

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA**

**November 19, 2012**

A Regular Meeting of the Community Development Agency was held Monday, November 19, 2012, at the Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Jeff Wightman, Steve Smith, Gail Hall, Jason Fagot, Linda Miller and John Fagot. Member Steve Atwood was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold and Secretary Pamela Berke. The press was represented by the Kearney Hub.

**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 Chairman Jeff Wightman who informed the public that the Open Meetings Act is posted in the Council Chambers at the Lexington City Hall, located at 406 E. 7<sup>th</sup> Street, Lexington, Nebraska.

**MINUTES – REGULAR MEETING 10-15-2012** Minutes of the Regular meeting held Monday October 15, 2012, were presented. Moved by Smith, seconded by Jason Fagot, to approve the minutes as presented. Roll Call. Voting “aye” were Linda Miller, John Fagot, Hall, Jason Fagot, Smith, Wightman. Motion carried.

**DEVELOPMENT AGMT:** Peplitsch presented a proposed development agreement with MRK Real Estate LLC for property located in Redevelopment Area #1. He reviewed the project and outlined the obligations of each entity. Following discussion, Resolution No. 2012-06 was presented. Moved by Hall, seconded by Jason Fagot to approve Resolution No. 2012-06 as presented. Roll call. Voting “aye” were John Fagot, Smith, Jason Fagot, Hall, Wightman. Motion carried.

**RESOLUTION NO. 2012-06**

**RESOLUTION OF THE COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF LEXINGTON, NEBRASKA,  
PROVIDING NOTICE TO THE GOVERNING BODY OF  
THE CITY OF LEXINGTON, OF INTENT TO ENTER INTO  
A DEVELOPMENT AGREEMENT ON THE EXPIRATION  
OF 30 DAYS FROM THE DATE OF THIS RESOLUTION.**

WHEREAS, this Community Development Agency of the City of Lexington, Nebraska ("Authority"), has pursuant to Section 18-2119 of the Nebraska Community Development Law (the "Act"),

solicited proposals for redevelopment of an area within the City limits of the City of Lexington; and

WHEREAS, the Agency has considered all of the redevelopment and development proposals and financial and legal ability of the prospective redevelopers and developers to carry out their proposals;

WHEREAS, the Agency deems it to be in the public interest and in furtherance of the purposes of the Act to accept the development agreement proposal submitted in the form of the proposed development agreement attached hereto;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. By copy of this Resolution delivered to the CITY OF LEXINGTON on this date, the Agency hereby gives the 30 days' notice required by Section 18-2119 of the Act of its intention to accept such development agreement proposal with MRK Real Estate, L.L.C., in substantially the attached form and with such modifications, additions or deletions deemed necessary or appropriate by the Agency.

Passed and approved this 19<sup>th</sup> day of November, 2012.

COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF LEXINGTON, NEBRASKA.

BY: Jeff Wightman, Chairperson

ATTESTED: Pamela Berke, Secretary

**LAND SALE:**

Pepplichtsch presented a purchase offer for Lot 1, Block 3, Paulsen's First Addition, located at 1905 Park Drive, for board consideration. Discussion included history of the property and the addition of a covenant to begin construction within 12 months of the purchase. Following discussion, moved by Smith, seconded by Miller, to approve the purchase with the additional covenant. Roll call. Voting "aye" were John Fagot, Jason Fagot, Hall, Miller, Smith, Wightman. Motion carried.

**ROUNDTABLE:**

Pepplichtsch gave an update on several projects.

**ADJOURNMENT:**

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

Respectfully submitted,

Pamela Berke  
CDA Secretary