



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