

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
February 15, 2016**

A Regular Meeting of the Community Development Agency was held Monday, February 15, 2016, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Kory Cetak, Jason Fagot, Gail Hall, Seth McFarland, Steve Smith, John Fagot and Linda Miller. City Officials present were City Manager Joe Pepplitsch and Assistant City Manager Dennis Burnside. The press was represented by 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 Chairman Cetak, 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 – REGULAR MEETING 12-21-15: Minutes of the Regular meeting held Monday, December 21, 2015 were presented for consideration. Moved by Miller, seconded by McFarland, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, Jason Fagot, Hall, Smith, McFarland, Miller, Cetak. Motion carried.

ELECTION: Moved by John Fagot, seconded by McFarland, to elect Jason Fagot as Chairman for 2016. Roll call. Voting “aye” were Miller, Smith, Hall, Jason Fagot, McFarland, John Fagot, Cetak. Motion carried. Moved by Hall, seconded by John Fagot, to elect McFarland, as Vice Chair for 2016. Roll call. Voting “aye” were Miller, Jason Fagot, McFarland, Smith, John Fagot, Hall, Cetak. Motion carried. Moved by Smith, seconded by Miller, appoint Pamela Baruth as secretary. Roll call. Voting “aye” were John Fagot, McFarland, Hall, Jason Fagot, Miller, Smith, Cetak. Motion carried.

RESOLUTION: Resolution No. 2016-01 was presented. Pepplitsch reviewed a resolution authorizing the conveyance of housing lots abutting Park Drive in northwest Lexington. Following discussion, moved by Hall, seconded by McFarland, to approve Resolution No. 2016-01. Roll call. Voting “aye” were Miller, John Fagot, Smith, Jason Fagot, McFarland, Hall, Cetak. Motion carried.

RESOLUTION NO. 2016-01

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF
LEXINGTON, NEBRASKA AUTHORIZING THE CHAIRMAN TO
CONVEY REAL ESTATE TO PURCHASERS PURSUANT TO CERTAIN
RESTRICTIONS;

WHEREAS, the Community Development Agency of Lexington, Nebraska
(the “Agency”), created pursuant to Nebraska Community Development Law

(the "Act"), has the authority to convey real estate in accordance with said Act; and

WHEREAS, the Agency owns Lot 4, Block 3, Paulsen's First Addition to the City of Lexington, Dawson County, Nebraska; and the Agency owns Lot 11, Block 2, Paulsen's First Addition to the City of Lexington, Dawson County, Nebraska; and the Agency owns Lots 5 and 6, Block 1, Parkview Addition to the City of Lexington, Dawson County, Nebraska (collectively known as the "Real Estate"); and

WHEREAS, the Agency deems it to be in the public interest and in furtherance of the purposes of the Act to convey the Real Estate to purchasers pursuant to certain restrictions;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA:

Section 1. The Chairman of the Agency is hereby authorized and directed on behalf of said Agency to convey the Real Estate to purchasers pursuant to the restrictions in Section 2.

Section 2. That purchasers may purchase the individual lots comprising said Real Estate for \$0.00, thru September 1, 2016, so long as such purchaser agrees to construct a single family dwelling within six (6) months of possession. Subsequent to September 1, 2016 purchasers may purchase the individual lots comprising said Real Estate for \$5,000.00 per lot.

PASSED AND APPROVED this 15th day of February, 2016.

RESOLUTION: Peplitsch reviewed a proposed redevelopment plan and contract with Designer Craft Woodworking, Inc. for property located in Redevelopment Area #1. Following discussion, Resolution No. 2016-02 was presented. Moved by Smith, seconded by Miller, to approve Resolution No. 2016-02. Roll call. Voting "aye" were Jason Fagot, John Fagot, McFarland, Hall, Miller, Smith, Cetak. Motion carried.

RESOLUTION NO. 2016-02

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 DESIGNER CRAFT WOODWORKING INC., 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, Designer Craft Woodworking Inc., 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 or redevelopment amendment, this Community Development Agency of the 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 THE CITY, AS FOLLOWS:

1. The Agency hereby submits the redevelopment plan contained in the proposed 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 Designer Craft Woodworking Inc., 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 February 15, 2016.

ROUNDTABLE: Peplitsch gave a status update on several current projects.

ADJOURNMENT: There being no further business to discuss, Chairman Cetak declared the meeting adjourned.

Respectfully submitted,
Pamela Baruth
CDA Secretary