

City of Blair Community Development Agency
November 26, 2024

The Community Development Agency members of Blair, Nebraska, met in regular session in the City Council Chambers on November 26, 2024, at 6:30 PM. The following were present: Holly Hafer, Kirk Highfill, James Letcher, Rick Paulsen, Jim Sandvold, Kevin Willis, and Frank Wolff. Absent: Brad Andersen. Also present were City Administrator Green, Assistant City Administrator Barrow, Director of Public Works Heaton, Police Chief Lager, City Attorney Talbot, and Non-Lawyer Assistant Ferrari.

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

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

Agenda Item #2 – Motion by Kevin Willis, second by Holly Hafer to approve the minutes from the November 12, 2024, meeting. Agency members voted as follows: Brad Andersen: Absent, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 7, Nay: 0, Absent: 1. Agency Chairman Rump declared the motion carried.

Agenda Item #3 – City Administrator Green presented a redevelopment contract where the developer intends to engage in development activities and construction improvements located within a community redevelopment area. This project would not be feasible without the assistance of tax-increment financing (TIF) due to the necessary public improvements that are required. The city will also contribute funds towards the construction of public improvements to provide access roads connecting the project site to Highway 30 and Highway 133. These right of way improvements will allow the redeveloper to construct a mixed-use multi-family development consisting of 4 apartment buildings, 4 detached garages and an approximately 8,400 square foot retail building within the Project Site. The Redeveloper is currently under contract to purchase the Project Site, which will be privately owned except for the public streets and easements for public utilities. The Right-of-Way Improvements for the Redevelopment Project is currently estimated to cost \$3,200,000. The Redeveloper agrees to contribute funds towards the Right-of-Way Improvements in the amount of \$800,000, and the City agrees to contribute funds towards the Right-of-Way Improvements in the amount up to \$2,400,000. The city will work with the Redeveloper to approve the plans for the right of way improvements. If the total right of way improvements exceed \$3,200,000, the Redeveloper will be responsible for 25% of the excess costs and the city will be responsible for 75% of the excess costs. The city will fund the project through bonds. There were no comments from the floor or in writing. Council member Hafer introduced

Resolution No. 2024-3 approving the redevelopment contract for MRES Blair Crossing Holdings, LLC. Motion by Holly Hafer, second by James Letcher to adopt Resolution No. 2024-3 as presented. Board members voted as follows: Brad Andersen: Absent, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Board members voted: Yea: 7, Nay: 0, Absent: 1. Agency Chairman Rump declared the motion carried.

Agenda Item #4 – Motion by James Letcher, second by Kevin Willis to adjourn the meeting 6:38 p.m. Agency members voted as follows: Brad Andersen: Absent, Holly Hafer: Yea, Kirk Highfill: Yea, James Letcher: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 7, Nay: 0, Absent: 1. Agency. Chairman Rump declared the motion carried.

Melinda K. Rump, Chairman

ATTEST:

Brenda Wheeler, Secretary