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TO: Community Development Agency  
FROM: Joe Peplitsch, City Manager  
DATE: Friday, April 12, 2013  
RE: 4-15-13 Meeting Agenda

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### **Agenda Items for April 15, 2013:**

- New Board Members— Seth McFarland and Kory Cetak have been appointed to the board, replacing Jeff Wightman and Steve Atwood. Let's give them a warm welcome.
- By-Laws—legal counsel has suggested that we make minor amendments to our by-laws, as indicated in the draft provided. Please see paragraph 9; reference to the City Manager, City Clerk, and City Treasurer as non-voting members would be removed, as those individuals are not appointed members of the board. This is a simple housekeeping issue that should have been caught at the time of approval; I will take full responsibility for missing that element.
- Land Sale/Development—I have been working with a firm on a proposal to develop commercial retail space in the Southeast Second Addition (more specifically, the property south of McDonald's). As the CDA controls the property, there are several items that need to be negotiated/discussed to move the potential project forward. As the discussion will involve the sale/conveyance of property and other incentives, I believe it is appropriate to enter a closed session to go over the details.
- Option Agreements—as we continue our journey in land ownership and development, it may make sense to authorize the Executive Director of the CDA (City Manager) to enter into specific real estate option agreements. This would give developers the ability to perform their due diligence process with an increased level of confidence prior to entering into a redevelopment/development contract with the CDA. I will go into more detail at the meeting.

If you have any questions regarding the agenda items, please give me a call 308-324-2341, or email [jpepp@cityoflex.com](mailto:jpepp@cityoflex.com).