

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
February 20, 2017**

A Regular Meeting of the Community Development Agency was held Monday, February 20, 2017, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Seth McFarland, Abby Brecks, Jason Fagot, Gail Hall, and Steve Smith. Kory Cetak and John Fagot were excused. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, and Secretary Pamela Baruth. 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 McFarland 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 1-23-17: Minutes of the Regular meeting held Monday, January 23, 2017, were presented for consideration. Moved by Smith, seconded by Fagot, to approve the minutes as presented. Roll call. Voting “aye” were Brecks, Hall, Fagot, Smith, McFarland. Motion carried.

REDEVELOPMENT CONTRACT: Peplitsch reviewed a proposed redevelopment contract with HNB Properties, LLC for property located in Redevelopment Area #5. He outlined the plan to develop single-family homes, duplexes, and apartments over a 3-phases in the Southwest First Addition, with total investment estimated in excess of \$28 Million. Peplitsch noted that, along with private construction costs, the redevelopers will be responsible for the costs of the site prep, sidewalks, and improvements to public parking and public right-of-way with proceeds from the purchase of Series 2017 B TIF Bonds. The CDA will incur the installation of sanitary and sewer mains, water mains, paved streets, sewer and gutter, engineering and bonding costs with the issuance of Series 2017 A TIF Bonds. Peplitsch also noted Tyson Fresh Meats will provide funding assistance for land acquisition. Following discussion, Resolution No. 2017-02 was presented. Moved by Fagot, seconded by Hall, to approve Resolution No. 2017-02. Roll call. Voting “aye” were Brecks, Smith, Hall, Fagot, McFarland. Motion carried.

RESOLUTION NO. 2017-02

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

WHEREAS, this Community Development Agency of the City of Lexington, Nebraska ("Agency"), 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 proposals and financial and legal ability of the prospective redevelopers 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 redevelopment contract proposal submitted in the form of the proposed redevelopment contract 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 day notice required by Section 18-2119 of the Act of its intention to accept such redevelopment contract proposal with HNB Properties, LLC (HNB Properties Project) in substantially the attached form and with such modifications, additions or deletions deemed necessary or appropriate by the Agency.

Passed and approved this 20th day of February, 2017.

SPEC HOUSING: Agency members and Staff discussed speculative housing concepts in the northwest portion of the community. Staff will put together a draft CDA sponsored program for future discussion.

ROUNDTABLE: Peplitsch noted the CDA may need to meet before the next regular meeting to keep the HNB Properties project on track. Brecks noted she will be absent from the March 20 meeting.

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

Respectfully submitted,
Pamela Baruth
CDA Secretary