



# 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  
Address: N/A company, nor is RIZER Construction an official subsidiary.

(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	
<b>Total Project Cost:</b>	\$ 23,583,958		
	<b>Total LB840 Funds Requested:</b>	\$ 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

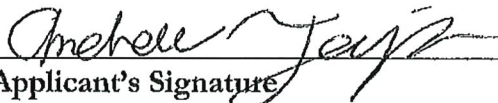
**E. ATTACHMENTS** - Please Include the Attachments that Apply to Your Business Status

**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