

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
February 15, 2021**

A Regular Meeting of the Community Development Agency was held Monday, February 15, 2021, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Jason Fagot, Steve Smith, John Fagot, Chris Denker and Seth McFarland. Kory Cetak and Gail Hall were absent. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Finance Director Barb Hodges and Secretary Pamela Baruth. The press was represented by Clipper-Herald.

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 Member Smith 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 7-20-2020: Minutes of the Regular meeting held Monday, July 20, 2020, were presented for consideration. Moved by John Fagot, seconded by Jason Fagot, to approve the minutes as presented. Roll call. Voting “aye” were McFarland, Denker, Jason Fagot, John Fagot, Smith. Motion carried.

ELECTION: Moved by John Fagot, seconded by Smith to elect Cetak as Chairman for 2021. Roll call. Voting “aye” were Denker, McFarland, Jason Fagot, John Fagot, Smith. Motion carried.

Moved by John Fagot, seconded by Jason Fagot, to elect Denker as Vice Chair for 2021. Roll call. Voting “aye” were McFarland, Denker, Jason Fagot, John Fagot, Smith. Motion carried.

Moved by John Fagot, seconded by Smith, to elect Baruth as Secretary for 2021. Voting “aye” were Jason Fagot, Denker, McFarland, John Fagot, Smith. Motion carried.

Vice Chair Denker conducted the remainder of the meeting.

REDEVELOPMENT CONTRACT: Peplitsch reviewed a proposed redevelopment contract with B&H Services, Inc. DBA ServiceMaster of Mid NE, for property located in Redevelopment Area #1. He outlined the redevelopment plan and indicated the redeveloper intends to construct an 8,000 square foot commercial building for his business operation. Peplitsch reviewed the cost-benefit analysis and the proposed TIF indebtedness. Brian Bazata, B&H Services, outlined his need for a larger, more efficient facility, and his request for assistance. Following discussion, Resolution No. 2021-01 was presented. Moved by Jason Fagot, seconded by McFarland, to approve Resolution No. 2021-01. Roll call. Voting “aye” were John Fagot, Smith, McFarland, Jason Fagot, Denker. Motion carried.

RESOLUTION NO. 2021-01

**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 B & H SERVICES, INC. DBA SERVICEMASTER OF MID NE 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, B & H Services, Inc., a Nebraska Corporation, DBA ServiceMaster of Mid NE 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 B & H Services, Inc., a Nebraska Corporation, DBA ServiceMaster of Mid NE, 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, 2021.

ROUNDTABLE DISCUSSION: Pepplichtsch gave an update on current projects.

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

Respectfully submitted,
Pamela Baruth
CDA Secretary