

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
March 13, 2017**

A Regular Meeting of the Community Development Agency was held Monday, March 13, 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, Kory Cetak, Steve Smith and John Fagot. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Community Development Director Bill Brecks 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 2-20-17: Minutes of the Regular meeting held Monday, February 20, 2017, were presented for consideration. Moved by Smith, seconded by Brecks, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, Cetak, Jason Fagot, Brecks, Smith, McFarland. Motion carried. Hall was absent from the vote.

REDEVELOPMENT PLAN: Peplitsch reviewed a proposed redevelopment plan amendment for Redevelopment Area #5, including a cost-benefit analysis. Following discussion, Resolution No. 2017-03 was presented. Moved by Jason Fagot, seconded by Hall, to approve Resolution No. 2017-03. Roll call. Voting “aye” were John Fagot, Brecks, Cetak, Smith, Hall, Jason Fagot, McFarland. Motion carried.

RESOLUTION NO. 2017-03

**A RESOLUTION RECOMMENDING APPROVAL OF AN
AMENDED REDEVELOPMENT PLAN OF THE CITY OF
LEXINGTON, NEBRASKA, APPROVING A REDEVELOPMENT
PROJECT OF THE CITY OF LEXINGTON, NEBRASKA;
APPROVING A COST BENEFIT ANALYSIS; 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 Amended Redevelopment Plan, 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 portion of the 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 B** to assist in the redevelopment thereof; and

WHEREAS, pursuant to the Redevelopment Plan, the Agency would agree to incur indebtedness and make a grant for the purposes specified in the Redevelopment Plan (the **“Project”**) in accordance with and as permitted by the Act; and

WHEREAS, the Agency has made certain findings and pursuant thereto has determined that it is in the best interests of the Agency and the City to enter into the Redevelopment Plan and to carry out the transactions contemplated thereby.

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

Section 1. The Agency has determined that the proposed land uses and building requirements in the Project Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.

Section 2. The Agency has conducted a cost benefit analysis for the Project, a copy of which is attached hereto as **Exhibit C**, in accordance with the Act, and has found and hereby finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Project Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project.

Section 3. The Planning Commission of the City of Lexington has recommended approval of the Redevelopment Plan.

Section 4. The Agency recommends approval of the Redevelopment Plan by the City Council.

Section 5. This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 13th day of March, 2017

SPEC HOUSING: Peplitsch reviewed options for a CDA speculative housing project in the northwest additions. Following discussion, moved by Smith, seconded by Brecks, to direct staff to select three house plans for a first phase of spec housing program.

ROUNDTABLE: Peplitsch indicated that the CDA will need to meet on Monday, March 27th to consider finalizing a pending redevelopment contract. He noted a proposed redevelopment plan and contract involving a 40-unit housing project in the Southwest First Addition should be ready to present at the next meeting. He also noted that the City Council will be considering a purchase agreement for property located adjacent to the Southwest First Addition that will benefit redevelopment efforts in that area.

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

Respectfully submitted,
Pamela Baruth
CDA Secretary