

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
October 7, 2014**

A Special Meeting of the Community Development Agency was held Tuesday October 7, 2014, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 12:00 p.m. Members present were Gail Hall, Kory Cetak, Jason Fagot, Steve Smith, Seth McFarland, John Fagot and Linda Miller. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, Financial Director Barbara Hodges, Development Services Director Bill Brecks and Secretary Pamela Baruth. The press was represented by Lexington Clipper-Herald and KRVN Radio.

NOTICE: Notice of the meeting was given in advance, thereof by posting in the following locations: Lexington City Hall, Dawson County Courthouse, Homestead Bank, Great Western Bank, Pinnacle Bank. 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 Chair Gail Hall who informed the public that the Open Meetings Act is posted in the Council Chambers at the Lexington City Hall, located at 406 E. 7th Street, Lexington, Nebraska.

DEVELOPMENT AGREEMENT: Peplitsch reviewed a draft real estate development agreement with Central Nebraska Housing Corp. for expansion of the Ponderosa Apartment Complex, involving the construction of twenty-two new 2-bedroom units with a value in excess of \$1.5 Million. He noted the development agreement is intended to substitute for the previously contemplated redevelopment agreement. The purpose for the change is that Staff initially misinterpreted Redevelopment Area #5 boundaries. The project property is just outside of the boundaries of a redevelopment area and therefore not eligible as a redevelopment project. Following discussions with Central Nebraska Housing Corp, they remained interested in the project and a subsequent development agreement was drafted to define the responsibility of each entity and local assistance required for the project to move forward without the utilization of TIF, including: conveyance of property, paving, and water and sanitary sewer extensions. Following discussion, moved by Miller, seconded by McFarland, to approve the initial draft of the development agreement with Central Nebraska Housing Corp, pending necessary amendments, and forward to the City Council for review. Roll call. Voting "aye" were Jason Fagot, Smith, John Fagot, Cetak, McFarland, Miller, Hall. Motion carried.

ROUNDTABLE: Peplitsch reminded board members of the regular meeting scheduled for Monday, October 20, 2014. Linda Miller and Kory Cetak will be unable to attend.

ADJOURNMENT: There being no further business to discuss, Chair Hall declared the meeting adjourned.

Respectfully submitted,
Pamela Baruth
CDA Secretary