

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA**

May 21, 2012

A Regular Meeting of the Community Development Agency was held Monday, May 21, 2012, at the Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:00 p.m. Members present were Jeff Wightman, Steve Smith, Gail Hall, Steve Atwood, and John Fagot. Linda Miller and Jason Fagot were absent. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, and Secretary Pamela Berke. The press was represented by the Kearney Hub and KRVN.

NOTICE:

Notice of the meeting was given in advance notice, thereof by publication in the Lexington Clipper-Herald, the designated method for giving notice, as shown by the Affidavit of Publication attached to these Minutes. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

CALL TO ORDER:

The Meeting was called to order by Vice Chairman Steve Smith who informed the public that the Open Meetings Act is posted in the Council Chamber at the Lexington City Hall, located at 406 E. 7th Street, Lexington, Nebraska.

**MINUTES – REGULAR
MEETING 4-16-2012**

Minutes of the Regular meeting held Thursday, April 16, 2012, were presented. Moved by Hall, seconded by Fagot, to approve the minutes as presented. Roll Call. Voting “aye” were Atwood, Hall, Fagot, Smith. Wightman was absent from the vote. Motion carried.

RESOLUTION:

Resolution No. 2012-01 was presented. Pepplitsch explained that a single housing lot currently owned by Greater Lexington Corporation has recently become available, and the purchase by CDA would be consistent with past purchases by the Agency to further housing goals in Redevelopment Area #2; the price of the lot is \$5,000. Moved by Hall, seconded by Atwood. Roll call. Voting “aye” were Smith, Fagot, Atwood, Hall, Wightman. Motion carried.

RESOLUTION NO. 2012-01

RESOLUTION OF THE COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF LEXINGTON FINDING THAT
THE ACQUISITION AND DEVELOPMENT OF
UNDEVELOPED AND VACANT LAND IS ESSENTIAL TO
THE PROPER CLEARANCE AND REDEVELOPMENT OF
SUBSTANDARD AND BLIGHTED AREAS AND IS A
NECESSARY PART OF THE GENERAL COMMUNITY
REDEVELOPMENT PROGRAM AND AUTHORIZING THE
ACQUISITION OF THE SAME BY THE COMMUNITY

DEVELOPMENT AGENCY OF THE CITY OF LEXINGTON,
DAWSON COUNTY, NEBRASKA.

WHEREAS, Section 18-2123 R.R.S provides that a Community Development Agency may acquire undeveloped land when the same is essential to the proper clearance or redevelopment of a substandard or blighted area; and

WHEREAS, the governing body of the City of Lexington has determined that the property described herein is necessary for the proper clearance and redevelopment of substandard and blighted areas within the City of Lexington and has approved the acquisition thereof; and

WHEREAS, the Agency finds and determines that acquisition of such area is beneficial to the removal of blight and substandard conditions in redevelopment areas within the City; and

WHEREAS, the Agency has determined that it is in the best interests of the City and the Agency to acquire the real estate hereafter described;

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. The Agency finds that the following described lands are located within the limits of the City; that said lands are vacant and undeveloped; are essential to the proper clearance or redevelopment of substandard or blighted areas; and are a necessary part of the general community redevelopment program of the city, to wit:

Lot 1, Block 3, Paulsen's First Addition to the City of Lexington, Dawson County, Nebraska.

Section 2. The officers of the Community Development Agency of the City of Lexington are authorized and directed to acquire and provide for the development and redevelopment of said lands according to the Community Development Law.

Section 3. In the event that condemnation of such property is required, the officers of the Agency are directed to initiate such procedures according to law.

Passed and approved this 21st day of May, 2012.

COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON,
NEBRASKA.

Jeffrey Wightman, Chair

ATTEST: Pamela Berke, Secretary

BUSINESS PARK IMP:

Pepplitsch and Agency reviewed conceptual designs for street improvements along Commerce Drive and Frontier Street east of Highway 283. Improvements discussed include paving, storm water drainage, landscaping, lighting and branding of the business area. Following discussion, moved by Wightman, seconded by Smith, to direct Staff to develop a project scope and cost estimates for improvements along Commerce Drive from Hwy 283 to S. Jefferson Street. Roll call. Voting “aye” were Fagot, Atwood, Hall, Smith, Wightman. Motion carried.

ROUNDTABLE:

Pepplitsch reviewed the current downtown infrastructure improvements plans as part of the Downtown Revitalization program.

Smith requested consideration of changing the time of the CDA meetings from 5:00 pm to 5:30 pm. Following discussion, moved by Smith, seconded by Fagot, to change the time of the CDA meetings to 5:30 pm. Roll call. Voting “aye” were Hall, Atwood, Fagot, Smith, Wightman. Motion carried.

ADJOURNMENT:

There being no further business to discuss, Chairman Wightman declared the meeting adjourned.

Respectfully submitted,

Pamela Berke
CDA Secretary