

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
April 17, 2017**

A Regular Meeting of the Community Development Agency was held Monday, April 17, 2017, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Abby Brecks, Jason Fagot, Gail Hall, Kory Cetak, Steve Smith and John Fagot. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Development Services Director Bill Brecks, and City Attorney Brian Copley. The press was not represented.

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 Brecks 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 – SPECIAL MEETING 3-27-17: Minutes of the special meeting held Monday, March 27, 2017, were presented. Moved by Smith, seconded by Hall, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, Cetak, Jason Fagot, Hall, Smith, and Brecks. Motion carried.

REDEVELOPMENT PLAN AMENDMENT: Peplitsch reviewed a proposed redevelopment plan amendment for Block 10 and a portion of Block 9 of the Southwest First Addition located in Redevelopment Area #5 titled “The Row Redevelopment Project”; including the construction of 60 townhome housing units, abutting the HNB Properties project. Following discussion Resolution No. 2017-05 was presented. Moved by John Fagot, seconded by Jason Fagot to approve Resolution No. 2017-05. Roll call. Voting “aye” were John Fagot, Cetak, Smith, Hall, Jason Fagot, Brecks. Motion carried.

RESOLUTION NO. 2017-05

A RESOLUTION FORWARDING A PROPOSED REDEVELOPMENT PLAN AMENDMENT OF THE CITY OF LEXINGTON, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA FOR REVIEW AND RECOMMENDATION PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and City Council of the City of Lexington, Nebraska (the “City”), upon the recommendation of the Planning Commission of the City of Lexington, Nebraska (the “Planning Commission”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), duly declared the redevelopment area legally described in the Redevelopment Plan Amendment, set forth hereafter to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan Amendment (the “Redevelopment Plan”), has been prepared by the Agency in the form attached hereto as Exhibit A, for the purpose of redeveloping a Blighted and Substandard Area and includes a provision to divide certain ad valorem taxes as provided in Section 18-2147 of the Act on that portion of the Blighted and Substandard Area legally described in Exhibit A to assist in the redevelopment thereof; and

WHEREAS, pursuant to the §18-2112 of the Act the Agency is required to submit the Redevelopment Plan to the Planning Commission of the City for its review and recommendation as to the Redevelopment Plan’s conformity to the general plan for development of the City as a whole;

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

Section 1. The Agency hereby submits the Redevelopment Plan in the form attached hereto as Exhibit A to the Planning Commission of the City for its review and recommendation as to the Redevelopment Plan’s conformity to the general plan for development of the City as a whole.

PASSED AND APPROVED this 17th day of April, 2017.

SPECULATIVE HOUSING PLANS: Peplitsch reviewed single family housing floor plan options for a proposed CDA speculative housing project. Following discussion, moved by John Fagot, seconded by Smith to approve the acquisition of the three preferred floor plans and direct Staff to request construction cost proposals from interested area contractors for the three housing units. Roll call. Voting “aye” were Cetak, Smith, Hall, Jason Fagot, John Fagot, Brecks. Motion carried.

ROUNDTABLE: Peplitsch noted that a draft redevelopment contract for The Row Redevelopment Project and a cost-benefit analysis for the plan will be ready for the May 15th meeting, and he also hoped to have proposals for the speculative housing project ready to consider at that time.

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

Respectfully submitted,
Joe Peplitsch
CDA Acting Secretary