



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

