

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
September 15, 2014**

A Regular Meeting of the Community Development Agency was held Monday, September 15, 2014, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 12:00 p.m. Members present were Gail Hall, Jason Fagot, Steve Smith, Seth McFarland, Linda Miller, and John Fagot. Member Kory Cetak was absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Will Weinhold, Finance Director Barbara Hodges and Secretary Pamela Baruth. The press was represented by KRVN Radio.

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 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.

MINUTES: Minutes of the Regular meeting held Monday, July 14, 2014, were presented for consideration. Moved by Miller, seconded by Smith, to approve the minutes of the regular meeting as presented. Roll call. Voting "aye" were John Fagot, McFarland, Jason Fagot, Smith, Miller, Hall. Motion carried.

RESOLUTION: Resolution No. 2014-13 was presented. Peplitsch explained the resolution gives notice to the Planning Commission and the City Council that the Community Development Agency intends to enter into a proposed development contract with Central Nebraska Housing Corp. He described the housing project which is to develop 22 additional 2-bedroom apartments as part of the Ponderosa Apartment campus. He also outlined the duties and responsibilities of each entity. Following discussion, moved by Miller, seconded by McFarland, to approve Resolution No. 2014-13 as presented. Roll call. Voting "aye" were John Fagot, Smith, Jason Fagot, McFarland, Miller, Hall. Motion carried.

RESOLUTION 2014-13

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA FORWARDING A REDEVELOPMENT PLAN TO THE PLANNING COMMISSION OF THE CITY FOR ITS RECOMMENDATION; PROVIDING NOTICE TO THE GOVERNING BODY THAT THE AGENCY INTENDS TO ENTER INTO A REDEVELOPMENT CONTRACT PREPARED BY CENTRAL NEBRASKA HOUSING CORP. FOR REAL PROPERTY WITHIN THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, it is desirable and in the public interest that the City of Lexington, Nebraska, a municipal corporation, undertake and carry out urban redevelopment projects in areas of the City which are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, Chapter 18, Article 21, Nebraska Reissue Revised Statutes of 2012, as amended, known as the Community Development Law, (the "Act") is the Urban Renewal and Redevelopment Law for the State of Nebraska and prescribes the requirements and procedures for the planning and implementation of urban redevelopment projects; and

WHEREAS, the City in accordance with the laws of the State of Nebraska has duly prepared and approved a general plan for the development of the City known as its Comprehensive Plan, all as required by Section 18-2110 of the Act; and

WHEREAS, Central Nebraska Housing Corp. has prepared a redevelopment plan contained in a redevelopment contract, for an area declared blighted and substandard by the City; and

WHEREAS, Section 18-2112 of the Act, as amended, requires that, prior to the recommendation of a redevelopment plan, this Community Development Agency of this City, (the “**Agency**”), should submit such plan to the Planning Commission of the City for its review and recommendations as to its conformity with the general plan for the development of the City as a whole.

WHEREAS, Section 18-2119 of the Act, as amended, requires that, prior to the execution of a redevelopment contract for a redevelopment project, this Agency should provide the governing body notice of the Agency’s intent to execute a proposed redevelopment contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND MEMBERS OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA, AS FOLLOWS:

1. The Agency hereby submits the redevelopment plan contained in the redevelopment contract attached hereto as **Exhibit A** to the Lexington Planning Commission for its review and recommendations as to its conformity with the general plan for the development of the City as a whole.

2. By copy of this Resolution delivered to the City Council of the City of Lexington on this date, the Agency hereby gives the 30 day notice required by Section 18-2119 of the Act of its intention to accept such redevelopment contract proposal with Central Nebraska Housing Corp., such acceptance to occur not earlier than approval of the redevelopment plan contained in said redevelopment contract, by action of the City Council, after hearing according to law, in substantially the attached form **Exhibit A** and with such modifications, additions or deletions deemed necessary or appropriate by the Agency.

Passed and approved September 15, 2014.

EXECUTIVE SESSION: Moved by John Fagot, seconded by Miller, to enter into Executive Session at 5:49 p.m. for the purpose of discussing negotiations for the purchase of land. Roll call. Voting “aye” were McFarland, Smith, Jason Fagot, Miller, John Fagot, Hall. Motion carried.

Moved by John Fagot, seconded by Miller, to return to open session at 6:12 p.m. Roll call. Motion carried. Voting “aye” were McFarland, Smith, Jason Fagot, Miller, John Fagot, Hall. Motion carried.

ROUNDTABLE: Peplitsch noted there will be a regular meeting on Monday, October 20, 2014, as there will be agenda items.

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

Respectfully submitted,
Pamela Baruth
CDA Secretary