

May 21, 2026

RE: Proposed Apartment Complex
Located at 13th & Wilbur St.

Dear Members of the City Council-

I have been fortunate enough to call the City of Blair home since 2005. Over the course of the last 20 years, our community has had some wonderful economic growth. We have seen significant capital investments, really good job creation, and several business expansions. While in the course of 20 years we are knocking it out of the park on economic growth, the City of Blair has failed to address what the growth has done to demands for housing.

While we have had our local builders doing a fine job of building new single family homes each year, we have had little to no increase in multi family housing, in particular apartments. Working in the world of finance, it is safe to say that not all consumers can afford to buy or build a new home. With no new apartment options, most of the workforce that we have attracted from outside of our community are forced to commute.

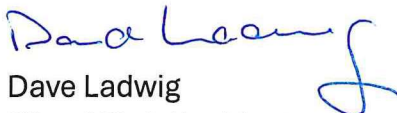
With construction costs continuing to go up significantly, the City will not be able to get developers to even consider coming to Blair without some local incentives. All cities / communities are competing to lure multi family housing developers to their communities. Quite frankly, they are going to go wherever they get the best offer / deal and the best opportunity for a return on their investment.

I strongly encourage the City of Blair to use Tax Increment Financing (TIF) and the LB840 Economic Development Program to support housing initiatives that directly benefit workforce development and community growth.

Without using some of these tools, it is probable that the City of Blair will not have a new apartment building constructed for the next 20 years that I reside here. If we are not growing, we are shrinking, because staying the same is not feasible.

Lastly, I also often times here citizens complain about the lack of choices for restaurants in Blair. If we want more restaurants folks, then we need more residents in order to frequent those restaurants.

Sincerely,



Dave Ladwig
City of Blair Resident