law or other requirements of any governmental authority.

4.15 Environmental Protection Laws.

Receipt of evidence satisfactory to the Lender of compliance with all applicable environmental protection and land use and development laws, ordinances, and regulations of all federal, state, and local governmental authorities and agencies having jurisdiction.

PART V. NEGATIVE COVENANTS OF THE BORROWER.

The Borrower covenants and agrees that, from this date until payment in full of the Promissory Note, unless the Lender or its assigns otherwise consent in writing, it will not enter into any agreement or other commitment the performance of which would constitute a breach of any of the covenants contained in this Agreement including, but not limited to, the following covenants:

5.01 Encumber the Equipment.

The Borrower will neither create nor suffer to exist any mortgage, pledge, lien, charge, or encumbrance, including liens arising from judgments on the Equipment which serves as Collateral for the loan.

5.02 Sale of the Equipment.

The Borrower will not sell, convey, or suffer to be conveyed, lease, assign, transfer, or otherwise dispose of the collateral, except in the ordinary and usual course of business, or unless approved in writing by the Lender.

PART VI. EVENTS OF DEFAULT.

The entire unpaid principal of the Promissory Note and the accrued interest will become and be immediately due and payable upon the written demand of the City of Blair, if any one of the following events (an "Event of Default") occur and are continuing at the time of such demand. However, that sum will not be then payable if Borrower's payments have been waived or the time for making the Borrower's payments has been extended by the Lender.

6.01 Non-Payment of Loan.

If the Borrower fails to make payment when due of the principal on the Promissory Note or accrued interest and said default remains unremedied for fifteen (15) days after Lender has given Borrower written notice of such Event of Default.

6.02 Non-Payment or Other Indebtedness.

If default is made in the payment when due of any installment of principal or of interest on any of the Borrower's other secured indebtedness and if such default will remain unremedied for fifteen (15) days.

6.03 Incorrect Representation of Warranty.

Any material representation or warranty contained in or made in connection with the execution and delivery of this Agreement proves to be incorrect in any material respect.

6.04 Default in Covenants.

The Borrower will default in the performance of any other term, covenant, or agreement contained in this Agreement, and such default continues unremedied for fifteen (15) days after written notice has been given to the Borrower by the Lender.

6.05 Voluntary Insolvency.

If the Borrower becomes insolvent or ceases to pay its debts as they mature or voluntarily files a petition seeking reorganization of its business, or the appointment of a receiver, trustee, or liquidation of a substantial portion of its assets affects a plan or other arrangement with creditors, or be adjudicated bankrupt, or make a voluntary assignment for the benefit of creditors.

6.06 Insolvency.

If an involuntary petition is filed against the Borrower under any bankruptcy or similar law or seeking the reorganization of or the appointment of any receiver, trustee or liquidator for the Borrower, or of a substantial part of the property of the Borrower, or a writ or warrant of attachment or similar process will be issued against a substantial part of the property of the Borrower, and such petition is not dismissed or such writ or warrant of attachment or similar process is not released or bonded within thirty (30) days after filing or levy.

6.07 Default in Job Creation and Maintenance.

If the borrower fails to create one (1) new full-time equivalent (FTE) position(s) at the applicable wage rate within thirty-six (36) months of the date of the execution of this Loan Agreement and/or fails to maintain the (FTE) position(s) for a period of at least thirty-six (36) months after the date of creation of the (FTE) position(s).

PART VII: MISCELLANEOUS.

7.01 Waiver of Notice.

No failure or delay on the part of the Lender in exercising any right, power, or remedy hereunder will operate as a waiver thereof, nor will any single or partial exercise of any such right, power, or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy hereunder. No modification or waiver of any provision of this Agreement or of the Promissory Note, nor any consent to same will be effective unless it is in writing and then such waiver or consent will be effective only in the specified instance and for the specific purpose for which given. No notice or demand on the Borrower in any case will entitle the Borrower or any other or further notice or demand in similar or other circumstances.

7.02 Amendments.

The Borrower and the Lender or its assigns reserves all rights to amend, in writing, any provisions of this Agreement, to consent to or waive any departure from the provisions of the Promissory Note, and to release or otherwise deal with any collateral security for payment of the Promissory Note.

7.03 Notices.

All notices, consents, requests, demands and other communication will be in writing and will be deemed to have been duly given to a party if mailed to the Lender at its address set forth in the grant application, and to the Borrower at the address set forth in the grant application.

7.04 Survival of Representations and Warranties.

All agreements, representations, and warranties made by the Borrowers or any other document or certificate delivered to the Lender in connection with the transactions contemplated by this Agreement will survive the delivery of this Agreement, the Promissory Note and the Security Agreement, and will continue in full force and effect so long as the Promissory Note is outstanding.

7.05 Successors and Assigns.

This Agreement will be binding upon the Borrower, its Successors, and Assigns. The Borrower may not assign or transfer its rights without prior written consent of the Lender.

7.06 Counterparts.

This Agreement may be executed in any number of counterparts, each of which will be deemed an original but all of which together will constitute one and the same instrument.

7.07 Governing Law.

This Loan Agreement and the Promissory Note and Security Agreement are deemed contracts under the laws of the State of Nebraska and for all purposes will be construed in accordance with the laws of the State of Nebraska.

7.08 Article and Section Headings.

Article and Section headings used in this Agreement are for convenience only and will not affect the construction of this Agreement.

7.09 Legal Forum of Choice

Any legal dispute arising out of the Promissory Note, Security Agreement and this Agreement shall be heard only in the court system of Washington County, Nebraska.

[THIS SPACE IS INTENTIONALLY LEFT BLANK]

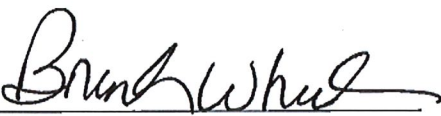
IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers and their corporate seals affixed.

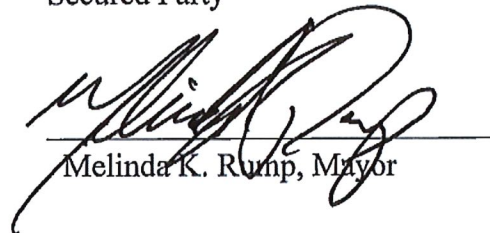
Executed and Dated this 28 day of January, 2025.

ATTEST:

CITY OF BLAIR, Nebraska

Secured Party


Brenda Wheeler, City Clerk


Melinda K. Rump, Mayor

Prairie Star Botanicals

Dated: 1-28-25


Aaron Hill
Prairie Star Botanicals
321 N 16th Street, Blair, NE 68008

STATE OF NEBRASKA)
)
COUNTY OF WASHINGTON) ss.

SUBSCRIBED AND SWORN to me on this 28 day of January
2025.

Katelyn Ferrari
Notary Public





CITY OF BLAIR

LB840 Board Meeting

Board Members: Craig Heuton, Terry Conrad, Neil Smith, Doug Demers, Joel Bacon, Dave Jensen, Brett Jacobitz

AGENDA

Monday, April 20, 2026

Present: Brett Jacobitz, Doug Demers, Dave Jensen, Joel Bacon, Neil Smith

Not present: Craig Heuton and Terry Conrad

Call to Order 12:01 p.m.

Approval of Minutes from last meeting - 1st Joel Bacon, 2nd Brett Jacobitz - All in Favor

Review of Current LB840 Projects

Project GI: Andrew Toupin and Scott Rief represent Project GI. Going in front of City Council next week.

Prairie Star: The board reviewed the Prairie Star project and past 10 years of similar cases, noting that no interest has ever been charged on repayments. Based on that, the recommendation is to keep the loan at 0% interest for consistency. The loan is \$15,000 with repayment over 10 years at \$125 per month. The business plans to begin repayment soon, with flexibility if conditions improve. The funds were used for operations during a period of major losses. The original agreement was 10-year term, so that may not be adjustable. The board agreed to maintain the \$125 monthly payment at 0% interest.

Motion - 1st Joel Bacon, 2nd Brett Jacobitz - All in Favor

LB840 Account Balance: \$309,753.00

Motion to Adjourn 12:16 p.m. - 1st Neil Smith, 2nd Dave Jensen

Next LB840 Meeting – Monday, May 18, 2026



RESOLUTION NO. 2026

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

A RESOLUTION AUTHORIZING THE LOCATION OF THE CONSTRUCTION OF A NEW PUMP TRACK IN STEYER PARK AS RECOMMENDED BY THE PARKS, RECREATION AND CEMETERY ADVISORY BOARD.

WHEREAS, the City is committed to providing safe, accessible, and diverse recreational opportunities for residents of all ages; and

WHEREAS, the Parks, Recreation and Cemetery Advisory Board has evaluated potential locations within the City park systems and has determined Steyer Park is the most feasible location for the construction of a new pump track intended for bicycle and wheeled recreation use for young children; and

WHEREAS, the Advisory Board reviewed factors including accessibility, safety, compatibility with existing park amenities, and long-term park planning objectives; and

WHEREAS, following its review, the Parks, Recreation and Cemetery Advisory Board formally recommended approval of a specific location within Steyer Park for the construction of the pump track attached as "Exhibit A"; and

WHEREAS, the City Council has reviewed the recommendation of the Parks, Recreation and Cemetery Advisory Board and finds the proposed location to be appropriate and in the best interest of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA: The City Council hereby approves and authorizes the location of the new pump track within Steyer Park as recommended by the Parks, Recreation and Cemetery Advisory Board. This Resolution is hereby adopted and approved by the municipality, and the Mayor and City Clerk of the City of Blair are hereby authorized and directed to execute the same on behalf of the municipality.

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 28TH DAY OF APRIL 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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK



LAFAVETTE ST

Location	Total Score
Between Little League Field / Tennis Courts	23
Lions Club Park	22
Generation Park – East of Library	20
Steyer Park – Various Locations	19
Veterans Memorial Field	19
Ridge View Park	19
By Peterson Field	19
Black Elk – Kids park	18
Black Elk – North of water tower	16
By Zimmerman Field	16

Low User Conflicts

Parking: Are there

Topography: Is the

Trail access: Is the

Space: Does the lo

Target Community

Visibility: Is the loc

Other playground

Critical Conflict / E

Low User Conflicts	Parking	Topography	Trail Access	Space
2	3	3	3	3
2	3	3	3	2
2	3	3	3	1
3	3	1	1	3
2	3	3	2	2
3	3	3	1	3
2	1	2	3	2
3	3	2	1	2
2	3	3	1	3
2	1	3	3	2

Good
OK
Bad

3
2
1

Are there other users that would object to / like the amenity?
 10 or more parking stalls near by?
 Is the land mostly flat?
 Is the location near the existing trail system?
 Does the location have at least 2000 ft²?
 Is the location near a young family neighborhood?
 Is the location highly visible for security and ease of use?
 Playground equipment: Is there other playground equipment on site?
 Deal Killer: Is there something that makes this area unsuitable?

Target Com	Visiblity	Other Playground Equipment	Pros
3	3	3	
3	3	3	Parking, existing programming on site
3	3	2	Already a destination park, parking distance
3	2	3	Existing skatepark
3	3	1	
2	1	3	Flat and in a neighb
3	3	3	
2	2	3	
2	1	1	
3	1	1	

Deal Killers/Cons
Restrooms not open all the time; site feels exposed and harder to integrate
Near houses but disconnected from rest of town

ARC Design Input (what stands out)

Plenty of shaded rest areas for families. No room for expansion if desired. Other activities available in immediate vicinity.

Natural shade. Stage for events. Already a bike destination for the trailhead. No room for expansion of bike facilities

Room for expansion. No shade. Far from parking for young families or people with mobility limitations.

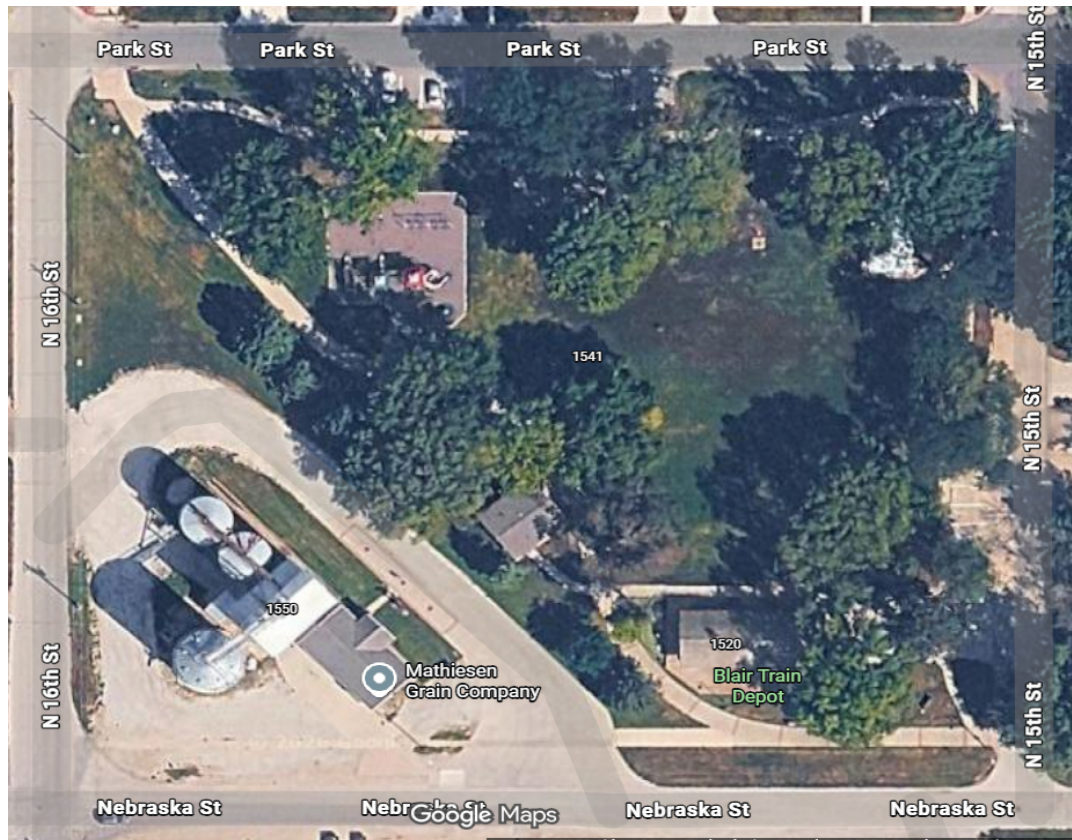
Natural shade. Room for expansion. Skatepark and bike park work well together. Varying elevation for more interesting options. Playground nearby. Top Choice.

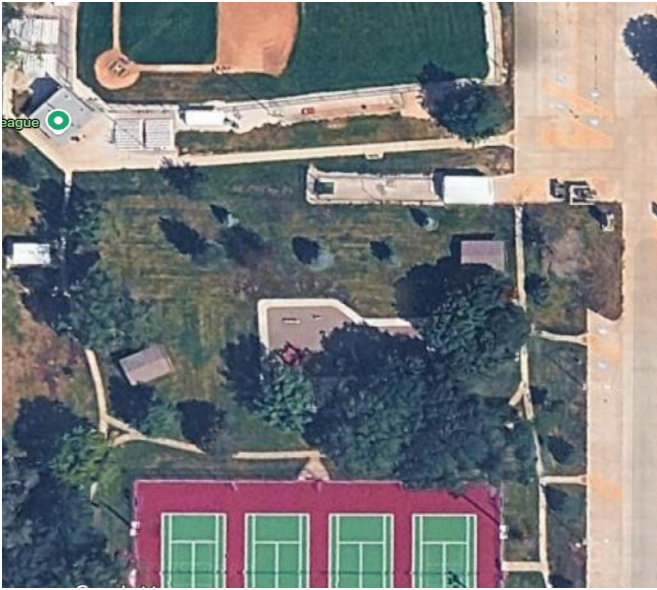
Preferred Location by ARC

Undesireable location between a wall and a road, beside a highway.

Isolated location. Little room for expansion.

Awkward location. Far from parking. Limited room for expansion.







MEMORANDUM

TO: Blair Parks, Recreation, and Cemetery Advisory Board
From: CJ Heaton, Deputy City Administrator of Public Works
Date: 4/21/26
Re: Updated Tree Ordinance

Staff has been working with community members and reviewing the state arboretum, Arbor Day, and other guidelines to review our current tree ordinances. The biggest items we looked at were the types of trees that were allowed or not allowed, spacing, and approvals. Attached are redline versions of the current ordinances. The updated ordinances are more simplified, following recommendations from the Nebraska Statewide Arboretum and the Arbor Day Foundation. The ordinance will reference the approved planting list kept by the Statewide Arboretum, which is updated to reflect the current inventory of trees, ensuring that Blair is not overplanting one type of tree. The spacing guidelines are also based on recommendations from the Arbor Day Foundation. These updated guidelines will allow for more ROW trees, which will, in turn, help add more trees to our streetscapes. Lastly we updated the language regarding who would be approving these plantings. Kyle Sheets, our Parks Laborer, has been working on his Arborist certificate, and will be taking on a larger role as the City Arborist. All questions regarding trees and planting approvals will be under the City Arborist. Kyle will share a short presentation and answer any questions regarding the updates to the ordinance.

Recommendation: Approval and recommendation to approve the updated tree ordinance.

Fiscal Impact: NA

ORDINANCE NO.

COUNCIL MEMBER ----- INTRODUCED THE FOLLOWING ORDINANCE:

AN ORDINANCE TO AMEND THE BLAIR CITY MUNICIPAL CODE, CHAPTER 8, ARTICLE 1, SECTION 8-108.01 AND CHAPTER 6, ARTICLE 3, SECTIONS 6-319, 6-319.01, 6-319.02, 6-319.03, AND 6-319.04 RELATING TO TREE PLANTING REGULATIONS AND TO UPDATE PLANTING STANDARDS, SPACING, APPROVAL AUTHORITY AND REFERENCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AND PUBLISHING IN PAMPHLET FORM.

WHEREAS, the City Council finds it necessary to update and clarify regulations governing the planting, spacing, and maintenance of trees located within the public right-of-way, park lands, and other public areas; and

WHEREAS, the proposed amendments align City planting standards with current arboricultural best practices and recommendations of the Nebraska Statewide Arboretum; and

WHEREAS, the City Council desires to ensure safe infrastructure clearance, long-term tree health, and consistent enforcement.

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

This ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED ON THE 28th day of April 2026.

CITY OF BLAIR, NEBRASKA

BY: _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

[illegible]

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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

"Exhibit A"

Sec. 8-108.01 RIGHT OF WAY TREE RESTRICTION. Any individual desiring to plant trees on city right of way shall:

1. First apply for a permit from the City Clerk's office, which permit fee will be set and determined from time to time as necessary by the Mayor and City Council, by resolution, and said fees shall be appended to the Municipal Code as part of an appendix titled "Permit, License and Application Fees", and shall be on file at the office of the Municipal Clerk and available for public inspection during regular office hours of the said Municipal Clerk.
2. Sign a recordable agreement, which shall be recorded against the real property adjoining the right of way and owned by the individual(s) owning the property and requesting the permit stating they and/or their assigns shall be responsible for the perpetual care, maintenance and removal of said tree(s).
- ~~3. Agree not to plant any tree(s) closer than ten (10) feet to a curb or fifteen (15) feet from the shoulder of the road if there is no curb.~~
- ~~4. Agree not to plant any tree(s) closer than six (6) feet of any sidewalk.~~
35. Plant any tree(s) in conformance with Section 6-319.

(Added by Ordinance 2139 04/08/2008)

NOTE: See Resolution No. 2008-13 dated April 8, 2008 for City policy for planting and maintaining trees located on the public right of way within the City of Blair.

Sec. 6-319.02 MISDEMEANORS; SPACING OF STREET TREES. It shall be unlawful for any person, firm, corporation, City Department, or any other entity to plant street trees with a minimum distance between small trees less than thirty (30') feet, a minimum distance between medium trees less than forty (40') feet, and a minimum distance between large trees of fifty (50') feet unless otherwise approved prior to the planting by written permission of the City ForesterArborist, or special plantings designed by a certified landscape architect or certified arborist. (Penalties refer to Sections 6-401 through 6-403 or Addendum to Code Violations Bureau Fee Schedule). (Amended by Ordinance 1338 12/14/82) (Amended by Ordinance 2140 06/10/2008)(Amended by Ordinance XXXX 04/28/26)

Sec. 6-319.03 MISDEMEANORS; PLANTING DISTANCE FROM CURB AND SIDEWALK OF PARK AND STREET TREES. ~~It shall be unlawful for any person, firm, corporation, City Department, or any other entity to plant street trees or park trees less in violation of Section 8-108.1~~ The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three tree species size classes of section 6-319, and no trees may be planted closet to any curb or sidewalk than the following: Small trees – 2 feet, medium trees – 3 feet, and large trees – 4 feet (Penalties refer to Sections 6-401 through 6-403 or Addendum to Code Violations Bureau Fee Schedule). (Amended by Ordinance 1338 12/14/82) (Amended by Ordinance 2139 04/08/2008) (Amended by Ordinance 2140 06/10/2008)(Amended by Ordinance XXXX 04/28/26)

Sec. 6-319.04 MISDEMEANORS; PLANTING DISTANCE FROM STREET CORNERS AND FIRE PLUGS OF STREET AND PARK TREES. It shall be unlawful for any person, firm, corporation, City Department, or other entity to plant any street or park tree less than thirty-five (35') feet from any street corner, measured from the point of the nearest intersecting curbs or curb lines. It shall further be unlawful for any person, firm, corporation, City Department, or other entity to plant any street or park tree less than ~~fifteen (15')~~ ten (10) feet from any fire hydrant. No street trees other than those species defined in Section 6-319 of this ordinance as small trees may be planted under or within ten (10) lateral feet of any overhead utility wire. No street tree may be planted within five (5) lateral feet of any underground water line, sewer line, transmission line, or other utility. (Penalties refer to Sections 6-401 through 6-403 or Addendum to Code Violations Bureau Fee Schedule). (Ord. No. 1338, 12/14/82) (Amended by Ordinance 2140 06/10/2008)

Sec. 6-319 MISDEMEANORS; DEFINITION OF TERMS AS APPLIED TO PROVISIONS CONCERNING TREES. For the purposes of Sections 6-319.01 through 6-319.09 inclusive the following definitions apply:

1. Street trees are herein defined as trees, shrubs, bushes, and all other woody vegetation on Municipal right-of-ways, on all streets, avenues, boulevards, alleys, or other transportation ways within the Municipality.
2. Park trees are herein defined as trees, shrubs, bushes and all other woody vegetation in public parks and all other public lands owned by the Municipality.
3. Small trees are defined as ~~Crab Apple (small or no fruit only), Golden Rain Tree, Hawthorne (by special permission only), Hop Hornbeam, Japanese Tree Lilac, Maple as follows: Amur Maple, Compectre or Hedge Maple, Tartarian Maple, Callery Pear in variety, and Redbud.~~ Any tree with a typical maximum height of twenty (20) feet.
4. Medium trees are defined as ~~Amur Cork Tree, Birch as follows: Monarch Birch, Canoe birch, River Birch; Buckeye as follows: Ohio or Yellow; Ginkgo, Linden as follows: Littleleaf and Edmond; Oak as follows: Bur, English, Sawtooth, Shingle, Swamp White, Pagoda Tree, Yellow Wood.~~ Any tree with a typical maximum height of forty (40) Feet.
5. Large trees are defined as ~~Haekberry, Honeylocust (thornless and padles only), Horse Chestnut, Kentucky Coffee Tree, Maple as follows: Black and Sugar; Oak as follows: Black, Red, Searlet, White.~~ Large trees are defined as any tree with a typical maximum growth height that exceeds forty (40) Feet. (Amended by Ordinance 1338 12/14/82) (Amended by Ordinance 2139 04/08/2008) (Amended by Ordinance XXXX 4/28/26).
6. All street trees must be approved for planting based off the recommendations from the Nebraska Statewide Arboretum. The list is kept current at XXXX website.

Sec. 6-319.01 MISDEMEANOR; PLANTING OF TREES. It shall be unlawful for any person, firm, City Department, or other entity to plant any species of street trees that is not in accordance with Section 6-319 without prior written permission of the City Arborist, or their designee. No street tree shall be planted in violation of the permit requirements outlined in ~~of~~ Section 8-108.1. (Penalties refer to Sections 6-401 through 6-403 or Addendum to Code Violations Bureau Fee Schedule). (Amended by Ordinance 1338 12/14/1982) (Amended by Ordinance 2139 04/08/2008) (Amended by Ordinance 2140 06/10/2008) (Amended by Ordinance XXXX 04/28/26)



TREES FOR EASTERN NEBRASKA

The following species are recommended for areas in the eastern half of Nebraska and/or typically receive more than 20" of moisture per year. Size Range: The size range indicated for each plant is the expected average mature height x spread for Nebraska.

Large Deciduous Trees—typically over 40' tall

- Aspen, Bigtooth & Quaking** - *Populus grandidentata* & *P. tremuloides* (both native to Nebraska/U.S. with green/white bark and distinctive fluttery leaves; a hybrid of the two is native to the Niobrara River; can be golden-yellow in fall; short-lived with re-sprouting from roots; 40'x 25')
- Baldcypress** - *Taxodium distichum* (a graceful, deciduous conifer with attractive papery bark; great for wet areas; 50'x 30')
- Beech, American** - *Fagus grandiflora* (eastern U.S. native; attractive smooth bark; needs fertile, moist soil and protected sites; 50'x40')
European Beech (*Fagus sylvatica*) is very similar and considered easier to grow in Neb; 45'x35'.
- Birch, River** - *Betula nigra* (exfoliating cinnamon brown bark; low-growing branches; prefers rich soil & consistent moisture; 50'x45')
- Catalpa, Northern** - *Catalpa speciosa* (native; tough tree; large, heart-shaped leaves, showy flowers, long seed pods; very adaptable; 50'x 35')
- Coffeetree, Kentucky** - *Gymnocladus dioica* (native; amazingly adaptable; coarse branching and beautiful winter form; 50'x 40')
- Cottonwood, Eastern** - *Populus deltoides* (majestic native; not for extremely dry sites; avoid most cultivars; 80'x 60')
- Elm, American** - *Ulmus americana* (disease resistant varieties include 'Princeton' & 'Jefferson'; 50'x50')
- Elm, 'Accolade'** (complex hybrid) - looks like American elm; Morton Arboretum hybrid of *U. japonica* and *U. wilsoniana*; 50'x 40'
- Elm, 'Triumph'** - *Ulmus* x 'Triumph' (an attractive hybrid; very adaptable; vigorous upright growth habit; 60'x 40')
- Liberty, Turkish** - *Corylus colurna* (pyramidal shape in youth, eventually rounded; scaly bark; interesting winter catkins; 45'x 35')
- Ginkgo** - *Ginkgo biloba* (distinctive fan-shaped leaf; yellow fall color; tolerant of poor soils; female trees produce malodorous fruit; 45'x 35')
- Hackberry** - *Celtis occidentalis* (great native tree with legendary tolerance; matures to stately rounded crown; interesting corky bark; 65'x50')
- Hickory, Bitternut** - *Carya cordiformis* (our most common native hickory; sulphur-yellow buds; deserves to be planted more; 50'x 30')
- Hickory, Shagbark** - *Carya ovata* (native to se Neb; shaggy bark forms on mature trees; yellow in fall; transplant when small; 50'x45')
- Hickory, Shellbark** - *Carya laciniosa* (very similar to shagbark hickory but with a bigger nut and larger growing; 60'x 50')
- Honeylocust** - *Gleditsia triacanthos* (a very tough, adaptable tree that thrives on neglect; choose seedless/thornless types; 70'x60')
- Larch, Japanese/Common** - *Larix kaempferi* or *L. decidua* (deciduous conifers; cold hardy; prefer moist soils; 60'x 40')
- Linden, American** - *Tilia americana* (native; large heart-shaped leaves; fragrant flowers a favorite of bees; tough; 60'x 40')
- Linden, Silver** - *Tilia tomentosa* (dark, shiny leaves have silvery underside; resistant to Japanese Beetle feeding; 50'x 40')
- Magnolia, Cucumber tree** - *Magnolia acuminata* (thick lustrous leaves; cucumber like fruit; 40'x 30'; the green-yellow flowers are not showy, however the hybrid form 'Elizabeth' was selected for its very attractive yellow flowers)
- Maple, Freeman** - *Acer x freemanii* (a fast growing hybrid between red and silver maples; 'Autumn Blaze' a common cultivar; 70'x50')
- Maple, Miyabe** - *Acer miyabei* (thick, glossy foliage turns yellow in fall; 'State Street' nice upright cultivar; 40'x 30')
- Maple, Norway** - *Acer platanoides* (over planted but still good on many sites; common street tree in Lincoln and Omaha; 40'x 35')
- Maple, Red** - *Acer rubrum* (a popular tree with nice red fall color; prefers consistent moisture; not drought tolerant; 45'x40')
- Maple, Sugar** - *Acer saccharum* (beautiful tree that should be planted more; orange fall color; 50'x 50'; choose hardy varieties such as Caddo, 'Fall Fiesta', 'Green Mountain', 'Legacy', and 'Table Rock'; Black Maple (*Acer nigrum*) is similar with a more upright habit, also worth planting)
- Oak, Black** - *Quercus velutina* (native to SE Neb; glossy, dark-green leaf; great spring and fall color; a terrific oak; 50'x 45')
- Oak, Bur** - *Quercus macrocarpa* (outstanding native; big and majestic; very tough and reliable; 60'x 75')
- Oak, Chinkapin** - *Quercus muehlenbergii* (great native tree; tolerates high pH soils; narrow, chestnut-like leaves; 50'x 40')
- Oak, English** - *Quercus robur* (good across Nebraska; many forms; 60'x50')
- Oak, Hill's** - *Quercus ellipsoidal* (Minnesota, Wisconsin native; good, early red/maroon fall color; 50'x 35')
- Oak, Overcup** - *Quercus lyrata* (similar to bur oak, but prefers moist sites; avoid high pH soils; 60'x 45')
- Oak, Red** - *Quercus rubra* (a very reliable native oak with large lustrous leaves and beautiful red fall color; 65' x 55')
- Oak, Scarlet** - *Quercus coccinea* (similar in form to pin oak; beautiful scarlet color in fall; avoid high pH soils; 60'x 45')
- Oak, Shingle** - *Quercus imbricaria* (KS, MO native; distinctive narrow leaves that are held through the winter; 50'x 45')
- Oak, Shumard** - *Quercus shumardii* (similar to red oak but rarely planted; drought tolerant; good fall color; 60'x 45')
- Oak, Swamp White** - *Quercus bicolor* (attractive glossy leaves with silvery underside; good for wet soils; avoid high pH soils; 60'x 50')
- Oak, White** - *Quercus alba* (majestic tree native to SE Neb; dusty red fall color; durable and long lived; avoid high pH; 70'x 60')
- Osage Orange** - *Maclura pomifera* (a very durable and drought tolerant tree with lustrous, dark green leaves; thorny; 50'x 45')
- Pagodatree, Japanese** - *Sophora japonica* (uniformly round; attractive, late summer flowers in creamy panicles; 40'x 30')
- Pecan** - *Carya illinoensis* (an underutilized hickory; grows fast and tall; transplant when small; 70'x 60')
- Sweetgum** - *Liquidambar styraciflua* (upright habit; maple-like leaves; interesting spiked seed balls; nice fall color; SE Neb only; 60'x 40')
- Sycamore** - *Platanus occidentalis* (tough native; beautiful mottled and creamy/white bark; good on wet sites; 80'x 70'; London Planetree (*Platanus x acerifolia*) is very similar to sycamore but with a more creamy bark at maturity; 70'x 50')
- Tuliptree** - *Liriodendron tulipifera* (distinctive leaves and tulip-like orange-yellow flowers; leaves can turn butter yellow in fall; 60'x 45')
- Walnut, Black** - *Juglans nigra* (native; proven throughout Nebraska; tough and reliable; good lumber tree; 60'x 45')
- Zelkova** - *Zelkova serrata* (related to elm; attractive smooth bark; upright habit when young; glossy leaves; 40'x 30')



TREES FOR EASTERN NEBRASKA

Small & Medium Deciduous Trees—typically under 40' tall

- Alder, Black (common)** - *Alnus glutinosa* (useful for wet soils and water's edge; attractive glossy leaves; cone-like fruit; 30'x 20')
- Birch, Sweet** - *Betula lenta* (eastern U.S. native; one of the best birches; beautiful yellow fall color; reddish-brown bark)
- Black Gum** - *Nyssa sylvatica* (doing well in SE Neb; handsome foliage turns red-purple in fall; interesting wavy, horizontal branches; 30'x 25')
- Buckeye, Ohio** - *Aesculus glabra* (native; very tough & adaptable; rounded form; interesting 'buckeye' fruit; 30'x 30')
- Cherry, Black** - *Prunus serotina* (overlooked Neb native; fast growing; handsome reddish bark; small cherries relished by song birds; 45'x 35')
- Chestnut, Chinese** - *Castanea mollissima* (similar to American Chestnut but smaller and more rounded; 35'x 30')
- Chokecherry** - *Prunus virginiana* (tough reliable native; suckering habit; 'Canada Red' a purple-leaf form; 25'x 20')
- Crabapple** - *Malus* spp. (dozens of cultivars available; consider disease resistant types with persistent fruit such as 'Adams', 'Cardinal', 'Prairiefire', 'Don Wyman', 'Harvest Gold', 'Red Jewel', 'Pink Spires' to name a few)
- Dogwood, Corneliancherry** - *Cornus mas* (tough, reliable; large shrub or small tree; early yellow flowers; red fruit; 15'x 15')
- Dogwood, Flowering** - *Cornus florida* (SE Neb only as it needs extra protection; attractive but unreliable flowers; 15'x 10')
- Dogwood, Pagoda** - *Cornus alternifolia* (beautiful, horizontally layered small tree or large shrub; short-lived; 15'x 15')
- Elm, David ('Discovery')** - *Ulmus davidiana* var. *japonica* (very cold tolerant; rounded habit; glossy green; 45'x 45')
- Hawthorn, Cockspur** - *Crataegus crusgalli* (nice white flowers; glossy green leaves; abundant red fruit; 15'x 15'; variety *inermis* is a thornless form and Lavalley Hawthorn (*Crataegus* × *lavalleyi*) is a striking hybrid that grows 15'x 10')
- Hawthorn, Downy** - *Crataegus mollis* (Neb native; downy leaves in spring; low, spreading habit; 15'x 15')
- Hawthorn, Washington** - *Crataegus phaenopyrum* (E; attractive foliage, flower and fruit; tough; relatively disease free; 20'x 20')
- Hophornbeam, American** - *Ostrya virginiana* (Neb native; common in forest understory; shaggy bark; yellow fall color; hops like fruit; 25'x 20')
- Hornbeam, American** - *Carpinus caroliniana* (distinctive sinewy-smooth steel gray bark; low spreading habit; 20'x 20')
- Lilac, Japanese Tree** - *Syringa reticulata* (nice ornamental with fragrant white flower clusters in late spring; cherry-like bark)
- Lilac, Pekin** - *Syringa pekinensis* (creamy white flowers; attractive, flaky bark; similar to Jap. tree lilac; 20'x 15')
- Maackia, Amur** - *Maackia amurensis* (seldom seen legume; worth a closer look; green bark; attractive summer flowers; 25'x 20')
- Magnolia, Flowering** - *Magnolia* spp. (hardy magnolias include Saucer Magnolia (*Magnolia* × *soulangiana*) with attractive white flowers and natural rounded habit to 20'x 15'; and Loebner Magnolia (*Magnolia* × *loebneri*) with early white flowers; 15-20'x 15-20')
- Maple, Paperbark** - *Acer griseum* (small tree; cinnamon red exfoliating bark; needs protected sites; 15'x 15')
- Maple, Shantung** - *Acer truncatum* (attractive star-shaped leaves; rounded form; underused ornamental; 20'x 20')
- Maple, Three-flower** - *Acer triflorum* (an underused maple with papery bark; 30'x 25')
- Oak, Dwarf Chinkapin** - *Quercus prinoides* (se NE native; variable habit but usually shrubby; prolific acorn producer; loves heat; 15-20'x 10-15')
- Oak, Mongolian** - *Quercus mongolica* (similar in appearance to Bur Oak but shorter stature; performing well in N. Dakota; 50'x 45')
- Pawpaw** - *Asimina triloba* (SE NE native understory tree; edible mushy fruits; colony former; SE Neb primarily; 20'x 15')
- Persimmon** - *Diospyros virginiana* (native to e. G.P.; distinctive blocky bark; tasty fruit; prefers moist, fertile soil; 30'x 20')
- Redbud** - *Cercis canadensis* (native; attractive purple flowers in early spring; select from hardy seed source; 20'x 15')
- Serviceberry (Juneberry)** - *Amelanchier* spp. (serviceberries are multi-season plants with early-spring white flowers, glossy leaves, tasty fruit and nice fall color; many cultivars available including 'Autumn Brilliance'; wide size range from 10-20'x 10-20')
- Smoketree, American** - *Cotinus obovatus* (blue-green leaves; yellow-orange fall color; plumy, smoke-like flowers; 20'x 15')
- Willow, Laurel** - *Salix pentandra* (attractive, glossy foliage; fast growth; needs consistent moisture; short lived; 35'x 30')
- Yellowwood** - *Cladrastis kentukea* (unique creamy-white, panicked flowers; attractive smooth bark; 35'x 35')

Evergreen Trees

- Douglasfir** - *Pseudotsuga menziesii* var. *glauca* (soft blue-green needles; distinctive cones; graceful habit; avoid open, windswept sites; 50'x 30')
- Fir, Canaan** - *Abies balsamea* var. *phanerolepis* (common Christmas tree; nice specimens in eastern 1/3 of NE; 45'x 20')
- Fir, Concolor** - *Abies concolor* (attractive blue-green, long, upswept needles; most reliable fir for Nebraska; 50'x 25')
- Fir, Korean** - *Abies koreana* (beautiful blue cones; very graceful; needs to be tested more; 50'x 25')
- Juniper, Chinese** - *Juniperus chinensis* (adaptable and easy to grow; tree forms include 'Spartan' and 'Keteleer'; 15-25'x 10-15')
- Pine, Bosnian** - *Pinus heldreichii* var. *leucodermis* (short needles, tufted branch tips; dark green; 45'x 30')
- Pine, Domingo** - *Pinus* x 'Domingo' (white pine hybrid that's doing well in eastern Neb; blue-green foliage; 50'x 40')
- Pine, Eastern White** - *Pinus strobus* (tolerates wetter conditions than most pines; nice soft needles)
- Pine, Japanese White** - *Pinus parviflora* (graceful open natural habit; attractive large cones; 30'x 20')
- Pine, Korean** - *Pinus koraiensis* (edible nut; soft, attractive needles; 40'x 30')
- Pine, Limber** - *Pinus flexilis* (native; slow growing; soft needles; very flexible branches; plant on well-drained soils; 50'x 30')
- Pine, Ponderosa** - *Pinus ponderosa* (native; best on well-drained soils; attractive cinnamon-brown-black bark; 65'x 30')
- Pine, Red** - *Pinus resinosa* (Minnesota native; slow growing; reddish bark; several trees at Halsey, Maskenthine, UNL; 40'x 30')
- Pine, Southwestern White** - *Pinus reflexa* (graceful five-needle pine; 'Vanderwolfs' a common form; 35'x 20')
- Pine, Swiss Stone** - *Pinus cembra* (to 40' tall; seldom seen; edible nut; soft foliage; 'Chalet' common selection)



TREES FOR EASTERN NEBRASKA

Spruce, Black Hills - *Picea glauca* var. *densata* (nice alternative to blue spruce; tolerates tough sites and conditions)
Spruce, Colorado - *Picea pungens* (the old standby; many cultivars with wide color and habit range; somewhat overplanted)
Spruce, Norway - *Picea abies* (pendulous (weeping) branch tips; tolerates moist sites; largest of the spruce growing to 70'x 40')
Spruce, Serbian - *Picea omorika* (upright habit; weeping, graceful branches; attractive dark cones; slower growing; 35'x 18')
Redcedar, Eastern - *Juniperus virginiana* (Eastern Nebraska's only native evergreen; attractive bark; good for wildlife; 40'x 30'; 'Taylor' is a very narrow cultivar from Nebraska 30'x5'; 'Canaerti' has distinctive tufted branches)

Trees for the Collector—uncommon in Nebraska but worth a try in the right location

Ash, Manchurian - *Fraxinus mandshurica* (from Asia; upright growth; drought tolerant; nice yellow fall color; 'Mancana' common cultivar; this species evolved with Emerald Ash Borer (EAB) and is considered resistant to it; 40'x 30')
Birch, Paper - *Betula papyrifera* (native to Niobrara valley; bark exfoliates in papery strips; prefers cool, moist root zone; 40'x 30')
Birch, Rocky Mountain - *Betula occidentalis* (native NW Neb; attractive cherry-like bark; prefers part shade and even moisture; 15'x15')
Buckeye, Red - *Aesculus pavia* (large shrub or small tree; attractive red flowers; glossy foliage; 15'x 12')
Buckeye, Yellow - *Aesculus flava* (similar to Ohio buckeye, but taller and with smooth fruit capsule; 50'x 40')
Dogwood, Kousa - *Cornus kousa* (star-like creamy-white flowers; very attractive mottled bark; needs protection; 15'x 10')
Elm, 'Frontier' - (lacebark hybrid) smaller, glossy leaves; lacy bark pattern; purple fall color; 40'x 30')
Elm, Lacebark - *Ulmus parvifolia* (very heat and drought tolerant; nice "lacey" bark; rounded habit; some dieback in cold winters; 45'x 45')
Fringetree - *Chionanthus virginicus* (large shrub or small tree; wispy, fragrant flowers; attractive blue fruit; 15'x 15')
Hemlock, Eastern - *Tsuga Canadensis* (refined evergreen for protected spots; tolerates up to 1/2- 2/3 shade; 25'x 15')
Hickory, Mockernut - *Carya tomentosa* (dark gray bark with furrowed, diamond pattern; nut meat is hard to extract; yellow fall color; 35'x 30')
Hornbeam, European - *Carpinus betulus* (smooth gray bark; upright; tight, uniform branching; attractive leaf; 30'x 20')
Horsechestnut - *Aesculus hippocastanum* (sticky, shiny winter buds; beautiful creamy flowers; prone to leaf diseases; 35'x 30')
Katsuratree - *Cercidiphyllum japonicum* (beautiful multi-stemmed tree with handsome bark; heart-shaped leaves; 35'x 25')
Maple, Korean - *Acer pseudosieboldianum* (hardier alternative to Japanese maple; patio size tree; red fall color; 20'x 15')
Oak, Bebb's - *Quercus x bebbiana* (hybrid between bur oak and white oak; vigorous grower; very hardy; 50'x 50')
Oak, Chestnut - *Quercus montana* (interesting chestnut-like leaf; prefers moist, fertile soils; avoid high pH soil; 50'x 35')
Oak, Pin - *Quercus palustris* (upright habit; plant only on neutral or acidic soils – pH 7.2 or lower; 70'x 40')
Oak, Post - *Quercus stellata* (tough, corky bark; medium rounded tree; ideal for hot, dry sites; native to southern KS; 30'x 25')
Parrotia - *Parrotia persica* (lustrous green witchhazel like leaves turn yellow-orange in fall; exfoliating bark; needs protection; 20'x 15')
Pine, Lacebark - *Pinus bungeana* (slow growing but graceful; beautiful mottled bark; unfortunately is prone to pine wilt disease; 45'x 20')
Sassafras - *Sassafras albidum* (interesting mitten like leaves with orange fall color; spicy-aromatic branches; needs protection; 30'x 20')
Seven-Son Flower - *Heptacodium miconoides* (gangly habit; nice summer flowers favored by bees; exfoliating bark; 15'x15')
Spruce, Oriental - *Picea orientalis* (graceful habit; attractive pendulous branches similar to *P. omorika*; slow growing; 45'x 20')
Sugarberry - *Celtis laevigata* (related to hackberry but with smooth bark; marginally hardy here; 50'x50')

Trees No Longer Recommended Due to Invasiveness

Corktree, Amur - *Phellodendron amurense*
Goldenrain Tree - *Koeleruteria paniculata*
Pear, Callery - *Pyrus calleryana*
Tree of Heaven - *Ailanthus altissima*
Russian Olive - *Elaeagnus angustifolia*
White Mulberry - *Morus alba*
Common Buckthorn - *Rhamnus cathartica*
Saltcedar - *Tamarix* spp. (declared noxious weed in Nebraska)
Siberian Elm - *Ulmus pumila*

For more tree and plant resources, visit plantnebraska.org.

RESOLUTION NO. 2026

COUNCILMEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

WHEREAS, the Mayor and City Council may be resolution from time to time as necessary set and establish fees to be charged at the Blair Swimming Pool; and,

WHEREAS, the fees for the 2026 Swimming Pool season shall be established,

NOW, THEREFORE, BE IT RESOLVED that the following fees are hereby set and established for the 2026 Swimming Pool season.

Youth Membership (under 18)	\$60.00
Adult Membership (18+)	\$80.00
Family Membership	\$150.00
Family Membership Plus One (named)	\$175.00
Youth Daily (3-18)	\$4.00
Adult Daily (18+)	\$5.00
Swimming Lessons Per Session	\$80.00
Baby Pool	Free
2 and under – Big Pool w/Adult	Free (Adult must pay)
Pool Party (1.5 Hour, 125-150 Max Capacity)	\$250.00
Pool Pary Additional half hour	\$50.00

*Family Membership – Plus 1 allows for the admission of a child-care provider who is not an immediate family member.

**Conditions: Minimum of 20, maximum of 45 youth at any one time; Ages 5-14 years of age; Sponsor must provide supervision at a ratio of 1 caregiver for every 6 youths in attendance.

Memberships at the YMCA will not be honored at the Blair Municipal Pool. All membership fees will be purchased from the city.

COUNCIL MEMBER - MOVED THAT THE RESOLUTION BE ADOPTED AS READ, WHICH MOTION WAS SECONDED BY COUNCIL MEMBER -. UPON ROLL CALL, COUNCIL MEMBER - VOTING “AYE”, AND COUNCIL MEMBERS - VOTED “NAY”. THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF APRIL 2026.

CITY OF BLAIR, NEBRASKA

BY _____
MELINDA K. RUMP, MAYOR

ATTEST:

BRENDA WHEELER, CITY CLERK

(SEAL)

STATE OF NEBRASKA)
):ss:
WASHINGTON COUNTY)

BRENDA R. 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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK



CITY OF BLAIR

MEMORANDUM

To: Blair Cemetery, Parks, and Recreation Advisory Board
From: CJ Heaton, Deputy City Administrator of Public Works
Date: 4/28/26
Re: 100-Year Cemetery Project

A recently passed law in the Nebraska Legislature allows cemeteries to reclaim and resell any graves that have not had activity within the last 30 years. Several cemeteries in the state were dealing with the issue of running out of ground, but had hundreds of unused spaces. This new law allows cemeteries to properly post the spaces they propose to claim through public notice, and a 60-day waiting period to allow anyone who may have a claim to step forward. The City of Blair began evaluating what spaces fall into this new law, but did so on spaces that were purchased 100 years ago, to allow ample time for anyone to have used these spaces. Several spaces were purchased well over 100 years ago, where a family would buy 12 or more spaces, planning on other family members using the spaces. Over time, families moved from the area, married, or were buried elsewhere. At other times, staff find that the proper documentation to show the proper transfer of a space from generation to generation is lacking or was never filled out in the first place. Grave spaces are property and must show a proper transfer of title for someone other than the owner to use the space. While these can be worked through, they often require attorneys and can be costly. In some cases, there are three or more generations after the original purchaser, and there may be dozens of descendants who have a claim. This new law will allow the city to reclaim and potentially resell thousands of lots over the next few years, allowing for more infill at the cemetery, and allowing the descendants of some of Blair's oldest families an opportunity to purchase spaces near relatives.

Attached is a list of nearly 2600 spaces that were purchased prior to 1926 and meet the requirements of the new law. Staff is seeking the board's recommendation to present this to the full council on the 28th so that we can publish in the Enterprise and begin the process.

Financial Impact: NA

Recommendation: Approval and recommendation of passage to the Blair Mayor and City Council.

RESOLUTION NO. 2026

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

A RESOLUTION AUTHORIZING THE INITIATION OF THE 100-YEAR CEMETERY PROJECT AND DIRECTING PUBLIC NOTICE AND RELATED ACTIONS

WHEREAS, the City of Blair owns and operates the Blair Cemetery for the benefit of the public; and

WHEREAS, the Nebraska Legislature has recently enacted legislation authorizing cemeteries to reclaim and resell burial spaces that have had no activity for a period of at least thirty (30) years, provided that proper notice is given and a sixty (60) day waiting period is observed to allow any person with a legal claim to come forward; and

WHEREAS, City staff have undertaken a review of cemetery records and burial spaces in light of this new law and have focused specifically on burial spaces purchased one hundred (100) years ago or more, in order to provide ample time and opportunity for lawful use or claims by descendants; and

WHEREAS, many burial spaces were historically purchased in large family groupings, some of which remain unused due to family relocation, marriage, burial elsewhere, or the absence of complete documentation evidencing lawful transfer of ownership across generations; and

WHEREAS, the review conducted by City staff has identified approximately 2,600 burial spaces purchased prior to 1926 that meet the statutory requirements for reclamation under the new law; and

WHEREAS, reclamation and potential resale of these burial spaces will allow for increased infill capacity at the Blair Cemetery, help address long-term space constraints, and provide opportunities for descendants of Blair's oldest families to purchase burial spaces near relatives; and

WHEREAS, there is no direct financial impact associated with initiating the public notice and review process for the 100-Year Cemetery Project.

WHEREAS, the Blair Cemetery, Parks, and Recreation Advisory Board has reviewed this matter and concurs with staff's recommendation to proceed; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA: The City Council hereby approves and authorizes The City Administrator, Deputy City Administrator of Public Works, and applicable City staff are hereby authorized and directed to publish public notice of the identified burial spaces proposed for reclamation, including publication in the Blair Enterprise and any other notice required by law. Upon completion of the notice and waiting period, and subject to compliance with all statutory requirements, City staff are authorized to take such additional actions as are reasonably necessary

to reclaim and, where appropriate, resell qualifying burial spaces. 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 _____ VOTING ‘NAY,” THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF APRIL 2026.

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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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

PUBLIC NOTICE

CEMETERY BURIAL SPACES

The City of Blair is in the process of bringing the ownership records of cemetery spaces in Blair Cemetery up-to-date and to make abandoned burial spaces available for sale to the general public. Records need to be verified so there is no misunderstanding as to the ownership of the burial spaces. We want to make it abundantly clear that we are not attempting to deprive anyone of their right to be buried in a burial space to which they are entitled.

In many cases, the city's records show the deed is actually in the individual's name who originally purchased the space(s) and that person may have moved, passed away, or have been under the assumption that upon death, the space(s) are automatically transferred to another family member. The deed does not transfer to another individual unless one of the following procedures is completed through the City Clerk's office:

- 1) In cases where the current record owner is living and would like to transfer the space(s) to another individual, the record owner must endorse their request in writing, which can be done on the back of the existing deed. All requests must be notarized.
- 2) In cases where the record owner is deceased and there is no probated Will, probate procedures will need to be followed in order to transfer the cemetery space(s). A small estate affidavit can be provided if the probate property is less than \$100,000 in value.
- 3) In cases where the current record owner is deceased and the estate is completely probated, the City Clerk's office would need certified copies of the following documents that establish to whom the deed should pass:
 - A copy of the decedent's Will
 - A copy of the order issued by the County Court admitting the Will to probate
 - In cases where there is no Will, a certified copy of the court order determining the heirs of the estate

The City Attorney reviews all documents provided to the City Clerk's office prior to the transfer of any deeds.

A \$25 deed transfer fee is charged for each new deed issued.

Below is a complete list of the current record owners along with the burial space(s) that the city is attempting to identify proper ownership of. The entirety of these space(s) were purchased prior to 1926. If you believe you are entitled to any of these burial space(s),

please notify the city as instructed below. If you know of anyone whose family's name(s) is on the list, please make them aware of this notice. This notice is also posted on the city's website www.blairne.gov.

Due to the expected high volume of inquiries, we ask that you notify the City Clerk's office in writing at 218 S. 18th Street, Blair, NE 68008 or by email at cityclerk@blairne.gov to allow time to research. For additional questions contact the City Clerk's office at 402-426-4191.

If no information is received regarding the burial space(s) listed below, Nebraska State Law permits the city to declare that such space(s) are abandoned and the title will revert back to the City of Blair Sixty (60) days from publication of this Notice. Please be advised that this is an ongoing process and future lists will be published.

NOTICE OF DECLARATION OF ABANDONMENT

Notice is hereby given that the City of Blair, Nebraska hereby declares the following unoccupied cemetery lots have been abandoned and, pursuant to § 12-701 R.R.S. title to these lots revert back to the City of Blair, Nebraska unless within Sixty (60) days from the date of publication of this notice, the record owner or his/her heirs or devisees give the City of Blair written notice that there has been no such abandonment and shall pay all costs associated with the proper transfer of title, if necessary.

Blair Cemetery

Lot	Block	Grave Space	Owner Name
1	1	3	Elizabeth Carsen
1	1	4	P. H. Pease
1	2	1-3,5,7-12	Eli (Elias) Avery
1	3	1-3, 10-12	Charles W. Joy
1	4	4-7, 9-10	Joseph B. W. Vertz
1	5	6	William Temple
1	6	3, 5, 6, 9, 11-12	Alfred and Sarah A. Hester
1	9	1-3, 8-11	H. A. McDonald
1	10	1-6, 8-10	Francis Halbert
1	11	1-6, 10-12	J. A. Ricks
1	12	1-4, 6, 8-12	James Rawhouser
1	13	2-6, 8-12	T. H. Granger
1	14	1-3	Jim Jensen
2	1	7-8	P. W. Dixon
2	2	8, 10-12	George I. Houghton (c.a.)
2	3	3	Ferdinand Busch
2	3	4, 6-9	J. B. Davis
2	4	2	Christ Bergmann
2	4	8	Christ Bergmann

2	6	3-6	Detlef Schmidt
2	7	7-8, 11	Maria L. Boston
2	8	2-12	M. M. Loiable
2	9	7-12	Joseph Thompson
2	11	1-12	John Bunt
2	12	3	Christ Tranberg
2	12	10	Gustave Mencke
2	14	1	Mabel Bailey
2	14	10	John Bailey
3	1	2	Ed Miller
3	2	1	John Swan
3	2	9	Hollis A. Wentworth
3	3	1-2, 9-12	John F. Smith
3	4	10-11	Frank Michael
3	5	1-2, 7-8	Nels C. Christiansen
3	6	1	Fred Davis
3	6	12	Fred Davis
3	7	2, 7, 9-12	Francis M. Stanfield
3	8	1-12	Harrison Tucker
3	9	1-4, 9-12	W. G. Howe
3	10	4-6	Charles Dean
3	10	10	C. Jacobsen
3	11	3	George Wentworth
3	11	6	Wilson Pyles
3	12	1-6, 8-12	G. W. Smith
3	14	1-3	John Lamb
3	14	4-6	J. M. Jensen
4	1	1-2	Nels Jespersen
4	2	3	Sarah Stewart
4	2	7-8	Gertrude Wentworth
4	3	2-5	Christ Jensen
4	4	2-3	H. E. Rodman
4	5	7-8	J. J. Freeman
4	6	1-4, 9-11	Henry W. Rose
4	7	5, 7, 8, 10-12	Frank Sheeley
4	8	1-5, 7-12	Austin Rockwell
4	10	6	Jacob M. Evans
4	11	2	Casper Piatt
4	12	5	John F. Gosch Estate (north 1/2 of 5)
4	12	7-9	George Wall
4	13	3	C. A. Linn
4	14	1-2	Winther H. Larsen
4	14	9-10	Soren Jensen
5	1	1-5, 7-12	Lydia Hamilton
5	2	2, 10-12	Knute Nelson
5	3	4	George Wilson

5	4	1-2	C. E. Beaty
5	4	4-5	H. A. Hinman
5	4	9	S. C. Mathews
5	4	10	N. W. Cole
5	5	1-3	Ora Carson
5	6	1-6, 8-12	R. A. and J. Boyer
5	7	4-9	M. E. Noble
5	9	6	J. W. Lecrone
5	10	4-6	Wiebke Wulf
5	11	10-12	Richard Lague
5	13	1-4	James S. Wilder
5	14	1-12	J. W. Alexander
6	3	4-5	Joe Moore
6	4	4	Mrs. E. M. Conners
6	4	9	T. E. Brisner
6	5	7	Peter Madsen
6	6	4-6	P. E. Danielson
6	7	1-12	E. B. Wright
6	8	7-8, 12	Larken Tucker
6	9	9	W. Flinn
6	10	5-6	Emma Hemming
6	10	9	Andrew Anderson
6	11	1	George Tietjens
6	11	3	Alfred H. Farsell
6	11	4-6	W. C. Rutherford
6	11	7, 9	Simon Keaton
6	11	10	Theo Karger
6	12	1	Mads P. Jensen
6	12	11-12	J. P. Quist
6	14	3-6, 8-10	Sarah J. Wilkins
7	1	1, 6, 9-10	Bert Norris
7	4	10-12	Niels Collins
7	5	2-3	John Henrichs
7	5	4	Detlif Anderson
7	5	7-8	Charles Lewis
7	6	4-7	Martin Rasmussen
7	6	10-12	Theo Hermann
7	7	2-3	Martin Bussell
7	8	4-5	Geo Eliassen
7	8	8-9	Mrs D. Eliassen
7	9	11	P. J. Gossard
7	10	4-5	Frank Tinkum
7	10	11	Ida G. King
7	11	7	Mattie C. Nielsen
7	12	4, 6	Louis Hansen
7	14	4-5	John F. Thompson

8	1	1-2, 6-12	Herbert Foster
8	2	1-2, 6, 11-12	Thos Hitchcock
8	4	1	Theodore Anderson
8	4	10-11	Jenseine Moeller
8	6	7-8	Nicholas T. Biffar
8	7	4, 6, 11-12	George C. Cachelin
8	8	1	James & Charles Justice
8	8	5	Hans Beckman
8	8	12	James & Charles Justice
8	9	4-5	Tom Chadwick
8	9	10-11	George Bateman
8	10	7-8, 12	Christoffer Paulsen
8	11	10-12	Anna Elsie Petersen
8	12	5	Eugene L. Perry
8	13	1-2	Isaac Dennis
8	13	9	Marie Nielsen
8	14	1-3	George F. Reeves
8	14	4-5, 7	James M. Dixon
8	14	11-12	George F. Reeves
9	3	6-12	Hattie E. Sutherland
9	4	9	Paul K. Siert
9	5	4, 9	Thomas Anderson
9	6	3	Soloman Hinline
9	6	4	Sophie Johanson
9	6	7, 9	P. G. Rohwer
9	7	12	Martin N. Nelson
9	10	2	Annie P. Pease
9	11	4-5 11-12	Mary A. Carter
9	12	3, 12	Andrew Bohs
10	3	9	T. T. Morehead
10	3	10-12	Lloyd Wilder
10	4	10	Nels Jacobsen
10	5	1, 10-12	J. A. Newell
10	6	1-2, 6-12	Geo. Blanchard
10	7	1-3, 10-12	William Maher
10	7	4, 6-9	Fred Gutschow
10	8	1-3, 6-12	Samuel Miles
10	9	4	Electa Dodd
10	10	2-3	James Arthur McEvers
10	10	9	W. T. Spencer
10	10	10-12	James Arthur McEvers
11	5	6	Oscar Groethe
11	6	2, 8-9	Ernest E. & S. Green Gustin
12	1	2, 6-8, 11	Alice Jones
12	2	1-2, 6-12	Margaret A. Fryman
12	4	4, 9	W. H. Michelsen

12	5	4, 7-9	James Carpenter
12	6	4, 7-9	W. F. McNair
12	6	12	William Barton
13	1	4	J. I. Petersen
13	1	10-11	Mary E. Allen
13	2	11	Stephen B. Phillips
13	3	1, 5-6, 9-12	J. E. McCracken
13	4	4, 9	Thos. Johnson
13	4	10	Fred S. Jenkins
13	6	1-2, 5-12	Mary E. Tyson
13	7	2-3	Geo. Kuhr
13	7	4-5	Henry L. Kuhr
13	8	2, 12	James P. Jensen
13	9	3-4, 10	Harry Seltz
13	11	1-3, 10-11	Ella A. Young
13	12	3-4, 12	John McDonald
14	1	7-9	Teresa Hilton
14	1	10-11	Ellen M. McKenney
14	2	1, 5, 7-12	Richard Johnson
14	3	1-3, 6-12	Millie A. Pullen
14	4	7-9	J. E. Devore
14	5	1-5	Martin Angersen
14	5	10-12	Nathan A. Pike
14	6	4, 6, 9	John C. Anderson
14	7	4, 9	August Rathmann
14	9	8-12	C. E. Ayers
14	11	6, 12	Peter Nohrenburg
14	12	1-2, 5-8, 11	Fannie George
15	1	1-9, 11-12	John A. Dix
15	2	1-3, 7-12	John A. Dix
15	3	3	Sarah Jewell
15	3	5	V. W. Bartlett
15	3	10	Sarah Jewell
15	4	2	Pauline Schultz
15	4	4-6	Frank Clifton
15	5	1-3	Abbie Tyson
15	5	7, 9	John F. Brahmstad
15	6	5, 11, 12	Johann and Emily Lange
15	7	1-3	Thos. T. Osterman
15	8	1	Alexander Martin
15	8	4-6	George O. Conner
15	8	8-9	Lucy Doyle
15	9	9	L. W. Dulany
15	10	1-2	Peter Dostert
15	10	7-8, 11-12	Jessie Sprague
15	11	1-6	John A. Post Dix

16	1	7-12	Ellsworth Z. Russell
16	2	7, 9-10	John McQuarrie
16	3	1-2, 6-11	Dudley Perkins
16	4	3-4, 10	Claus H. Wulff
16	5	6-7	B. Arndt
16	6	6-12	W. H. Farnsworth
16	7	1-2	Henry Biffar
16	7	10, 12	Mrs. S. A. Thurston
16	8	8-9	Mrs. M. A. Wright
16	9	3, 5-6, 11	George D. Rathmann
16	10	1-3	Sarah A. Baker
16	10	6	F. W. Jones
16	10	10, 12	Sarah A. Baker
16	11	11	Niels Andersen
16	12	2, 5-8, 11	George K. & Vera Nelson
17	2	1-4, 6	William Henry Beard
17	3	1-2, 4-6, 10, 12	George W. Pate
17	4	1-2, 5-6	Valpreiso Bunn
17	5	4-6, 8-9	William L. Edgerton
17	5	12	Christian Gutschow
17	6	1-2, 7-9, 12	Mrs. William Van Horn
17	7	2, 4-7, 11-12	James P. Parker
17	8	4-5	William Humphries
17	9	1-5, 7-12	S. Williams
17	10	4-6, 9	R. Nannah
17	10	10, 12	Mrs. E. A. Fancher
17	11	3-4, 9	Pfautz Maurer Tyson
17	12	4	Mary Grabbe
18	1	1-3, 7-12	N. C. Tarlton
18	2	1-2, 8-9, 11-12	W. R. Weaver
18	3	7, 12	Arthur F. Garske
18	4	1-5, 7-12	G. W. Dixon
18	5	1-2, 9-11	W. H. Eller
18	6	1-3, 6, 9-12	John H. McGuire
18	7	1-11	Ann Vanhorn
18	8	12	Charles H. White
18	9	1-6, 12	Frank McCumber
18	10	8, 11-12	Abraham Sutherland
18	11	1-4, 7-8, 10-12	Jacob Landsbury
18	12	1-6, 8-12	S. T. Roberts
19	1	3	Elizabeth Bump
19	2	4-5	H. G. Nohrenberg
19	2	9-12	Frank Hovendick
19	3	3-6, 8	Gust G. Lundt
19	4	2, 7-10	John Schmidt
19	5	1, 3-6, 10-12	John Ellerbrook

19	6	1, 3	Kate Van Horn
19	6	4, 7-9	William G. Harrison
19	8	1-3, 12	Julius Kegler
19	9	2-3, 5-6	Niels P. Borup
19	10	2-4, 11	Lemuel L. Lantry
19	11	3-4, 7-8	John S. Gearhardt
19	12	4	Ed Wulff
20	2	1-3	Hans Iverson
20	2	4-6	John Fairchild
20	2	10, 12	John S. W. Robinson
20	4	1-2, 8, 10-12	Samuel F. Anderson
20	5	2-3, 8	Ross Petersen
20	6	8, 12	Stephen Tuttle
20	8	1-7, 9, 11-12	Mrs. T.E. Davidson
20	9	1-2, 4-6	Martin V. Stites
20	10	12	Jacob H. Young
20	11	3-6	Peter Johnson
20	12	3-5	Martha J. Phillips
21	2	1, 3, 6	Samuel D. Bouvier
21	3	1-5, 7, 10-12	J. J. Kellogg
21	4	5, 7-8	Geo N. Flinn
21	5	1-5	James F. Wiseman
21	6	1-2, 7-12	J. W. Ostrander
21	7	1, 12	W. W. Noyes
21	8	2-4	Felix R. Davis
21	9	4-5, 8-9	S. J. Berry
21	10	1-6, 8-12	William T. March
21	11	2, 4, 9, 11-12	George Willsey
21	12	3, 5-6, 11-12	Nancy C. Alloway
22	1	1, 6, 9, 12	Adeline McPherson
22	2	3, 5-6	Daniel W. Waite
22	3	5-6, 10-12	Samuel Demaree
22	4	1-3, 10-11	James M. Bovee
22	5	8-12	Josiah J. Young
22	6	1-4, 7-12	Mrs. E. Barnes
22	7	1-2, 6, 10-11	John Innes
22	8	1	Mary Lee
22	8	10-11	Lillian G. Lee
22	9	8-12	Anna E. Cochran
22	10	1-5, 11-12	L. C. Nixon
22	11	3-4	John McBride
22	12	2-4	George W. Dulaney
23	1	3-4	Amasa S. Warrick
23	2	3, 8-10	Samuel Warrick
23	3	1-2, 7-12	L. R. Fletcher
23	4	7-12	Hamilton J. Raver

23	5	5-6, 8-12	Pettingill Van Deusen
23	6	7-12	Llewlyn K. Davies
23	7	1-4, 7, 11-12	Edward W. Hollingsworth
23	8	3-4, 12	Thomas P. Lippincott
23	9	5-6	John G. Warrick
23	10	4-9	Giles Mead
24	1	4-5	Milton W. Martin
24	2	1-4	Charles M. Carter
24	3	1, 4-9	Bengta Nelson
24	3	10-12	Bengta Nelson
24	4	1-4, 7, 12	Geo Fox
24	5	1-5, 7-10	Mrs. James R. Pettit
24	6	1-10	Henry A. Benner
24	7	1-4, 8, 12	Layton W. Greeno
24	8	1-5, 7-8, 12	William J. Kindred
24	9	1-6, 8-12	Daniel Lerch
24	10	4-6	Mrs. Myrtle Fowler
25	1	7-12	Alex Reed
25	2	5-6, 8, 11-12	JP & Laverne Stokes Jr/JTWROS
25	3	1-4, 12	John Richter
25	4	7-12	Daniel McMillan
25	5	1-2, 4-6, 9-12	C. B. Herman
25	6	1-5	S. B. Taylor
25	7	3, 5, 9-10	Levi H. Turner
25	8	1, 3, 4-5, 10-11	Henry Rohwer
25	9	2-5, 11-12	J. Johnson
25	10	1-6, 8, 10	JFW & Philleo R. Hopper
26	1	1, 2, 9-10, 12	Richard O'Hanlon
26	3	1-3, 10	W. T. Bailey
26	4	3, 7, 11-12	Peter R. Benner
26	5	1-2, 5, 7-8	Wellington C. Walton
26	6	1, 3-4, 12	Abraham Castetter
26	7	1-12	Edward Cachelin
26	8	2-3, 11	F. G. Cochran
26	9	3-6, 8, 11	Henry Newell
27	1	1, 7, 9, 12	William H. Palmer
27	2	1-11	H. C. Graves
27	3	1-7, 9-12	John B. Maxfield
27	4	1, 4	Rice Arnold
27	5	4	Floyd & Louise G. Marshall
27	7	10	A. T. Fessenden
27	8	1, 3, 5, 6, 10	Roy & Mabel Bisbee
27	9	1, 6, 10-11	J. H. Thompson
27	10	1-7, 11-12	John Carrigan
28	2	1, 5-6, 8-12	Edward Koenig
28	3	1-5, 10-12	Isaac Thompson

28	4	1-3	Charles Eggleston
28	4	6	Eugene D. & Elva Klingenberg
28	4	10-11	Charles Eggleston
28	6	1-11	Mrs. Charles Thomas
28	7	2, 4-6, 9, 12	Theo Haller
28	8	3, 4, 7, 9-10	John T. Pace
28	9	1-6, 8-12	J. F. Kinney and Sons
28	10	1-3, 10	William Murley
29	1	1, 7-12	Dr. Almon J. Ryan
29	2	1-3	George Sheely
29	2	4-6	R. Beistline
29	2	11-12	George Sheely
29	3	10	Lizzie Concord
29	4	9-10	Morris M. McKenney
29	5	2-12	Michael Van Wilson
29	6	3-5	George Sutherland
29	7	1, 4, 10-12	William B. Taylor
29	8	2, 7, 11-12	Adam E. Piper
29	9	1-3	Samuel Hunt
29	9	7, 9	Mrs. John C. Mann
29	10	2-3	M. D. Bedal
29	10	4-6, 9	William Gray
30	1	2	J. F. Smalley
30	1	6-8	V. Metzger
30	1	10, 12	S. O. Larkins
30	2	6, 8-10, 12	Thomas M. Wright
30	3	4	Thomas Leonard
30	4	1-2	S. C. Hamilton
30	4	4-6, 8-9	John G. Power
30	4	10-12	S. C. Hamilton
30	5	6, 11-12	Archibald D. McManigal
30	6	6	Jane Rowe
30	6	12	L. G. Cameron
30	7	10-11	William Barnhardt
30	8	3	Charles Hopkins
30	8	8-9	Mrs. John W. Byerly
30	8	12	A. I. Groves
30	9	2	A. E. French
30	10	1-8, 12	Hans Rolfson
31	1	9-10	Mary Farnberg
31	2	1, 5, 9-11	J. W. Wilcox
31	3	6	Rasmine Nelson
31	4	6	Anton Michelsen
31	5	4-6	William Wilson
31	6	12	Susan C. Green
31	8	1, 6	Isabel H. Hines

31	9	4-5	John Parath
31	9	10, 12	C. Christensen
32	1	7-12	Stella Latta
32	2	8	Lars Andersen
32	3	7-8	Agnes McMillan
32	4	1	Nellie Charlot
32	4	7-9	Willima F. Smith
32	4	10-11	Nellie Charlot
32	5	5	John Sutherland
32	6	1-8, 11-12	Nickolas Dornacker
32	8	1-3, 10	L. A. Munro
32	9	1	Louise J. Petersen
32	10	1-2	Hugo Haack
33	1	4-7, 9	C. W. Crum
32	2	9	M. H. Smith
33	3	1	Herman H. Hovendick
33	4	1-3, 6-7, 12	Mac S. Rosenbaum
33	5	4-5	Charles A. Mason
33	5	7-8, 12	Ellen Donaldson
34	1	2, 6, 9, 10-11	John S. Bowen
34	2	4-5	Callie Spracker
34	3	3-4	Joseph Rosenbaum
34	4	3, 10, 12	M. H. B. Rosenbaum
34	6	1	J. R. Bryan
34	6	4-7	A. Jacobsen
34	6	10-12	J. R. Bryan
34	8	3-6	Carl Gehrke
34	9	1	Samuel E. Kemp
34	9	4-8	David Demaree
34	10	5-6, 12	Charles McMenemy
35	2	1-4, 7-12	H. B. Dexter
35	3	2-4, 11-12	H. B. Dexter
35	4	1-12	Milton Logan
35	5	4-5, 7-12	Woodcliff Comp #124 Wow
35	6	1-2, 5-7	William A. Bradley
35	7	9	J. S. Caldwell
35	8	1-3, 5-12	John E. West
35	9	1-2, 11-12	Henry Schumacher
35	10	1-6	Roland R. Fletcher
36	1	2-3	Flora M. Tingley
36	2	1-5, 7-12	Victor G. Lantry
36	4	1-2, 7-10, 12	James Foley
36	5	1-2, 6, 9-12	Frances N. O'Linn
36	6	9	O. V. Palmer
36	7	2-3, 10-12	A. P. Howe
36	8	1-6	S. E. Hurd

36	9	4-9	Frank McCumber
37	1	12	John G. Smith
37	2	1-7, 9	Mrs. F. M. French
37	3	2-4, 7-10	F. M. Getty
37	4	1-2, 4, 8, 9-12	George Taylor
37	5	7, 10	Joseph Harder
37	6	3-4	F. W. Greenwood & S. Meyers
37	7	1-8, 11-12	Dora Andersen
37	8	1, 3	George Dawson
37	9	1-4, 11-12	J. H. Flock
37	10	1-2, 7-12	Polly D. Crowell
38	1	4, 8-9, 11	J. G. McIntosh
38	2	1, 7-12	John M. Overman
38	3	10-12	M. B. Wild
38	4	1-2, 7, 10-12	Ed Pilcher
38	6	3-4, 7-8, 11-12	Hans Wulf
38	7	1-2, 5, 7-8, 11	Charles Beekmann
38	8	6-7	John Dulaney
38	9	5	Frank Sprecher
38	10	1-5, 8-9	A. T. Chapin
39	1	1	Alex Carter
39	4	2	D. P. Scott
39	4	4-5	John Wright
39	4	10-11	James McManigal
39	6	3	Victor Wolff
39	7	3	Ephraim C. Lippincott
39	8	9	F. T. Carter
39	9	7, 11	Zachariah T. Brunton
39	10	2, 4, 7	Jacob Carter
40	1	3, 6, 9	John Armstrong
40	2	4-9	Ellen Scott
40	7	3-4, 6, 8	Thomas M. Carter
40	8	1-5, 7-8, 11-12	William Noyes
40	9	1-2, 5-6, 8	Asa Dixon
40	10	3-4, 7	E. B. Frederick
43	1	4-6	William Lage
44	10	2-12	E. & H. Savage
45	1	1-4	John Miller
45	2	2-3	James Kehoe
45	3	1-3, 12	Gayhart Mehrens
45	9	2-3	William V. Miller
45	9	7-8	T. R. Gaines
45	9	11	William V. Miller
45	10	1-6	Margaret Wilber
46	2	1-3	James Denny
46	3	3	Frank Dixon

46	3	5-6	Elsie Weinbrandt
46	4	10-11	Elmer Kephart
46	8	1-2	Charles Dorsey
46	8	6, 9	Eva L. Gundy
46	9	1-3	Amanda J. Lewis
46	9	4-6	Fritz Gutschow
46	10	2	Henry E. Mesurvey
46	10	7	Chester B. Sprague
47	1	1	J. A. Chard
47	2	7, 9-10	Edgar A. Stewart
47	3	12	Jacob Goll
47	4	12	Sheldon Peck
47	5	11-12	Sarah Gardner
47	6	7-8	Mrs. Nels Thompson
47	8	8	Grace Adelle Billig
47	9	4	A. O. Pound
47	10	2-3, 5-6, 8, 12	Delinda Cook
48	8	1-3, 10-12	Charles Dorsey
48	10	2	Angela N. Bracken
48	10	4-8	John Graf
48	10	11-12	Angela N. Bracken
55	7	7	W. F. Taylor
55	10	1-6, 11	Edward C. Jackson
55	13	1, 4-12	Christ Rathmann
55	16	8-9	P. J. Clark
55	17	5-6	James M. & Sandra J. Pounds
55	17	12	Willam P. Samson
55	22	2, 7-8	Joe S. Cook
55	23	1-2, 6-12	Alta Wainwright
55	27	1-7	George A. Bailey
55	29	1-3	Charles Mortlock
55	29	5	Charles Miller
55	29	12	Charles Mortlock
55	31	9-12	Ben Sheffield
55	33	1-2	Joe Love
55	33	8-9	George Stewart
55	34	3	Blair Ladies Aid
56	1	3, 6	Lewis J. Aronson
56	2	1, 3	Anna Beard
56	2	7, 8, 11-12	Christa Achilles
56	3	6-9	Martha Hinkley
56	4	3, 9-12	Herman Mehrens
56	5	1, 7-11	Hans Grimm
57	2	7-12	Martin Knutson
57	3	1, 9, 11-12	Duane Brown
57	4	1-2, 4, 6	Anna Steffen

57	5	2, 10-11	Elizabeth E. Bailey
57	6	3-5, 7, 10	Hannah Ballard Estates
57	7	2-3	Oscar Guyer
57	7	4, 9	Anna Kolterman
57	7	12	Oscar Guyer
57	8	1-9, 11-12	Mrs V. Ailes
57	9	1-8, 12	Riley M. Talbott
57	10	1-4, 11-12	Israel C. Eller
58	1	1-3, 5-7, 9-12	Samuel Deaver
58	2	2, 10	David E. Smith
58	3	7-9	Mrs. W. W. Athan
58	3	10	John J. Bailey
58	4	1, 5-12	Grant Stewart
58	5	8-9	A. Carver
58	5	10-11	George Luse
58	6	1, 3	Caroline Redding
58	6	4	Christ Wulf
58	7	5-6	James H. Davison
58	7	11-12	Oliver C. Thompson
58	8	4-5	James B. McNair
58	8	11-12	H. Sheets
58	9	1-3, 7, 10	Nathaniel L. Titus
59	10	1	Charles Epling
59	10	9	Robert Epling
59	10	11-12	Charles Epling
60	10	1-4, 6-8, 12	William C. Bryant
61	1	2	William Reeh
61	1	7	Lizzie Richter
61	9	4-5	Jesper Jespersen
61	10	4-6	Peter Reeh
61	10	8-9	James D. Reeh
62	1	5-7, 9-11	J. F. Curtis
62	8	1	Mads Madsen
62	9	3, 7-8	Clark O'Hanlon
62	10	3	William Deaver
62	10	5-6	Mrs. Benjamin Contal
62	10	7, 9	W. A. Chandler
62	10	10-12	William Deaver
63	1	1-6, 9-10	Soren Jensen
63	2	1-2	William McCormick
63	3	5-6, 11-12	Ransen J. Monroe
63	4	7, 12	William H. Miller
64	1	1-8	Thos Wilkinson
64	2	1-3, 9-12	William H. Myers
64	3	6	Nels M. Jensen
64	4	1	Dr. J. V. Hinchman

64	4	4-7	M. O. Headley
64	4	12	Dr. J. V. Hinchman
65	1	3-4, 7, 9-10, 12	John E. Lutz
65	2	7-9	Russell & Catherin Christiansen
65	2	10	Delia K. Patrick
65	3	5-12	Christian A. Schmidt
65	4	8-9	Nellie Cook
65	4	10-12	Peter Gilbertson
65	5	2, 5-11	Edwin Gilbertson
65	12	4-6	Joseph L. Edwards
65	13	9	H. G. Vandeusen
65	13	12	Chris H. Rathmann
65	15	6, 9	Maria A. Beyer
65	15	10-12	Chris Rosenbeck
65	16	7-8	Mrs. E. Mathern
66	1	2-3	Jabez M. Jackson
66	2	5, 7, 9	Fred E. Crutsinger
66	3	2, 5, 9-10, 12	Frank Wallace
66	4	2, 7-9	Frank HineLine
66	6	10	James HineLine
66	11	2	Mrs. George Sublett
66	11	8-9	Charles Barger
66	11	11	Mrs. Smith Holton
68	12	2-3	Herman F. Wielau
66	13	1-2	John W. HineLine
66	15	4-8	Myrtle Boston
66	16	1-5, 7, 12	Eliza Barton
67	1	4, 6, 10-12	John Peebles
67	2	7, 8, 11-12	Russell J. Murdoch
67	3	7	Randall M. Iversen
67	4	3	Francis P. Cooper
67	4	12	C. H. Walrath
67	5	7-9	Martha Pontzius
67	5	11	Mrs. Vesta E. Watkins
67	6	9	George Marshall
67	10	12	Ben Jackson
67	11	9	Arthur E. Marsh
67	12	2-3	Mrs. Phillip Smith
67	13	1-3, 12	Ray H. Haynes
67	14	11	Alves Huddleson
67	15	1-7, 11-12	Madison K. & Anna Davies
67	16	5	Irene Winchell Thompson
67	16	12	Irene Winchell Thompson
68	2	7-9	John B. Carter
68	2	10	Martha Davis
68	3	6-8	Charles O. Peak

68	3	12	Harriet M. Dowden
68	4	1	Mary K. Johnson
68	4	4-5	John H. Kropf
68	4	8	Emil T. Andersen
68	4	10-12	Mary K. Johnson
68	11	1-2, 5-10, 12	John W. Sas
68	12	1-3, 10	Henry C. Sanders
68	13	1-3	Herman Detlef
68	13	4-5	Detlef Henningsen
68	15	2-3	Albert W. Mundorf
68	15	4	George H. Kuhr
68	16	4-6	B. F. Evans
68	16	12	Newton K. Mundorf
69	1	5-8, 12	Thomas W. Barger
69	2	3	Cora McKeen
70	1	6, 8, 12	June Woodring
70	2	1, 5-12	Jacob L. Day
70	3	1	Lester D. Springer
70	3	7-9	Mary A. Smith
70	4	1-2, 6-12	Soren Rasmussen
70	5	1-2, 6-8	Eliza J. Cunningham
70	6	1-3, 10	J. C. Rosenbaum
71	2	10-11	Malcolm C. Boston
71	3	5-6	Elton H. Bissell
71	4	1, 5-6, 11-12	Nancy R. Compton
71	6	1, 10, 12	Mrs. Henry C. Rann
71	7	1-7, 12	Karl P. Kundahl
71	8	6	William H. Rahlfs
71	9	4-6, 8-9	Stanley McManigal
71	10	1-12	Samuel M. Bassett
72	1	1, 7-12	George W. Morgan
72	2	9	Dine Carter Jr
72	3	1-3, 7-11	Claude L. Nethaway
72	4	1-2	James Lund
72	4	4-5, 7-9	W. H. Donner
72	6	2-6	John Vogt
72	8	9	Maude C. Badgerow
72	10	1-2, 6, 12	Charles B. Hain
73	3	1, 6, 11-12	Helmine Jensen
73	5	3, 10-12	Benjamin C. Maynard
73	6	1-2	Oliver Huddleson
73	6	8-9	Lee Raney
73	7	2-3	Watson E. Hain
73	7	5	Frank L. Curley
73	8	1-3	Mary R. Miller
73	9	6	Rev. Hans Nielsen

73	9	12	Silas A. Lewis
73	10	4-5	Frank Jeffers
74	1	1	George Von Lanken
74	2	5-6	Cynthia E. Ervey
74	3	2, 7-12	Charles Nelson
74	5	3	George W. Boggs
74	5	5	Emma M. Steffen
74	5	12	George W. Boggs
74	6	1-3	Peter C. Chrisensen
74	6	4-5	John H. Christensen
74	6	11	Peter C. Chrisensen
74	10	2, 7	Carl O. Krogh
75	1	1-2, 6-9	B. F. Haller
75	2	3	Dierich Schmidt
75	2	7	Henry Schmidt
75	3	3	Nels A. Nelsen
75	3	5	Mrs. H. C. Morton
75	4	6	Carrie Jones
75	5	7-8	James H. Platz
76	1	3	Christine Vlasak
76	1	6	Chris H. Paulsen
76	1	9	Lillian A. Paulsen
76	2	1-2, 7	Norris E. Ward
76	3	1	Thomas Smith
76	4	5-12	Mary E. Dolan
76	5	5-9	Mrs. Howard Sutherland
76	5	11	Isaac N. Warrick
77	2	3	Dora M. Strode
77	2	6, 9	Lars P. Nelson
77	2	10	Dora M. Strode
77	4	1, 7-12	Charles Dixon
77	5	6	W. S. Rodman
77	6	5, 11-12	Georgiana Hastings
77	7	1-3	Mrs. Rasmus Jensen
77	7	4-8	Lottie L. Gift
77	7	10-11	Mrs. Rasmus Jensen
77	8	12	Ellen E. Epperly
77	9	8-9	E. R. Himes
78	1	9	Elizabeth Brooks
78	1	10-11	Austin R. Beales
78	3	1-2, 6	Leatsey J. Gustason
78	6	2-5, 11-12	Fred Hurdum
78	7	1, 3	Flora J. Wentworth
78	7	4, 9	Carl J. Hindley
78	7	9	Carl J. Hindley
78	7	12	Flora J. Wentworth

78	10	1-3	Olaf J. Nielsen
78	10	4, 7-8	Anna Petersen
78	10	11-12	Olaf J. Nielsen
79	1	1, 6, 9-12	Charles L. Husk
79	2	3, 7-12	Frank Bross
79	6	1, 3	Mary Martin
79	6	4-6	Ella Martin
79	6	10-11	Margaret French
79	9	3, 11	August Bruse
80	1	1, 6, 10-12	Sophie M. Nielsen
80	2	1-2, 5-9, 11-12	William O. Hatch
80	3	8-9	Anna Gutschow
80	3	12	Fred Wulf
80	4	1, 10, 12	Theodore Kahler
80	5	7	W. S. Williams
80	6	1, 5-6, 8, 11-12	S. P. Petersen
80	7	3-8, 10, 12	Charles A. Dixon
80	8	2-6	Dr. J. G. Smith
80	8	11-12	Gay Crandell
80	9	2, 8, 12	William Raver
80	10	3, 6, 9, 12	Jacob Andreasen
81	1	6	Emily E. Chenoweth
81	1	7	Anna H. Hebdon
81	2	7	Adam Gochenour
81	2	10	Ulysses G. Garner
81	3	5-12	Festus N. Rosenbalm
81	4	12	Phineas M. Wilcox
81	5	1, 6-10	Francis M. Castetter
84	1	3	J. D. Van Horn
84	1	10-12	J. D. Van Horn
84	3	8-12	Sophie Toft
84	4	9-10	Sarah E. Halstead
84	6	1, 12	Newton W. Bracken
84	8	1	Anders Andersen
84	8	6	Charles Edward Worley
84	9	4-8	Elizabeth Osborne
85	1	7-9	Hattie Rupp
85	2	1-2, 5-6	Carl C. Reeh
85	3	5-12	Jens Nielsen
85	4	1-3, 8-12	Freeman V. Tucker
85	6	1	Jos. Gutschow
85	6	6	Jos. Gutschow
85	6	7, 11-12	Jos. Gutschow
85	7	7	Hannah Richter
85	8	1-2, 4-6, 12	Nelsen Anderson
85	10	2	Dorothea M. Petersen

85	10	4	Eddie Miller
85	10	10	Dorothea M. Petersen
86	1	6-12	Albert A. Jensen
86	2	1, 4	Henry C. Jensen
86	5	5-6	H. H. Blanton
86	6	1-3	Lewis P. Van Liew
86	7	1-2	Peter A. Jensen
86	8	1-3, 5, 10-12	John Lothrop
86	9	3-4, 11-12	Edward A. Jensen
86	10	4-6, 12	Andrew G. Jensen
90	7	3, 6-8, 12	John Kuhr
91	3	7	P. C. Sorensen & Martin Kuhr
91	5	1-2, 6	George C. McQuarrie
92	2	4	Jens Anderson
92	3	7, 9	Jesse Leonard
92	4	10-11	William & Augusta I. Sydow
92	9	4-7	Mary Small
92	9	12	Austin N. Stowe
92	10	4, 9	Sumner I. Moore
93	2	8	Elmer W. Booth
93	2	12	Chris Paulsen
93	3	7-9	Peter Siert
93	4	11-12	Henry H. Mathews
93	5	1-2	Claude C. Van Deusen
93	5	7-9	Don J. Gammel
93	6	2-3	William B. Friend
93	6	8-9	L. J. Kyed
93	6	10-12	Susan Dolan
94	8	7	Washington County
95	6	10	Washington County
95	17	6	Washington County
99	4	3	Mary M. Fast
99	4	8-9	A. D. Harris
99	6	4-5	Henry Woltze
99	6	10-12	Eliza Ann Carter
99	7	1, 6	Andrew Skau
99	7	11	Andrew C. Hansen

RESOLUTION NO. 2026

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

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA, AUTHORIZING THE PURCHASE OF A USED FIRE RESCUE APPARATUS

WHEREAS, the City of Blair, Nebraska, through its Fire Department, has identified the need to acquire a reliable and fully equipped rescue apparatus to support emergency response, rescue, and public safety operations; and

WHEREAS, a written quote dated April 9, 2026, has been received from Command Fire Apparatus, Mount Joy, Pennsylvania, to supply one (1) used 2014 Pierce Velocity Heavy Duty Walk-Around Rescue vehicle; and

WHEREAS, said vehicle is described as a 2014 Pierce Velocity Heavy Duty Walk-Around Rescue, VIN 4P1CV01A9EA014168, with approximately 12,590 miles, and equipped with a Cummins ISL9 450 HP diesel engine, Allison 3000EVS automatic transmission with retarder, Pierce TAK-4 suspension, command zone system, generator, lighting towers, winches, rescue body, and other related firefighting and rescue equipment as detailed in the quote; and

WHEREAS, the quoted purchase price for the apparatus is Four Hundred Twenty-Five Thousand Dollars (\$425,000.00), FOB Mount Joy, Pennsylvania, with shipping costs not included and available by separate quotation; and

WHEREAS, the terms of purchase require a twenty percent (20%) down payment and execution of a purchase contract upon acceptance, with the balance due upon delivery of the apparatus, and title transfer upon full payment; and

WHEREAS, the seller has agreed to include a one-year third-party limited powertrain warranty (including the DEF system), a new Federal DOT inspection sticker, and completion of a full service of filters, fluids, and systems prior to delivery, with loose equipment sold as-is; and WHEREAS, sufficient funds are available or will be appropriated in the appropriate City fund to complete this purchase; and

WHEREAS, the Mayor and City Council determine that acceptance of this quote and purchase of the apparatus is in the best interest of the City of Blair and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA: That the City of Blair hereby approves the purchase of one (1) used 2014 Pierce Velocity Heavy Duty Walk-Around Rescue apparatus from Command Fire Apparatus in the amount of \$425,000.00, subject to the terms and conditions outlined in the April 9, 2026 quote. That the Mayor and City Clerk are hereby authorized and directed to execute any and all documents necessary to carry out the intent of this resolution, including contracts and related purchase documents.

That payment for the apparatus shall be made in accordance with the quoted terms, including a 20% down payment upon acceptance and the remaining balance due upon delivery. That this resolution shall be in full force and effect from and after its passage and approval as provided by law.

CITY OF BLAIR, NEBRASKA

ATTEST:

(SEAL)

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 28th day of April 2026.



COMMAND FIRE APPARATUS

BUYING & SELLING USED FIRE APPARATUS • A FIREFIGHTER OWNED & OPERATED

April 9, 2026

Quote to Supply Used Fire Apparatus

Purchaser:

City of Blair Nebraska
218 South 16th St
Blair NE 68008

Description: 2014 Pierce Velocity Heavy Duty Walk Around Rescue

VIN: 4P1CV01A9EA014168

Mileage: approx. 12,590

Dimensions: 37'1" LONG, 10'7" HIGH, 232" Wheelbase, 49,800 GVWR

- 4 door custom raised aluminum tilt cab with 20" Raised roof
- Includes seating for 6 (5 SCBA seats)
- Dual EMS cabinets in the cab
- Powered by a Cummins ISL9 450HP Diesel engine with 3 stage Jake brake
- Allison 3000EVS automatic transmission with retarder
- Tak-4 suspension
- Command Zone
- A/C
- On-spot automatic tire chains
- 19" Extended front bumper
- **21.5' aluminum rescue** body
- Gortite painted roll up doors
- Onan 35KW PTO generator
- **Two** Wilbert 9000W light towers
- Dual FRC 12V LED brow lights
- (2) FRC portable scene lights
- (4) FRC tripod bases
- (2) 200' electric cord reels
- (2) Amkus electric dual simo pumps
- (4) 100' hydraulic reels
- 12K Warn Electric Front-mounted winch
- 9K Warn portable winch with side and rear receivers
- 200lb oil dry hopper

1916 West Main St, Mount Joy, PA 17552
www.SellFireTrucks.com • 717.898.0306



COMMAND FIRE APPARATUS

BUYING & SELLING USED FIRE APPARATUS • A FIREFIGHTER OWNED & OPERATED

- Misc Plastic storage bins
- Whelen LED lighting package (red/white)
- LED Roto Ray
- Electronic siren
- Federal Q2B Siren
- Dual air horns
- Aluminum wheels
- 6 vulcan flashlights mounted in cab
- Cab wired for firecom headsets
- Rear vision camera and arrow stick
- Right Side camera

Seller will do the following

Supply a one year third party limited powertrain warranty including DEF system

Supply a new Federal DOT inspection sticker.

Complete a full service of all filters, fluids and systems.

Full check out of all truck systems (lose equipment as-is)

**Terms: 20% down payment and signed contract to be issued upon acceptance.
Balance due on delivery of the unit. Title transfer upon payment.**

Quote to supply this vehicle: \$ 425,000.00

Truck is FOB Mount Joy PA, shipping quote is available by request

Contact Info: Command Fire Apparatus
1916 West Main Street
Mount Joy, PA 17522

Jared Nolt, Sales Manager
Phone: 717-314-1487
email: jared@sellfiretrucks.com

RESOLUTION NO. 2026

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

A RESOLUTION AUTHORIZING APPROVAL OF A SUPPLEMENTARY PURCHASE AGREEMENT WITH ZOLL MEDICAL CORPORATION FOR DEFIBRILLATOR CAPITAL EQUIPMENT AND ACCESSORIES FOR BLAIR VOLUNTEER FIRE AND RESCUE

WHEREAS, the City of Blair provides emergency medical and fire protection services to its residents through Blair Volunteer Fire and Rescue; and

WHEREAS, Blair Volunteer Fire and Rescue participate in group purchasing through the Public Safety Association, Inc. (PSAI); and

WHEREAS, ZOLL Medical Corporation (“ZOLL”) and the Public Safety Association, Inc. have entered into Request for Bid (RFB) 2024-06 dated November 8, 2024, allowing participating members to purchase emergency medical equipment at negotiated pricing; and

WHEREAS, ZOLL Medical Corporation has presented a Supplementary Purchase Agreement, Agreement No. LOC03086104, dated June 21, 2024, which provides additional discounted pricing for defibrillator capital equipment, accessories, and supplies based on volume purchasing commitments and co-marketing commitments by Blair Volunteer Fire and Rescue; and

WHEREAS, approval of the Supplementary Purchase Agreement allows Blair Volunteer Fire and Rescue to obtain defibrillator equipment and related accessories at favorable pricing while continuing to utilize PSAI group purchasing; and

WHEREAS, the Supplementary Purchase Agreement does not obligate the City to purchase specific quantities beyond operational needs but establishes pricing terms applicable to future purchases during the term of the agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR, NEBRASKA: The Supplementary Purchase Agreement for Participating Member Defibrillator Capital Equipment and Accessories, Agreement No. LOC03086104, between ZOLL Medical Corporation and Blair Volunteer Fire and Rescue is hereby approved. The Mayor is authorized to execute the Supplementary Purchase Agreement on behalf of the City of Blair, and the City Clerk is authorized to attest to said execution. This resolution shall be in full force and effect from and after its passage and approval according to 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 _____ VOTING “NAY,” THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF APRIL 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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

Supplementary Purchase Agreement for Participating Member
Defibrillator Capital Equipment and Accessories
Agreement No. LOC03086104

This Supplementary Purchase Agreement (“Agreement”) is made between ZOLL Medical Corporation (“ZOLL”), and Blair Volunteer Fire and Rescue, headquartered at 218 S 16th St. Blair, NE 68008 (“Customer”). Customer is a participating member of the group purchasing organization, Public Safety Association Inc. (“PSAI”) (the “GPO”). ZOLL and the GPO have previously entered into that certain Public Safety Association Inc. (“PSAI”) RFB 2024-06 as of November 8, 2024 (the “Underlying Agreement”) to allow for the purchase by participating members of ZOLL capital equipment, software, accessories and/or supplies (collectively “Products”). Customer wishes to purchase Products from ZOLL under the Underlying Agreement and is willing to make the supplementary commitments described herein to enable ZOLL to offer terms more favorable than in the Underlying Agreement. This Agreement will be effective upon the date of last signature (“Effective Date”). The terms of the Underlying Agreement are hereby incorporated herein.

- 1) **Agreement Pricing:** In consideration for the Volume Commitment described in Section 2 of this Agreement and the Co-Marketing Commitment described in Section 3 of this Agreement, ZOLL shall offer the Product pricing set forth in Exhibit A.
- 2) **Committed Volume Discount:** Each year during the Term, the Customer shall purchase at least ninety-one percent (91%) of its defibrillator capital equipment exclusively from ZOLL and ninety-one percent (91%) of its accessories and supplies for such equipment exclusively from ZOLL (collectively, the “Volume Commitment”). The price and part numbers for ZOLL’s defibrillator capital, accessories and supplies are listed in Exhibit A - Agreement Pricing. Prior to expiration of each quarter and fiscal/calendar year, during the term of this Agreement, the parties shall meet to review the Customers’ aggregate progress in meeting the applicable commitments listed in this agreement. Failure to meet the commitments listed above may result in pricing changes or the termination of this Agreement for default. Should termination of this Agreement occur, Customer’s pricing shall revert to ZOLL’s then-current list price or, if applicable, the pricing under any group purchasing or government contract designated by Customer to ZOLL.
- 3) **Co-Marketing Discount:** During the Term, the Customer hereby (a) grants to ZOLL the right to use its name for marketing purposes and as a reference to other potential ZOLL customers, (b) agrees to serve as a Customer Acceptance Trial Site to evaluate ZOLL products and proposed product features; and (c) agrees to provide general feedback, advice and information about the industry (the “Co-Marketing Commitment”).
- 4) **Term of Agreement:** The term of this Agreement (“Term”) will be coterminous with the Underlying Agreement. Termination of this Agreement shall not cause the Underlying Agreement to terminate. This Agreement shall automatically terminate upon written notification to ZOLL by Customer of Customer’s designation of a different GPO for the purpose of purchasing any ZOLL products offered in the Underlying Agreement.
- 5) **General:** Unless otherwise specified herein, no additions to or modification of any of the terms and conditions specified herein shall be binding unless made in writing and signed by duly authorized representatives of the parties.

**Supplementary Purchase Agreement for Participating Member
Defibrillator Capital Equipment and Accessories
Agreement No. LOC03086104**

IN WITNESS WHEREOF, the undersigned duly authorized representatives of the parties have executed this Supplementary Purchase Agreement as of the date appearing below their respective signatures.

ZOLL MEDICAL CORPORATION

Blair Volunteer Fire and Rescue

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Supplementary Purchase Agreement for Participating Member

Defibrillator Capital Equipment and Accessories

Agreement No. LOC03086104

EXHIBIT A

Agreement Pricing

ZOLL shall offer the Products at the following discounted prices:

Item Number	Item Description	UoM	Tier 3	
8000-0807-01	TYPE 123 LITHIUM BATTERIES	PK		70.00
8000-0375-01	KIT SOFTCASE, AED PLUS TRAINER2	EA		75.60
8000-0802-01	REPLACEMENT SOFTCASE	EA		96.60
8900-000861-01	PEDI-PADZ II TRAINING ELECTRODES (6/CASE)	CA		114.80
8000-0819-01	SIMULATOR / TESTER	EA		242.40
8000-0822	TRAINER US AC ADAPTER	EA		49.00
9650-0851-01	VIDEO, FIRST RESPONDERS, AED PLUS	EA		24.50
9658-0413-01	DVD, SETUP AND PRACTICE VIDEOS, AED PLUS	EA		9.10
8008-000052-01	TRAINER2, AED PLUS, AHA, ENGLISH FULLY AUTOMATIC	EA		336.70
8008-0006-01	AED PLUS, TRAVEL TRAINER, (REF: 9355-0015-01)	EA		354.20
8008-0050-01	AED PLUS TRAINER2 UNIT	EA		336.70
8000-0815	USB IRDA ADAPTER, (REF: 9355-0807, ACT-IR2000-UL, ACT-IR2002UL)	EA		99.36
8000-0816	RS-232 IRDA ADAPTER, (REF: 9355-0808, ACT-IR220L+)	EA		99.36
8900-0807-01	CPR-D ACCESSORY KIT, SINGLE	EA		18.90
8900-0808-01	CPR-D ACCESSORY KIT (P/N 8900-0807-01), 50/CASE	CA		735.70
8900-0809-01	CPR-D DEMO REPLACEMENT PADZ	EA		63.70
8900-0804-01	TRAINING CPR-D PADZ ELECTRODE, WITH 1 PAIR REP. GEL	EA		79.80
8900-0803-01	TRAINING CPR-D REPLACEMENT GEL 5/CASE	CA		52.50
8900-0400	CPR STAT-PADZ ELECTRODE (P/N 8900-0402), 8/CASE	CA		501.15
8000-0860-01	AED PRO NON-RECHARGEABLE LITHIUM BATTERY PACK	EA		147.00
8000-0860-30	KIT, BATTERY PACK, DISPOSABLE, LITHIUM, CLASS 9, AED PRO (AW)	EA		185.50
8000-0810-01	AED PRO SOFT CARRY CASE	EA		96.60
8000-0832-01	AED PRO MOLDED VINYL CARRY CASE WITH SPARE BATTERY COMPARTMENT	EA		152.60
8000-0875-32	AED PRO HARD CASE WITH FOAM CUT-OUTS (PELICAN)	EA		298.98
8000-0838	AED PRO ECG CABLE AAMI	EA		147.00
8000-0829-01	AED PRO SIMULATOR	EA		306.60
8019-0535-01	SUREPOWER* RECHARGEABLE LITHIUM ION BATTERY PACK	EA		697.20
8900-0801-01	STAT-PADZ II ELECTRODE, SINGLE	EA		52.50
8900-0802-01	STAT-PADZ II ELECTRODE (P/N 8900-0801-01), 12/CASE	CA		446.60
8900-0805-01	STAT-PADZ II TRAINING ELECTRODES	EA		109.90
8000-000696	ZOLL AED 3 BATTERY PACK	EA		140.70
8000-001250	ZOLL AED 3 CARRY CASE	EA		105.70
8000-001251	POUCH, BATTERY, ZOLL AED 3	EA		18.90
8000-001252	SHOULDER STRAP, CARRY CASE, ZOLL AED 3	EA		14.00
8000-001253	SMALL RIGID PLASTIC CARRY CASE, ZOLL AED 3	EA		247.10
8000-001254	LARGE RIGID PLASTIC CARRY CASE, ZOLL AED 3	EA		359.80
8900-000268	AED 3 UNI-PADZ DEFIB TEST CABLE KIT	EA		75.60
8000-001255	BRACKET, WALL MOUNT, ZOLL AED 3	EA		52.44
8900-000393-01	TRAINER, REPLACEMENT PADS, CPR COMPLETE, ZENIX, 6/CASE	CA		210.00
8000-000925	ZOLL AED SIMULATOR	EA		359.80
8000-002008	ZOLL AED 3 TRAINING POWER ADAPTER, NORTH AMERICA	EA		232.40
8000-0804-01	KIT, CABLE ADAPTER, UNIVERSAL ZOLL AED PLUS	EA		96.60
8900-0800-01	CPR-D-PADZ ONE PIECE ELECTRODE PAD WITH REAL CPR HELP	EA		161.00
8900-0402	CPR STAT-PADZ ELECTRODE, SINGLE	EA		75.40
8900-0810-01	PEDI-PADZ II ELECTRODES - ONE PAIR	EA		82.55
8900-5007	CPR-D DEMO ELECTRODES W/CABLE	EA		112.00
8700-000850-40	AUTOPULSE QUICK CASE, BLUE	EA		487.90
8700-0706-01	LIFEBAND 3 PACK	PK		500.65
8700-001012-01	AUTOPULSE NXT LI-ION BATTERY	EA		1,464.90
8700-001017-01	AUTOPULSE NXT SHOULDER RESTRAINT	EA		72.00
8700-001022-01	AUTOPULSE NXT HYGIENE BARRIER (3 PACK)	EA		34.20
8700-001071-01	AUTOPULSE NXT CHARGER , NORTH AMERICA	EA		2,858.52
8700-001080-01	BACKPACK, AUTOPULSE NXT	EA		609.75
8700-001091-01	AUTOPULSE NXT BAND (6 PACK)	PK		724.74
8700-0708-01	AUTOPULSE GRIP STRIPS	PK		15.00
8700-0709-01	AUTOPULSE SHOULDER RESTRAINT	EA		60.00
8700-0710-01	AUTOPULSE HEAD IMMOBILIZER (5 PER PACKAGE)	PK		59.25
8700-0711-01	AUTOPULSE BACKBOARD CABLE TIES	PK		74.25
8700-0712-01	AUTOPULSE SOFT STRETCHER	EA		135.75
8700-0717-01	AUTOPULSE HYGIENE BARRIER - ONE EACH.	EA		13.50
8700-0752-01	AUTOPULSE LI-ION BATTERY	EA		812.70
8700-0704-01	BATTERY CHARGER POWER CORD	EA		10.40
8700-0753-01	AUTOPULSE MULTI-CHEMISTRY BATTERY CHARGER	EA		2,257.50
8700-001090-01	AUTOPULSE NXT BAND (3 PACK)	PK		379.05
8700-001018-01	AUTOPULSE NXT QUICK CASE	EA		666.66
8700-0718-01	AUTOPULSE MANIKIN	EA		183.40
8700-000764-01	AUTOPULSE TRAINING SYSTEM-LI-ION	EA		9,976.32
8700-0707-01	LIFEBAND TRAINER	EA		320.60
9658-0716-01	AUTOPULSE IN-SERVICE TRAINING VIDEO (DVD)	EA		19.60
402-0017-00	CASE, PADDED, ASPIRATOR, W/O ACCESSORIES POUCH, MODEL 326	EA		123.20
8000-001268	HARD CASE, M330 MULTIFUNCTION ASPIRATOR	EA		274.40
8000-000401	ACCESSORY, FLEXIPOINT TUBE SET, TWO TUBE, FEMALE SUB-MINIATURE CONNECTOR TO FLEXIPOINT ADAPTER, QTY 10	CA		67.90
8016-000111-01	BATTERY, SUREPOWER 4, 18650	EA		826.00
12-0242-000	RESQPOD ITD 10	EA		106.40
12-0242-030	RESQPOD ITD 10, MIL-SKU	EA		106.40
12-0822-000	RESQPOD ITD 16, US	EA		106.40
12-2116-000	MANIKIT	EA		154.00
8000-0100	POWER CORD, HOSPITAL, NORTH AMERICA	EA		58.10

Supplementary Purchase Agreement for Participating Member

Defibrillator Capital Equipment and Accessories

Agreement No. LOC03086104

8000-001107	RD SET NEOPT-500 NEONATAL SP02 NON-ADHESIVE SENSOR, 20/BOX	EA	301.00
8000-001108	RD SET NEONATAL SP02 ADHESIVE SENSOR, 20/BOX	BX	273.00
8000-0298	LNCS REUSABLE SP02 PATIENT CABLE (4 FT), (REF: 9355-0298, 2017)	EA	154.70
8000-001877	RD SET ADULT SPO2 ADHESIVE SENSOR, 20/BOX	BX	210.00
8000-001878	RD SET PEDIATRIC SPO2 ADHESIVE SENSOR, 20/BOX	BX	210.00
8000-001879	RD SET INFANT ADHESIVE SENSOR, 20/BOX	BX	266.00
8000-001880	RD SET NEONATAL/ADULT SPO2 ADHESIVE SENSOR, 20/BOX	BX	266.00
8016-000590	ASSEMBLY, Z-LINK EDWARDS IBP CABLE	EA	763.20
8016-000591	ASSEMBLY, Z-LINK ABBOTT IBP CABLE	EA	763.20
8016-000592	ASSEMBLY, Z-LINK TEMPERATURE CABLE	EA	813.60
8009-0020	CPR-D PADZ CONNECTOR FOR R SERIES ONESTEP CABLE	EA	355.60
8000-000105	RD SET DBI ADULT SOFT SENSOR, 3 FT (REF: 4052)	EA	210.00
8000-001814	RD SET DCI, ADULT SPO2 SENSOR, 3 FT	EA	175.00
8000-001815	RD SET DCI-P, PEDIATRIC/SLENDER DIGIT REUSABLE SPO2 SENSOR, 3 FT	EA	189.00
8000-000130	RD SET ADULT CS 3, SpO2 ADHESIVE SENSORS, 3 Ft, 20/BOX (REF: 4475)	BX	231.00
8000-000131	RD SET PEDIATRIC CS,3, SpO2 ADHESIVE SENSORS, 3 Ft, 20/BOX (REF: 4476)	BX	238.00
8000-000132	RD SET INFANT CS 3, SpO2 ADHESIVE SENSORS, 3 Ft, 20/BOX (REF: 4477)	BX	294.00
8000-000133	RD SET NEONATAL CS 3, SpO2 ADHESIVE SENSORS, 3 Ft, 20/BOX (REF: 4478)	BX	294.00
8000-000134	RD SET NEONATAL/PRETERM CS 3, SpO2 ADHESIVE SENSORS, 3 Ft, 20/BOX (REF: 4479)	BX	350.00
8000-0324	LNCS NEOPT-3, NEONATAL SP02 ADHESIVE SENSOR (BOX OF 20), (REF: 9355-0324, 2321)	BX	340.20
8300-000006	DC AUXILIARY POWER SUPPLY, PROPAQ/X	EA	1,458.10
8050-0030-01	SUREPOWER CHARGING STATION	EA	2,191.70
8050-0032-01	SUREPOWER CHARGER BATTERY WELL SPACER.	EA	21.00
8200-000100-01	SINGLE BAY CHARGER,DOMESTIC	EA	911.40
8300-0250-01	CHARGER ADAPTER, SUREPOWER II BATTERY	EA	285.60
8300-0500-01	4 BAY SUREPOWER CHARGER W/4 CHARGER ADAPTERS	EA	2,489.90
8000-0642	NEONATAL DISPOSABLE CUFFS SIZE 3 [6.0-11.0 CM] (20 PER BOX)	BX	85.80
8000-0643	NEONATAL DISPOSABLE CUFFS SIZE 4 [7.0 - 13.0 CM] (20 PER BOX)	BX	171.60
8000-0644	NEONATAL DISPOSABLE CUFFS SIZE 5 [8.0 - 15.0 CM] (20 PER BOX), (REF: 9355-0644, 2126)	BX	94.90
8300-0797-01	KIT, NEONATAL CUFF KIT, ONE OF EACH SIZE #1-5, SINGLE TUBE W/MALE LUER CONNECTOR (5/BG)	EA	23.40
8900-0004	4 ECG RECTANGULAR ELECTRODES, 10 SHELF CARTONS / CASE (480)	CA	93.10
8900-0005	5 ECG RECTANGULAR ELECTRODES, 10 SHELF CARTONS / CASE (500)	CA	95.90
8900-0006	6 ECG RECTANGULAR ELECTRODES, 10 SHELF CARTONS / CASE (600)	CA	116.20
8900-0700	30 ECG RECTANGULAR ELECTRODES, 20 POUCHES / CASE (600)	CA	111.30
8900-0701	30 ECG 1.5" ROUND ELECTRODES, 20 POUCHES / CASE (600)	CA	127.20
8900-0703	30 ECG 2" ROUND ELECTRODES, 20 POUCHES / CASE (600)	CA	127.20
8900-0704	30 ECG 1.5" ROUND RADIOTRANSLUCENT ELECTRODES, 10 POUCHES / CASE (300)	CA	56.00
8900-0706	30 ECG SQUARE ELECTRODES, 20 POUCHES / CASE (600)	CA	111.30
8900-0709	4 PEDIATRIC ECG 1.5" ROUND ELECTRODES, 10 SHELF CARTONS / CASE (480)	CA	120.80
8900-1003-01	3 PEDIATRIC ECG 1.5" ROUND ELECTRODES, 10 SHELF CARTONS / CASE (300)	CA	63.00
8900-000219-01	ONESTEP PEDIATRIC CPR ELECTRODE, SINGLE	EA	85.40
8900-000220-01	ONESTEP PEDIATRIC CPR ELECTRODE (P/N 8900-000219-01), 8/CASE	CA	626.50
8900-0180	TRAINING ONESTEP ELECTRODE W/CABLE	EA	135.10
8900-2061	PEDI-PADZ MULTI-FUNCTION ELECTRODE, SINGLE	EA	49.40
8900-2065	PEDI-PADZ MULTI-FUNCTION ELECTRODE (P/N 8900-2061), 6/CASE	CA	203.45
8900-3000-01	PEDI-PADZ SOLID GEL ELECTRODE (8900-3001-01), 6/CASE	CA	205.40
8900-3001-01	PEDI-PADZ SOLID GEL ELECTRODE, SINGLE	EA	49.40
8900-2302-01	PRO-PADZ BIPHASIC ELECTRODE, SINGLE	EA	43.55
8900-2303-01	PRO-PADZ BIPHASIC ELECTRODE (8900-2302-01), 12/CASE	CA	360.75
8900-4003	STAT-PADZ ELECTRODE (8900-4004), 12/CASE	CA	408.10
8900-4004	STAT-PADZ ELECTRODE, SINGLE	EA	43.40
8000-0053	DEFIBRILLATOR GEL - 12 TUBES	CA	83.20
8900-0185	TRAINING ONESTEP REPLACEMENT ELECTRODE (8 PER CSE)	CA	102.75
8900-0190	TRAINING CPR STAT-PADZ ELECTRODE W/CABLE	EA	86.80
8900-0195	TRAINING CPR STAT-PADZ, REPLACEMENT PADS	CA	77.00
8900-0240-01	TRAINING ONESTEP CPR AA ELECTRODE W/CABLE	EA	135.10
8900-0245-01	TRAINING ONESTEP AA REPLACEMENT ELECTRODES, 8/CASE	CA	95.90
8009-0751-01	SIMULATOR, SEETHRU CPR	EA	451.50
8000-0294	LNCS ADULT REUSABLE SP02 SENSOR, (REF:9355-0294, 1863)	EA	189.00
8000-0320	LNCS DISPOSABLE ADULT SP02 SENSORS (20 PER BOX), (REF: 9355-0320, 1859)	BX	234.50
8000-0321	LNCS DISPOSABLE PEDIATRIC SP02 SENSORS (20 PER BOX), (REF: 9355-0321, 1860)	BX	234.50
8000-0322	LNCS INF-3, INFANT SP02 ADHESIVE SENSOR (BOX OF 20), (REF: 9355-0322, 2319)	BX	317.80
820-0106-00	CIRCUIT, VENT, SINGLE LIMB, WYE, ADULT/PEDI	EA	17.71
820-0106-15	CIRCUIT, VENT, SINGLE LIMB, WYE, ADULT/PEDI (CASE OF 15)	CA	237.16
820-0107-00	CIRCUIT, VENT, SINGLE LIMB, WYE, INFANT	EA	19.25
820-0107-20	CIRCUIT, VENT, SINGLE LIMB, WYE, INFANT (CASE OF 20)	CA	358.05
820-0130-10	CIRCUIT, MRI, VENT, SINGLE LIMB, ADULT/PEDI (CASE OF 10)	CA	340.00
820-0131-10	CIRCUIT, MRI, VENT, SINGLE LIMB, INFANT (CASE OF 10)	CA	393.60
313-7028	BITRAC ED MASK WITH STANDARD HEADGEAR, ADULT SMALL, CASE/10	CA	262.07
313-7029	BITRAC ED MASK WITH STANDARD HEADGEAR, ADULT MEDIUM, CASE/10	CA	262.07
313-7030	BITRAC ED MASK WITH STANDARD HEADGEAR, ADULT LARGE, CASE/10	CA	262.07
313-7031	BITRAC ED MASK WITH STANDARD HEADGEAR, ADULT EXTRA LARGE, CASE/10	CA	262.07
465-0024-00	FILTER, BACTERIAL/VIRAL (BV), CASE OF 50	EA	476.00
465-0025-00	FILTER, HME BACTERIAL/VIRAL, CASE OF 20	EA	396.10
820-0053-00	HME- HEAT MOISTURE EXCHANGER	EA	464.95
704-0004-00	ASSEMBLY, 3-LITER RESERVOIR KIT	EA	117.30
820-0132-00	TEST LUNG, PLASTIC/SILICONE, 600 ML, R20,C20	EA	206.10
825-0002-00	ASSEMBLY, OXYGEN HOSE, 6' LONG	EA	48.45
800-0904-01	MODEL, CCLAW	EA	385.05
703-0003-00	ASSEMBLY,KIT,BRACKET,MOUNTING,WALL,VEHICLE	EA	79.05

Supplementary Purchase Agreement for Participating Member

Defibrillator Capital Equipment and Accessories

Agreement No. LOC03086104

704-0750-08	ASSEMBLY, BRACKET, POLE MOUNTING, UNIVERSAL	EA	153.85
816-0731-00	ASSEMBLY, STAND, 731 SERIES, WITH LOCKING WHEELS	EA	1,297.95
816-0731-01	ASSEMBLY, STAND, 731 SERIES WITH LOCKING WHEELS, MRI	EA	1,297.95
800-0903-01	MODEL, SMEED BRACKET	EA	5,961.90
8000-001468-03	BACKPACK, G3 QUICKLOOK TACTICAL, VENTILATOR	EA	239.70
010-8000-201	FLOTEC INGAGE REGULATOR, DISS-1240 THREADED HIGH PRESSURE O2 INPUT FOR A SEPARATE REGULATED O2 SOURCE	EA	259.20
010-8000-204	FLOTEC INGAGE REGULATOR	EA	232.80
703-0731-17	ASSEMBLY, VENT CARRIER	EA	447.10
703-0731-27	Assy, Vent Carrier, Eagle II	EA	447.10
8000-001002-01	SOFT CASE, BLACK, VENTILATOR AND ACCESSORIES	EA	136.00
8731-000176-01	CLASS II (TRANSPORT) KIT, POWER SUPPLY WITH IEC 08 CONNECTION/LINE CORD WITH NEMA 1-15P WALL PLUG	EA	153.00
8731-000001	KIT, CAP, RC-14-12 PE-LD25 RED017, CLASS A CLEANLINESS, D-POLY, 10 PCS	EA	9.35
8000-0580-01	BATTERY, LITHIUM ION, SUREPOWER II	EA	721.70
8000-0580-30	BATTERY, LITHIUM ION, SUREPOWER II, AIR WORTHY	EA	721.70
8000-0370	CPR CONNECTOR	EA	256.20
8300-0787-01	IBP CABLE, RIGHT ANGLE, EDWARDS, PROPAQ MD	EA	208.80
8300-0788-01	IBP CABLE, RIGHT ANGLE, ABBOTT, PROPAQ MD	EA	160.80
8000-0246-30	8 FT PULSE OX PATIENT CABLE	EA	241.50
8300-000676	CABLE ASSY, ONE STEP, X SERIES	EA	410.20
8300-000831-40	CABLE ASSY, MFC-CPRD, X SERIES	EA	373.80
8300-0783	CABLE, MFC, PROPAQ300	EA	288.40
8000-000151	RD RAINBOW SET MD20-04, EMS, PATIENT CABLE, 4 Ft. (REF: 4792)	EA	181.30
8000-000860	LNCS-II RAINBOW DCI 8A SpHb, SC-400, ADULT SENSOR, 3 FT, 1/BOX (REF: 4059)	BX	959.00
8000-000861	LNCS-II RAINBOW DCIP 8A SPHB, SC-400, PEDIATRIC SENSOR, 3 FT, 1/BOX (REF: 4062)	BX	959.00
8000-000862	LNCS-II RAINBOW DCI 8A SPCO ADULT SENSOR, 3 FT, 1/BOX (REF: 4067)	BX	630.00
8000-000863	LNCS-II RAINBOW DCIP 8A SPCO PEDIATRIC SENSOR, 3 FT, 1/BOX (REF: 4068)	BX	595.00
8000-001465	RAINBOW, DCI SC-200, PEDIATRIC REUSABLE FINGER SENSOR, 3FT, SpHb, SpO2, SpMet	EA	822.50
8000-001701	RD RAINBOW SET MD20-05, PATIENT CABLE, 5 FT	EA	225.40
8000-001702	RD RAINBOW SET MD20-12, PATIENT CABLE, 12 FT	EA	271.60
8000-0330	RED LNC-4, 4FT REUSABLE PATIENT CABLE, (REF: 9355-0330, 2055)	EA	169.40
8000-0331	RED LNC-10, 10FT REUSABLE PATIENT CABLE, (REF: 9355-0331, 2056)	EA	218.40
8000-0332	RED DCI-DC3, 3FT ADULT REUSABLE PATIENT CABLE/SENSOR, (REF: 9355-0332, 2053)	EA	196.70
8000-0333	RED DCIP-DC3, 3FT PEDIATRIC REUSABLE PATIENT CABLE/SENSOR, (REF: 9355-000333, 2256)	EA	211.40
8000-0335	RED DCIP-DC12, 12FT PEDIATRIC REUSABLE PATIENT CABLE/SENSOR, (REF: 9355-0335, 2257)	EA	592.90
8000-0343	RAINBOW DCI-DC8, 8FT ADULT REUSABLE PATIENT CABLE/SENSOR, (REF: 9355-0343, 2407)	EA	658.70
8000-0345	RAINBOW DCIP-DC8, 8FT PEDIATRIC REUSABLE PATIENT CABLE/SENSOR, (REF: 9355-0345, 2640)	EA	725.90
8000-0346	RAINBOW DCIP-DC12, 12FT PEDIATRIC REUSABLE PATIENT CABLE/SENSOR, (REF: 9355-0346, 2070)	EA	1,097.60
8000-0377	RED DBI-dc8, 8' REUSABLE DIRECT CONNECT SENSOR, MASIMO RAINBOW SET, (REF: 9355-0377, 2644)	EA	408.10
8000-000101	RD SET E1 ADULT SP02 EAR SENSOR, 3FT (REF: 4015)	EA	280.00
8000-000103	RD SET PEDI ADV PARAMETERS SPHB, SPHB, SPMET, SPOC (REF: 4027)	EA	959.00
8000-000104	RD SET ADULT ADV PARAMETERS SPHB, SPMET, SPOC, PVI (REF: 4026)	EA	959.00
8000-000106	RD RAINBOW NEONATE 8A SpCO, ADHESIVE SENSOR, 10/BOX (REF: 4037)	BX	539.00
8000-000456	MASIMO SINGLE PATIENT EAR SENSOR, LNCS E1, BOX OF 10, (REF: 9355-000456, 2918)	BX	272.30
8000-000816	RD RAINBOW SET-2 INFANT ADHESIVE SENSOR, 10/BOX (REF: 4028)	BX	959.00
8000-000817	RD RAINBOW SET-2 ADULT/NEONATE ADHESIVE SENSOR, 10/BOX (REF: 4029)	BX	959.00
8000-000818	RD RAINBOW ADULT 8A SpCO, ADHESIVE SENSOR, 10/BOX (REF: 4034)	BX	462.00
8000-000819	RD RAINBOW PEDIATRIC 8A SpCO ADHESIVE SENSOR, 10/BOX (REF: 4035)	BX	525.00
8000-000876	RD RAINBOW INFANT 8A SpCO ADHESIVE SENSOR, 10/BOX (REF: 4036)	BX	525.00
8000-000313	TEMPERATURE PROBE, ESOPHAGEAL/RECTAL, REUSABLE, ADULT	EA	30.00
8000-000314	TEMPERATURE PROBE, ESOPHAGEAL/RECTAL, REUSABLE, PEDIATRIC	EA	30.00
8000-000315	TEMPERATURE PROBE, SKIN, REUSABLE, ADULT	EA	30.00
8000-000316	TEMPERATURE PROBE, SKIN, REUSABLE, PEDIATRIC	EA	30.00
8000-000319	ADAPTER/EXTENSION, TEMPERATURE PROBE, REUSABLE	EA	15.00
8000-000317	TEMPERATURE PROBE, ESOPHAGEAL/RECTAL, DISPOSABLE, ADULT/PEDIATRIC, BOX OF 40	EA	176.25
8000-000318	TEMPERATURE PROBE, SKIN, DISPOSABLE, ADULT/PEDIATRIC, BOX OF 50	EA	221.25
8000-000393-01	X SERIES CARRY CASE, PREMIUM	EA	639.10
8000-000404-01	CARRY CASE, REAR BAG, X SERIES	EA	25.20
8000-000405-01	CARRY CASE, SHOULDER STRAP, X SERIES	EA	12.60
8000-002005-01	CABLE SLEEVE, PROPAQ / X SERIES, ZOLL BLUE	EA	45.50
8707-000502-01	CARRY CASE, PRINTER CHUTE W/SINGLE ZIPPERS, X SERIES	EA	478.10
8707-000503-01	CLEAR PLASTIC DISPLAY PROTECTOR, X SERIES	EA	35.00
288020307	PAX X SERIES CARRY CASE VIENNA - USA	EA	486.00
8000-000903-01	AUX PWR, BREAKOUT CABLE, X SERIES	EA	155.00
8000-000205	HOSE, BLOOD PRESSURE CUFF, INFANT NEO, 8 FT, WITH ISO CONNECTOR	EA	109.48
8300-0002-01	DUAL LUMEN NIBP TUBING ASSEMBLY, PROPAQ MD	EA	109.48
8300-0002-02	DUAL LUMEN NIBP TUBING ASSEMBLY, 5 FT, X SERIES	EA	109.48
REUSE-07-2MQ	INFANT CUFF, 9-13CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	27.88
REUSE-08-2MQ	SMALL CHILD CUFF, 12-16CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	27.88
REUSE-09-2MQ	CHILD CUFF, 15-21CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	28.70
REUSE-10-2MQ	SMALL ADULT CUFF, 20-26CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	29.52
REUSE-11-2MQ	ADULT CUFF, 25-34CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	30.34
REUSE-11L-2MQ	ADULT LONG CUFF, 25-34CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	35.26
REUSE-12-2MQ	LARGE ADULT CUFF, 32-43CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	34.44
REUSE-12L-2MQ	LARGE ADULT LONG CUFF, 32-43CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	39.36
REUSE-13-2MQ	THIGH CUFF, 40-55CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR	EA	53.30
8000-000200	CUFF, BLOOD PRESSURE, SIZE-01 NEONATE, SOFT DISPOSABLE, 1 TUBE, FEMALE SNAPQUIK CONNECTOR (QTY = 10)	CA	74.75
8000-000201	CUFF, BLOOD PRESSURE, SIZE-02 NEONATE, SOFT DISPOSABLE, 1 TUBE, FEMALE SNAPQUIK CONNECTOR (QTY = 10)	CA	79.95
8000-000202	CUFF, BLOOD PRESSURE, SIZE-03 NEONATE, SOFT DISPOSABLE, 1 TUBE, FEMALE SNAPQUIK CONNECTOR (QTY = 10)	CA	83.85
8000-000203	CUFF, BLOOD PRESSURE, SIZE-04 NEONATE, SOFT DISPOSABLE, 1 TUBE, FEMALE SNAPQUIK CONNECTOR (QTY = 10)	CA	87.75
8000-000204	CUFF, BLOOD PRESSURE, SIZE-05 NEONATE, SOFT DISPOSABLE, 1 TUBE, FEMALE SNAPQUIK CONNECTOR (QTY = 10)	CA	91.65
8000-0640	NEONATAL DISPOSABLE CUFFS SIZE 1 [3.0-6.0 CM] (20 PER BOX), (REF: 9355-0640, 2121)	BX	76.70
8000-0641	NEONATAL DISPOSABLE CUFFS SIZE 2 [4.0-8.0 CM] (20 PER BOX), (REF: 9355-0641, 2122)	BX	82.55
SOFT-07-2MQ	INFANT CUFF, 9-13CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	149.50
SOFT-08-2MQ	SMALL CHILD CUFF, 12-16CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	149.50
SOFT-09-1MQ	CHILD CUFF, 15-21CM, SINGLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	141.70
SOFT-09-2MQ	CHILD CUFF, 15-21CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	149.50
SOFT-10-1MQ	SMALL ADULT CUFF, 20-26CM, SINGLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	158.60
SOFT-10-2MQ	SMALL ADULT CUFF, 20-26CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	166.40
SOFT-11-2MQ	ADULT CUFF, 25-34CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	166.40
SOFT-11L-2MQ	ADULT LONG CUFF, 25-34CM, DOUBLE TUBE W/TWIST LOCK CONNECTOR (20/CS)	CA	193.05
SOFT-12-1MQ	LARGE ADULT CUFF, 32-43CM, SINGLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	158.60
SOFT-12-2MQ	LARGE ADULT CUFF, 32-43CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	166.40
SOFT-12L-2MQ	LARGE ADULT LONG, 32-43CM, DOUBLE TUBE W/TWIST LOCK CONNECTOR (20/CS)	CA	193.05

Supplementary Purchase Agreement for Participating Member

Defibrillator Capital Equipment and Accessories

Agreement No. LOC03086104

SOFT-13-1MO	THIGH CUFF, 40-55CM, SINGLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	209.30
SOFT-13-2MO	THIGH CUFF, 40-55CM, DOUBLE TUBE W/TWIST-LOCK CONNECTOR (20/CS)	CA	226.20
8000-000874	ETHERNET ADAPTER, PROPAQ MD	EA	943.20
8707-000500-01	CABLE, USB EXTENSION, X SERIES	EA	36.00
8300-0802-01	CABLE, 12 LEAD ECG, AAMI, PROPAQ MD	EA	305.20
8300-0802-12	CABLE, 12 LEAD ECG, IEC, PROPAQ MD	EA	305.20
8300-0804-01	CABLE, V LEAD ECG, AAMI, PROPAQ MD	EA	164.50
8300-0800-01	CABLE, 3 LEAD ECG, AAMI, PROPAQ MD	EA	116.90
8300-0800-12	CABLE, 3 LEAD ECG, IEC, PROPAQ MD	EA	116.90
8300-0803-01	CABLE, LIMB LEAD ECG, AAMI, PROPAQ MD	EA	149.80
8300-0803-12	CABLE, LIMB LEAD ECG, IEC, PROPAQ MD	EA	155.40
8300-0801-01	CABLE, 5 LEAD ECG, AAMI, PROPAQ MD	EA	164.50
8300-0801-12	CABLE, 5 LEAD ECG, IEC, PROPAQ MD	EA	164.50
8300-0804-12	CABLE, V LEAD ECG, IEC, PROPAQ MD	EA	164.50
8300-000200	MICROSTREAM ADVANCE ADULT ORAL-NASAL CO2 FILTER LINE WITH O2 TUBING, SHORT TERM USE, BOX OF 25	BX	229.20
8300-000202	MICROSTREAM ADVANCE PEDIATRIC ORAL-NASAL CO2 FILTER LINE, SHORT TERM USE BOX OF 25	BX	210.60
8300-000203	MICROSTREAM ADVANCE PEDIATRIC ORAL-NASAL CO2 FILTER LINE WITH O2 TUBING, SHORT TERM USE BOX OF 25	BX	250.20
8300-000204	MICROSTREAM ADVANCE ADULT-PEDIATRIC INTUBATED CO2 FILTER LINE, EXTENDED DURATION, BOX OF 25	BX	292.80
8300-000206	MICROSTREAM ADVANCE NEONATAL-INFANT INTUBATED CO2 FILTER LINE, EXTENDED DURATION, BOX OF 25	BX	333.00
8300-000207	MICROSTREAM ADVANCE ADULT-PEDIATRIC INTUBATED CO2 FILTER LINE, HIGH HUMIDITY, BOX OF 25	BX	438.00
8300-000208	MICROSTREAM ADVANCE ADULT-PEDIATRIC INTUBATED CO2 FILTER LINE, SHORT TERM USE, BOX OF 25	BX	172.80
8300-000210	MICROSTREAM ADVANCE ADULT ORAL-NASAL CO2 FILTER LINE WITH O2 CONNECTOR, SHORT TERM USE, BOX OF 25	BX	277.80
8000-000493	ANTENNA, ULTRA-WIDEBAND, 4G/3G/2G	EA	48.24
001739-U	PAPER, CHART 40MM, WHITE, BOX-3RL	BX	18.36
8000-000875-01	PAPER, THERMAL, 80MM ROLL, TSI, BPA-FREE (BOX OF 6)	BX	21.76
8000-000876-01	PAPER, THERMAL, 80MM ROLL, TSI, W/GRID, BPA-FREE (BOX OF 6)	BX	22.44
8012-0206	12-LEAD ECG SIMULATOR	EA	1,027.60
8000-000993	CABLE ASSY, FLOW SENSOR CONNECTOR, ACCUVENT	EA	290.50
8000-001128	FLOWTUBE, ACCUVENT, BOX OF 10	BX	533.65
8000-010466	POWER CORD, 10A, 125VAC, 2.50m LG, BLACK, NORTH AMERICA CLASS II W/ C17 CONNECTOR	EA	36.90
8016-000129	CABLE, MFC WITH P-LEADS, ZENIX	EA	349.60
8016-000123-01	ASSY, CABLE, ECG, 12 LEAD, AAMI, ZENIX	EA	357.50
8016-000131-01	CABLE, LIMB LEAD ECG, AAMI	EA	201.50
8016-000628-01	CABLE, ECG 3 LEAD SET, ZENIX, AAMI	EA	162.50
8016-000629-01	CABLE, ECG 5 LEAD SET, ZENIX, AAMI	EA	182.00
8016-000299-01	ASSEMBLY, Z-LINK ACCUVENT CABLE	EA	435.50
8016-000121-01	ASSEMBLY, GREEN CONNECTOR, ZENIX	EA	370.50
8016-000126	CABLE, SIMULATOR, ABBOTT, IBP, ZENIX	EA	58.50
8016-000127	CABLE, SIMULATOR, EDWARDS, IBP, ZENIX	EA	110.50
8016-000593	CABLE, MFC, ZENIX	EA	299.00
91-0028-16	PATIENT HOSE, 3 METER, W/FEMALE BAYONET TO FEMALE BAYONET (METAL) CONNECTOR	EA	45.50
8000-010111	ADULT NOMOLINE LH NASAL/ORAL CO2 CANNULA (BOX OF 25) REF 3822	EA	279.50
8000-010112	PEDIATRIC NOMOLINE LH NASAL/ORAL CO2 CANNULA (BOX OF 25) REF 3823	EA	266.50
8000-010113	ADULT NOMOLINE LH WITH O2 (BOX OF 25) REF 3824	EA	299.00
8000-010114	PEDIATRIC NOMOLINE LH WITH O2 (BOX OF 25) REF 3825	EA	325.00
8000-010115	ADULT/PEDIATRIC NOMOLINE LH AIRWAY ADAPTER SET (BOX OF 25) REF 3814	EA	227.50
8000-010116	ADULT/PEDIATRIC NOMOLINE HH AIRWAY ADAPTER SET (BOX OF 25) REF 3827	EA	403.00
8000-010117	NOMOLINE HH AIRWAY ADAPTER SET (2M) INFANT/NEONATAL REF 4367	EA	429.00
8000-010152	RD RAINBOW SET RA25-04, EMS, PATIENT CABLE 4 Ft. (REF: 4798)	EA	169.00
8016-000860-01	COMPREHENSIVE CARRY CASE, ZENIX	EA	318.50
8016-000101	ZENIX AC-DC EXTERNAL POWER SUPPLY	EA	617.50
8016-001000	CHARGER ADAPTER, SUREPOWER 4	EA	292.50
98-0599-41	CUFF, ONE PIECE, CHILD, REUSABLE, 12-19 cm, 1-TUBE, BAYONET, QTY = 1	EA	14.00
98-0599-4A	CUFF, ONE PIECE, ADULT PLUS, REUSABLE, 28-40 cm, 1-TUBE, BAYONET, QTY = 1	EA	21.00
98-0599-4C	CUFF, ONE PIECE, ADULT LARGE PLUS, REUSABLE, 40-55 CM, 1-TUBE, BAYONET, QTY = 1	EA	21.00
98-0599-4K	CUFF, ONE PIECE, ADULT SMALL PLUS, REUSABLE, 18-29 CM, 1-TUBE, BAYONET, QTY 1	EA	19.50
8900-000388-01	CPR COMPLETE ELECTRODE, ZENIX (P/N 8900-000387-01), 8/CASE	CA	624.00
8900-000390-01	CPR AP ELECTRODE, ZENIX (P/N 8900-000389-01), 8/CASE	CA	552.50
8900-000422-01	CPR AA ELECTRODE, ZENIX (P/N 8900-000421-01), 8/CASE	CA	552.50
8900-000424-01	PEDIATRIC CPR ELECTRODE, ZENIX (P/N 8900-000423-01), 8/CASE	CA	617.50
649496 02752 0	GLOBAL MOBILE HOTSPOT, MIFI X PRO 5G, USA	EA	541.12
8000-000878-01	PAPER, RECORDER, BPA FREE, STRIP CHART, 79.5MM Z-FOLD, 10 PACK, ZENIX	BX	31.85
8000-01055-01	KIT, EXTERNAL DEFIBRILATOR PADDLE MOUNT	EA	156.00
8016-000016-01	TABLET 10.1" DISPLAY, ZENIX	EA	1,950.00
8900-000392-01	KIT, TRAINER, CPR COMPLETE, ZENIX	EA	247.00
8900-000394-01	KIT, TRAINER, PEDIATRIC CPR, ZENIX	EA	240.50
8900-000395-01	TRAINER, REPLACEMENT PADS, PEDIATRIC CPR, ZENIX, 6/CASE	CA	188.50
8900-000398-01	KIT, TRAINER, CPR AA, ZENIX	EA	208.00
8900-000399-01	TRAINER, REPLACEMENT PADS, CPR AA, ZENIX, 6/CASE	CA	188.50
8900-000396-01	KIT, TRAINER, CPR AP, ZENIX	EA	288.80
8900-000397-01	TRAINER, REPLACEMENT PADS CPR AP ASSEMBLY, ZENIX, 6/CASE	CA	239.40
8016-002798-01	CABLE, V LEAD ECG, AAMI	EA	106.40

The pricing is subject to annual increases in ZOLL's sole discretion and could be based upon supply chain changes, economic conditions, epidemics/pandemics and/or natural disasters. These annual price increase will not exceed the greater of (a) 4%, or (b) the sum of the annual average of the previous 12 months Producer Price Index (PPI) (change in final demand less foods, energy and trade, unadjusted) published by the United States Department of Labor, Bureau of Labor Statistics plus 1.5 %. ZOLL's annual increases generally occur on April 1 of each year, regardless of when the Agreement or Order was entered into; however, ZOLL reserves the right to impose the annual increase at any time in the year. ZOLL will provide sixty (60) days' notice of any price increases. ZOLL may, in its sole discretion, at any time or from time to time within thirty (30) days prior written notification to Customer, add Products or remove Products from Exhibit A. Exhibit A shall be deemed amended as of the date of the notice.

**Supplementary Purchase Agreement for Participating Member
Defibrillator Capital Equipment and Accessories
Agreement No. LOC03086104**

**EXHIBIT B
Notices**

If to ZOLL by mail to:

ZOLL Medical Corporation
269 Mill Road
Chelmsford, MA 01824-4105
Attn: Contracts Department 214

If to ZOLL by email to:

Contracts@zoll.com

If to Customer by mail to:

Blair Volunteer Fire and Rescue
218 S 16th St
Blair, NE 68008

If to Customer by email:

Ty Hernes
ems@blairvfd.com

RESOLUTION NO. 2026

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

A RESOLUTION APPROVING AMENDMENT NO. THREE TO THE AGREEMENT FOR ENGINEERING SERVICES WITH HDR ENGINEERING, INC. FOR THE BLAIR WATER TOWER DESIGN PROJECT

WHEREAS, the City of Blair, Nebraska (the "City") entered into an Agreement for Professional Engineering Services with HDR Engineering, Inc. ("HDR") on November 12, 2024, for the design, permitting, and bid phase services related to the Blair Water Tower project; and

WHEREAS, the City and HDR have previously amended said Agreement to address additional services; and

WHEREAS, the City has requested additional engineering and related professional services beyond those originally contemplated, including but not limited to the design of an additional water main, coordination with the Bear Creek development, rough grading for the Kellie Drive connection to Hollow Road, relocation of an existing twelve-inch (12") water main, additional geotechnical investigation, and the acquisition of temporary easements; and

WHEREAS, HDR has prepared Amendment No. Three to the Agreement for Engineering Services for the Blair Water Tower Design Project, dated April 16, 2026, which modifies Exhibit A – Scope of Services to include the additional services described therein; and

WHEREAS, Amendment No. Three further amends Section IV (Compensation) of the Agreement to increase the not-to-exceed contract amount by Eighty-Two Thousand Three Hundred Dollars (\$82,300.00), resulting in a revised not-to-exceed total contract amount of Two Hundred Forty-Two Thousand Nine Hundred Fifty Dollars (\$242,950.00); and

WHEREAS, the City Council has reviewed Amendment No. Three and finds that approval of the amendment is in the best interest of the City and necessary for the continued progress of the Blair Water Tower project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Blair, Nebraska, as follows: Amendment No. Three to the Agreement for Engineering Services between the City of Blair, Nebraska and HDR Engineering, Inc., dated April 16, 2026, is hereby approved in substantially the form presented to the City Council. The Mayor is hereby authorized and directed to execute Amendment No. Three on behalf of the City of Blair, and the City Clerk is authorized to attest to the Mayor's signature thereon. 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 _____ VOTING ‘NAY,” THE MAYOR DECLARED THE FOREGOING RESOLUTION PASSED AND APPROVED THIS 28TH DAY OF APRIL 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 28th day of April 2026.

BRENDA WHEELER, CITY CLERK

**AMENDMENT NO. THREE TO AGREEMENT
FOR
ENGINEERING SERVICES
FOR
BLAIR WATER TOWER DESIGN**

WHEREAS:

HDR ENGINEERING, INC. ("HDR") entered into an Agreement on November 12, 2024 to perform engineering services for the City of Blair, Nebraska ("OWNER");

OWNER desires to amend this Agreement in order for HDR to perform services beyond those previously contemplated.

HDR is willing to amend the agreement and perform the additional engineering services.

NOW, THEREFORE, HDR and OWNER do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

Section I Scope of Service: Exhibit A – Scope of Services shall be modified by the attached Amendment No. 3 Scope of Work.

Section IV Compensation shall be amended to increase the not to exceed amount by \$82,300 to \$242,950

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

HDR ENGINEERING, INC. ("HDR") City of Blair, Nebraska ("OWNER")

By: *Ann Williams* By: _____
Ann Williams (04/16/2026 15:32:27 CDT)

Its: Senior Vice President Its: Mayor

Date: 04/16/2026 Date: _____

EXHIBIT A
BLAIR WATER TOWER DESIGN – AMENDMENT NO. THREE

SCOPE OF SERVICES

PART 1.0 PROJECT DESCRIPTION:

HDR Engineering Inc. (ENGINEER) has contracted for the final design, permitting, and bid phase services for the City of Blair (OWNER) water tower. The Project includes the design of a new water tower, water main, and associated site improvements.

OWNER requested ENGINEER to provide additional services to design an additional water main to the selected water tower site, design the rough grading for the Kellie Drive connection to Hollow Road, and to coordinate the new water main and the water tower site with the developer.

Items of Work

1. Prepare plan/profile sheets for the additional 7,300 LF of 12 IN water main.
2. Update the hydraulic model to reflect the revised water tower location.
3. Coordinate with the engineer for development in which the water tower will be located.
4. Prepare plan sheets for the rough grading of the Kellie Drive extension.
5. Complete the design and construction sequencing for the lowering of the existing 12 IN main at the Kellie Drive/Hollow Road intersection.
6. Property purchase negotiations for the temporary easements for the Kellie Drive extension.

Additional Key Understandings:

1. The proposed water tower will be in the Bear Creek development located off Kellie Drive.
2. The water tower site will be platted as part of the development.
3. The proposed water main will be located within the Hollow Road and Kellie Drive right of way (ROW).
4. The proposed water main within the development will be located within platted street ROWs.
5. Platting is not included in this scope of work.
6. The engineer for the development will provide their CAD files for the design of the water tower site and the water main.
7. The Kellie Drive roadway design will address the rough grading only. A simple corridor will be modeled along the alignment to establish grades and limits of construction to develop rough grading limits and preliminary alignment and typical section will be developed.
8. The scope of work includes identification of the limits of the temporary easements for the Kellie Drive grading; preparation of the exhibits for three parcels of property; preparation of the temporary easement agreement; and negotiation with the property owners on behalf of OWNER.

9. The project will be bid as two separate construction contracts: 1) water tower and 2) water main and Kellie Drive grading. Separate NDWEE construction permits will be required for the water tower construction contract and the water main construction contract.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER

TASK SERIES 100 – PROJECT MANAGEMENT – FINAL DESIGN

Objective: Provide management activities over the Project duration including planning, organizing and monitoring Project team activities; and overall project management. Complete coordination with the development engineer for the water tower and water main design.

HDR Activities **110 – Project Management**

- Resource management and allocation based on Project schedules and activities.
- Budget and invoice management.
- Utility coordination.

120 – Developer Coordination

- Receive development CAD files and updates.
- Correspondence during the design.
- Transmittal of water main and water tower design plans.
- Attend four in person coordination meetings.

TASK SERIES 200 – DATA COLLECTION

Objective: Completion of geotechnical investigation and topographic survey for the Kellie Drive extension. This amendment adds an additional boring for the water tower at the recommendation of a water tower contractor.

HDR Activities **210 – Geotechnical Investigation**

- Complete the geotechnical investigation for the elevated storage tower.
- Complete the geotechnical report.

220 – Topographic Survey

- Complete topographic survey.
- Prepare temporary easement exhibits and legal descriptions.

TASK 300 - Development of Final Documents and Bid Phase Services

Objective: Preparation of the plans and specifications to the 100 percent level of completion and obtain regulatory approval for the additional

water main and the relocation of the existing 12 IN main in the Kellie Drive ROW. The work includes the grading for the Kellie Drive extension and connection to Hollow Road.

HDR Activities

310 – Development of 60 Percent Plans and Specifications

- Develop plans and specifications to 60 percent level of completion. Plans will include:
 - Cover sheet.
 - General legend sheet.
 - Quantities and notes sheet.
 - Horizontal and vertical control sheet.
 - Staging area and construction access sheet.
 - Plan/profile sheets.
 - Grading plan.
 - Limits of construction.
 - SWPPP sheets.
- Coordination with OWNER for the relocation of the 12 IN main at the Kellie Drive and Hollow Road intersection.
- Perform quality control review of documents prior to submittal.
- Prepare preliminary opinion of probable construction cost.

320 – Utility Coordination

- Provide plans to the utility companies and request information on existing infrastructure.
- Incorporate information into the plans.

330 – Submittal and Review Meeting

- Submit two sets of plans and draft technical specifications to OWNER for review.
- Attend one plan review meeting at OWNER offices or on site.
- Summarize and distribute the 60% review meeting minutes.

340 – Develop Plans and Specifications to 95 Percent

- Incorporate review comments from 60 percent review meeting.
- Finalize the basis of design report.
- Develop plans and specifications to 95 percent level of completion.
- Develop storm water pollution prevention plan (SWPPP).
- Develop and finalize technical specifications.
- Prepare bid form and complete front-end documents.
- Perform quality control review of documents prior to submittal.
- Update opinion of probable construction cost.

350 – Submittal and Review Meeting

- Submit two sets of plans and specifications to OWNER for review.
- Attend one plan review meeting at OWNER offices.
- Summarize and distribute meeting notes.

360 – Permit Submittals

- Incorporate OWNER review comments.
- Complete electronic submittal of plans and specifications to Nebraska Department of Environment and Energy for construction permit review and approval.
- Prepare the storm water permit application for OWNER execution.
- Initiate project on NDWEE website for NPDES permit.
- Incorporate review comments and finalize plans and specifications to 100 percent level of completion.

370 – Bid Phase Services

- Provide the notice to bidders to OWNER for publication.
- Provide plans and specifications in electronic format to OWNER for distribution to bidders.
- Respond to RFI's.
- Conduct one pre-bid meeting and prepare meeting notes.
- Issue up to two addenda.
- Attend bid opening and tabulate bids.
- Prepare letter of recommendation.

Deliverables: 60 percent contract documents for review.
95 percent contract documents for review.
100 percent bidding documents.
NDWEE construction permit submittal.
NDEE NPDES permit application.
Pre-bid meeting notes and addenda.
Letter of Recommendation.

TASK SERIES 400 – RIGHT OF WAY SERVICES

Objective: Provide ROW services for the acquisition of the temporary easements for the proposed Kellie Drive extension. Assume three property owners.

HDR Activities 410 – Title and Valuation Research

- Research Ownership and encumbrances of parcel to be acquired.
- Provide title certificate.

- Coordinate clearing of any clouds on title as necessary.
- Obtain and review appraisals.

420 – Property Owner Contacts

- Documentation of owner contacts in a Field Journal.
- Secure Right-of-Entry from property owner in advance of the topographic survey.
- Conduct a total of two in-person informational and negotiation meetings with each property owner.
- Provide accepted, signed, and notarized temporary easement document to OWNER for approval.

PART 3.0 AUTHORIZATION

OWNER will provide written authorization for the work. Work will not proceed without authorization.

PART 4.0 OWNER’S RESPONSIBILITIES:

OWNER will be responsible for the following as identified in the above Scope of Work:

1. Payment of all permit fees.
2. Location and depth of 12 IN water main on Kellie Drive.
3. Payment of temporary easement costs.

PART 5.0 PERIODS OF SERVICE:

Notice to Proceed	April 29, 2026
<u>Water Tower Schedule:</u>	
60 Percent Submittal	May 1, 2026
95 Percent Submittal	June 19, 2026
NDWEE Submittal	July 8, 2026
Bid Opening	July 22, 2026
<u>Water Main and Grading Schedule:</u>	
60 Percent Submittal	May 15, 2026
95 Percent Submittal	June 26, 2026
NDWEE Submittal	July 8, 2026
Bid Opening	July 29, 2026



CITY OF BLAIR

MEMORANDUM

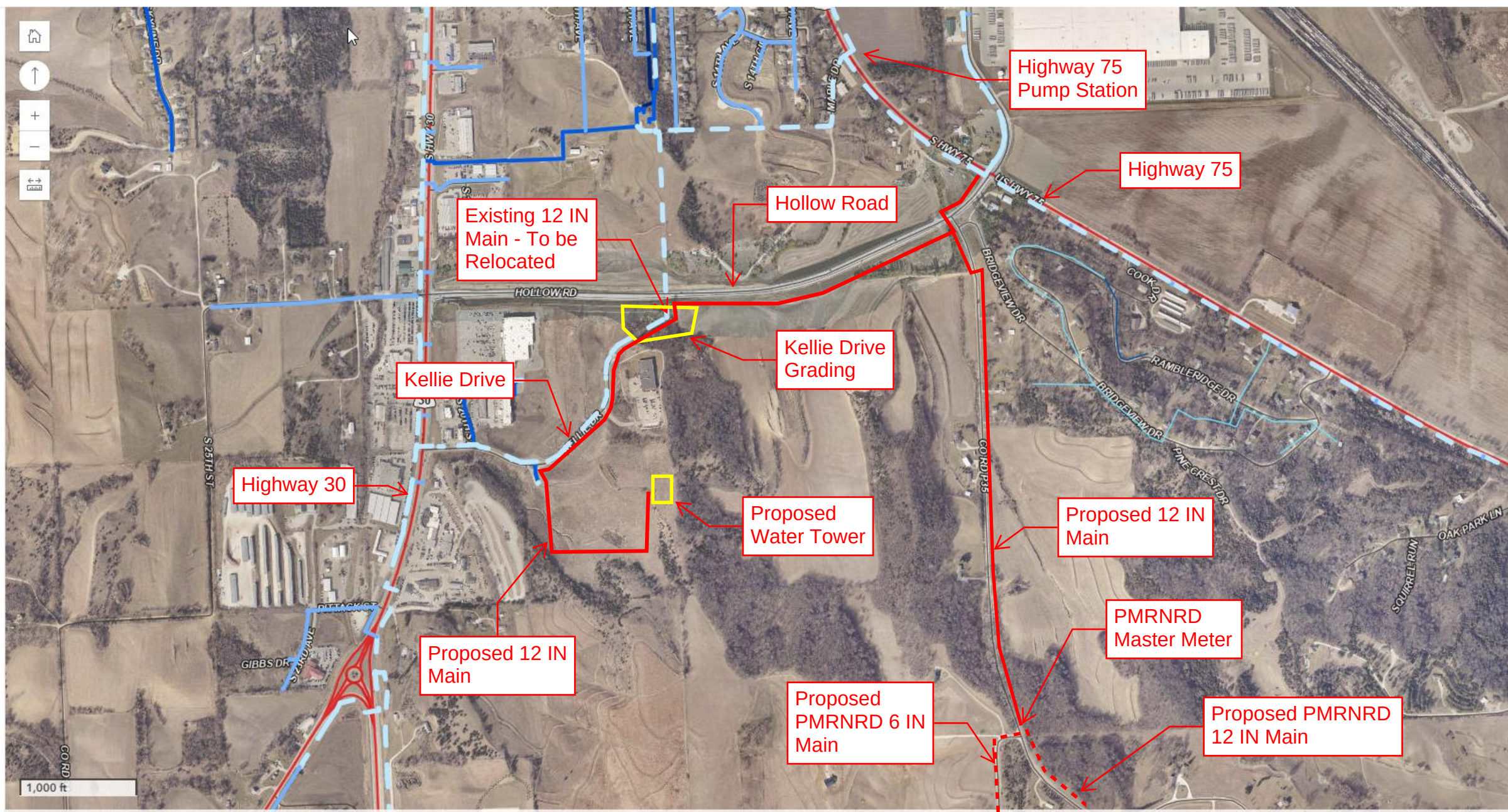
To: Blair Mayor and City Council
From: CJ Heaton, Deputy City Administrator of Public Works
Date: 4/28/26
Re: Amendment 3 With HDR – Blair Water Tower

Attached is a proposed amendment with HDR for additional planning and engineering work related to the new elevated water tower. As you are all aware, there was some additional work required to find the space for the tower. At this location, additional engineering work is needed to connect the tower to the mains. We also plan on having some basic engineering work done on the Kellie Drive ROW, where the future street would connect to Hollow Road. There is also an existing water main that will have to be relocated to achieve the proper road elevation and allow room for the new main. This work will also include assistance with project coordination with the development team for the housing addition on Kellie Dr. Lastly, this will include design work for the water main that will run south along P35 to the new NRD connection.

HDR estimates this additional work to cost \$82,300, and not to exceed a total of \$242,950.00

Financial Impact: \$82,300, not to exceed the Amendment total of \$242,950.00

Recommendation: Approval of the amendment



Highway 75
Pump Station

Highway 75

Hollow Road

Existing 12 IN
Main - To be
Relocated

Kellie Drive
Grading

Kellie Drive

Highway 30

Proposed
Water Tower

Proposed 12 IN
Main

Proposed 12 IN
Main

PMRNRD
Master Meter

Proposed
PMRNRD 6 IN
Main

Proposed PMRNRD
12 IN Main

1,000 ft

RESOLUTION NO. 2026-_____

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

WHEREAS the Mayor and City Council were presented with a Health Insurance Renewal Report (Exhibit A) from the League Insurance Government Health Team (LIGHT) for Blue Cross/Blue Shield utilizing the NETwork Blue (Statewide) Blue Cross/Blue Shield Network to renew the City Employee's Health Insurance Plan for an effective period of July 1, 2026 through June 30, 2027; and

WHEREAS, the renewal premium increase is 4.35%; and

WHEREAS, the City of Blair has previously offered one PPO plan and two HSA – High Deductible plans; and

WHEREAS, the City of Blair has previously assumed 100% of the cost of the premium for “Employee” only health insurance; and

WHEREAS, the City of Blair has previously assumed 83% of the cost of the premium, and the employee has previously assumed 17% of the cost of the premium, for “Employee & Spouse”, “Employee & Children”, and “Employee & Family” health insurance; and

WHEREAS, according to the most recent benefit comparability study the city's share of the insurance premium is below the midpoint of comparable cities.

NOW, THEREFORE, BE IT RESOLVED that the City of Blair Employee Health Insurance Renewal, effective from July 1, 2026 through June 30, 2027, with the League Insurance Government Health Team (LIGHT) utilizing the NETwork Blue (Statewide) Blue Cross/Blue Shield Network, is hereby adopted and approved with the 4.3% increase and with one PPO plan (Option 1) and two HSA – High Deductible plans (Option 2 and Option 3) (see Exhibit B), and

BE IT FURTHER RESOLVED that the City of Blair will continue to assume 83% of the cost of the premium and the employee will assume 17% of the premium for the “Employee & Spouse”, “Employee & Children”, and “Employee & Family” health insurance.

CITY OF BLAIR, NEBRASKA

ATTEST:

(SEAL)

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 28th day of April 2026.

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Premium Breakdown

		BlueCross/BlueShield PPO Option 1 LIGHT - Current & Renewal	
Buy Up Plan		In Network / Out of Network	
Calendar Year Deductible - Individual		\$1,000 / \$2,000	
Calendar Year Deductible - Family		\$2,000 / \$4,000	
Coinsurance		20% / 40%	
Out of Pocket Maximum - Individual		\$4,000 / \$8,000	
Out of Pocket Maximum - Family		\$8,000 / \$16,000	
Physician Office Visit (PCP)		\$30 copay / 40%	
Premium by Tier		Current Rates National Network	Renewal Rates National Network
Employee	8	\$1,061.09	\$1,107.23
Employee & Spouse	3	\$2,175.23	\$2,269.82
Employee & Child(ren)	5	\$1,856.91	\$1,937.65
Family	2	\$3,077.16	\$3,210.97
Monthly Cost	18	\$30,453.28	\$31,777.49
Percent Change from Current			4.3%
		BlueCross/BlueShield HSA Option 2 LIGHT - Current & Renewal	
Core Plan		In Network / Out of Network	
Calendar Year Deductible - Individual		\$3,000 / \$6,000	
Calendar Year Deductible - Family		\$6,000 / \$12,000	
Coinsurance		0% / 20%	
Out of Pocket Maximum - Individual		\$3,000 / \$10,000	
Out of Pocket Maximum - Family		\$6,000 / \$20,000	
Physician Office Visit (PCP)		0% / 20%	
Premium by Tier		Current Rates National Network	Renewal Rates National Network
Employee	17	\$917.66	\$957.54
Employee & Spouse	6	\$1,881.20	\$1,962.96
Employee & Child(ren)	3	\$1,605.91	\$1,675.70
Family	14	\$2,661.21	\$2,776.87
Monthly Cost	40	\$68,962.09	\$71,959.22
Percent Change from Current			4.3%
		BlueCross/BlueShield HSA Option 3 LIGHT - Current & Renewal	
Core Plan		In Network / Out of Network	
Calendar Year Deductible - Individual		\$4,500 / \$9,000	
Calendar Year Deductible - Family		\$9,000 / \$18,000	
Coinsurance		20% / 40%	
Out of Pocket Maximum - Individual		\$6,500 (EE's pay \$4,500) / \$13,000	
Out of Pocket Maximum - Family		\$13,000 (EE's pay \$9,000) / \$26,000	
Physician Office Visit (PCP)		20% (EE's pay 0%) / 40%	
Premium by Tier		Current Rates National Network	Renewal Rates National Network
Employee	0	\$813.03	\$848.36
Employee & Spouse	0	\$1,666.71	\$1,739.14
Employee & Child(ren)	2	\$1,422.80	\$1,484.63
Family	7	\$2,357.79	\$2,460.24
Monthly Cost	9	\$19,350.13	\$20,190.94
Percent Change from Current			4.3%
Total Monthly Cost		\$118,765.50	\$123,927.65
Total Annual Cost		\$1,425,186.00	\$1,487,131.80
Percent Change from Current			4.3%

Table 6



Medical Proposed Rates

Group Name:	League Insurance Government Health Team	
Effective Date:	July 1, 2026	Prepared on: March 30, 2026

Plan Info

Plan Name	PPO OPT 1	PPO OPT 2	PPO OPT 3
HSA	Embedded	Embedded	Embedded
	No	No	No
Benefits			
In Network			
Copays (PCP/SPC)	\$30/\$45	\$25/\$50	\$30/\$50
Deductible (Single/Family)	\$1,000/\$2,000	\$2,000/\$4,000	\$3,000/\$6,000
Coinsurance (Member Pays)	20%	20%	30%
Out-Of-Pocket (Single/Family)	\$4,000/\$8,000	\$6,000/\$12,000	\$6,000/\$12,000
Pharmacy	\$15; \$45; \$80; \$300	\$15; \$45; \$80; \$300	\$15; \$45; \$80; \$300
Out Of Network			
Deductible (Single/Family)	\$2,000/\$4,000	\$4,000/\$8,000	\$6,000/\$12,000
Coinsurance (Member Pays)	40%	40%	50%
Out-Of-Pocket (Single/Family)	\$8,000/\$16,000	\$12,000/\$24,000	\$12,000/\$24,000
Monthly Premium Rates	Network Blue	Network Blue	Network Blue
	Proposed	Proposed	Proposed
Employee	\$1,107.23	\$1,000.05	\$904.86
Employee & Spouse	\$2,269.82	\$2,050.10	\$1,854.96
Employee & Children	\$1,937.65	\$1,750.09	\$1,583.51
Employee & Family	\$3,210.97	\$2,900.15	\$2,624.09
Monthly Premium Rates	Select Blue	Select Blue	Select Blue
	Proposed	Proposed	Proposed
Employee	\$1,062.94	\$960.05	\$868.67
Employee & Spouse	\$2,179.03	\$1,968.10	\$1,780.77
Employee & Children	\$1,860.15	\$1,680.09	\$1,520.17
Employee & Family	\$3,082.53	\$2,784.15	\$2,519.14
Monthly Premium Rates	BluePrint Health	BluePrint Health	BluePrint Health
	Proposed	Proposed	Proposed
Employee	\$996.51	\$900.05	\$814.37
Employee & Spouse	\$2,042.85	\$1,845.10	\$1,669.46
Employee & Children	\$1,743.89	\$1,575.09	\$1,425.15
Employee & Family	\$2,889.88	\$2,610.15	\$2,361.67

*Please be advised that Blue Cross and Blue Shield of Nebraska does not perform plan discrimination testing. Such activities are the responsibility of the employer.

Produced by Group Underwriting

Prepared By: UW

Table 6



Medical Proposed Rates

Group Name:	League Insurance Government Health Team		
Effective Date:	July 1, 2026	Prepared on:	March 30, 2026

Plan Info

Plan Name	HSA OPT 1	HSA OPT 2	HSA OPT 3	HSA OPT 4
HSA	Aggregate	Aggregate	Embedded	Embedded
Benefits	Yes	Yes	Yes	Yes
In Network				
Copays (PCP/SPC)	Ded+Coins	Ded+Coins	Ded+Coins	Ded+Coins
Deductible (Single/Family)	\$2,500/\$5,000	\$3,000/\$6,000	\$4,500/\$9,000	\$6,750/\$13,500
Coinsurance (Member Pays)	20%	0%	20%	0%
Out-Of-Pocket (Single/Family)	\$3,675/\$7,350	\$3,000/\$6,000	\$6,500/\$13,000	\$6,750/\$13,500
Pharmacy	Ded+Coins	Ded+Coins	Ded+Coins	Ded+Coins
Out Of Network				
Deductible (Single/Family)	\$5,000/\$10,000	\$6,000/\$12,000	\$9,000/\$18,000	\$13,500/\$27,000
Coinsurance (Member Pays)	40%	20%	40%	0%
Out-Of-Pocket (Single/Family)	\$9,000/\$18,000	\$10,000/\$20,000	\$13,000/\$26,000	\$13,500/\$27,000
Monthly Premium Rates	Network Blue	Network Blue	Network Blue	Network Blue
Employee	Proposed	Proposed	Proposed	Proposed
Employee & Spouse	\$930.27	\$957.54	\$848.36	\$754.44
Employee & Children	\$1,907.05	\$1,962.96	\$1,739.14	\$1,546.60
Employee & Family	\$1,627.97	\$1,675.70	\$1,484.63	\$1,320.27
Monthly Premium Rates	Select Blue	Select Blue	Select Blue	Select Blue
Employee	Proposed	Proposed	Proposed	Proposed
Employee & Spouse	\$893.06	\$919.24	\$814.43	\$724.26
Employee & Children	\$1,830.77	\$1,884.44	\$1,669.58	\$1,484.73
Employee & Family	\$1,562.86	\$1,608.67	\$1,425.25	\$1,267.46
Monthly Premium Rates	BluePrint Health	BluePrint Health	BluePrint Health	BluePrint Health
Employee	Proposed	Proposed	Proposed	Proposed
Employee & Spouse	\$837.24	\$861.79	\$763.52	\$679.00
Employee & Children	\$1,716.34	\$1,766.67	\$1,565.22	\$1,391.95
Employee & Family	\$1,465.17	\$1,508.13	\$1,336.16	\$1,188.25
Employee & Family	\$2,428.00	\$2,499.19	\$2,214.21	\$1,969.10

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Produced by Group Underwriting

Prepared By: UW