



# CITY OF BLAIR

## LB840 Fact & Instruction Sheet

### **Facts:**

Nebraska's voters enacted a constitutional amendment in November 1990 granting cities and villages the power to use local sources of revenue for economic or industrial projects and programs. In 1991, the Unicameral implemented this amendment with the passage of Legislative Bill 840, the Local Option Municipal Economic Development Act.

The Local Option Municipal Economic Development Act is based on the premise that communities should use their tax dollars in ways that best meet local needs. While ongoing planning processes in many towns have identified development, job creation and increased economic opportunity as their highest priority for the future, a variety of constitutional and legislative prohibitions kept them from investing local public funds in development programs. The removal of these limitations gives municipality's greater latitude in determining and acting upon local needs.

On May 9, 2006, Blair voters approved Resolution 10 which gives the City of Blair the authority to begin using their local sales tax dollars towards economic development projects. The City of Blair's community and economic development strategy involves building on our strengths to promote the expansion of existing industries and the accompanying creation and retention of jobs and to recruit new industries and new jobs to the community. The principal strategy is directed at maintaining a good quality of life, building a strong workforce, developing community resources, attracting new capital investment, broadening the community's tax base and ensuring economic stability and viability for the City of Blair.

### **Program Goals:**

It is the intent of the City of Blair to implement an economic development program with the following purpose and goals.

- △ **Create New Jobs**
- △ **Attract New Retail Business**
- △ **Broaden the Tax Base**
- △ **Generate Employment Opportunities**
- △ **Attract New Capital Investment**
- △ **Expand the Labor Market**

### **Eligible Activities:**

Eligible activities under the economic development plan may include, but shall not be limited to the following.

- △ **Purchase/Option of Real Estate**
- △ **Recruitment Expenses**
- △ **Attraction Expenses**
- △ **Equity Investment/Loan Guarantees**
- △ **Bond Issuance**
- △ **Job Training Grants/Agreements**
- △ **Small Business Development**

### **Eligible Businesses:**

A qualifying business shall mean any corporation, partnership, limited liability company or sole proprietorship which derives its principal source of income from any of the following.

- △ **Retail**
- △ **Manufacturing**
- △ **Research & Development**
- △ **Warehouse/Distribution**
- △ **Headquarter Facilities**
- △ **Telecommunications**
- △ **Tourism Related Activities**

### **Qualifying Jobs:**

A qualifying business does not have to be located within the territorial boundaries of the city if the Blair City Council determines that there is a clear economic benefit to the city, but it must be located in the City's two-mile extraterritorial jurisdiction or on land held in the name of the city. Jobs created and funded through the LB840 program must be physically located in one of the areas outlined above.

### **Administrative Process:**

The City of Blair has contracted with Gateway Development Corporation, a non-profit economic development organization, to administer this Economic Development Program. Applications must be submitted to Gateway Development Corporation and will be reviewed by an Advisory Committee consisting of seven (7) residents from the City of Blair who are appointed by the Mayor of Blair.

### **Application Process:**

To be considered for financial assistance, applicants must provide the following.

- ❖ A **complete** City of Blair LB840 application, **including all applicable attachments.**

In determining eligibility, additional information may be requested by Gateway Development Corporation and/or the City of Blair.

The Advisory Committee will review applications in the order they are received. Approval/disapproval of an application will be based on project feasibility and the potential future economic benefit that the project will provide to the community.

Gateway Development Corporation will provide each member of the Advisory Committee a complete application packet including financial verification documents that will be independently obtained prior to the review process. The Blair City Council will be provided the same application packet that the Advisory Committee used when determining their recommendation and will use the same qualification requirements as the Advisory Committee used for the initial approval process. Once approved, the Blair City Council will notify Gateway Development Corporation of their decision. LB840 Funds approved for allocation will be disbursed at the completion of the investment phase unless otherwise directed by the Blair City Council. Gateway Development Corporation will be responsible to execute the agreements made between the applicant and the City of Blair. Gateway Development Corporation will also be responsible to report to applicants in writing whose applications have been disapproved.

All applications will be treated as "Confidential" documents and will be destroyed after the approval/disapproval process with the exception of the originally submitted application.

### **Applications must be submitted to:**

Gateway Development Corporation  
Attn: Michael Rooks  
1301 Harney Street  
Omaha, NE 68102  
(402) 850-3484  
[mrooks@omahachamber.org](mailto:mrooks@omahachamber.org)