

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
February 21, 2022**

A Regular Meeting of the Community Development Agency was held Monday, February 21, 2022, at Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Kory Cetak, Gail Hall, Jason Fagot, Steve Smith, Chris Denker and Seth McFarland. John Fagot was 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 Chair 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. 7<sup>th</sup> Street, Lexington, Nebraska.

**MINUTES – REGULAR MEETING 9-20-2021:** Minutes of the Regular meeting held Monday, September 20, 2021, were presented for consideration. Moved by Smith, seconded by McFarland, to approve the minutes as presented. Roll call. Voting “aye” were Denker, Fagot, Hall, McFarland, Smith, Cetak. Motion carried.

**ELECTION:** Moved by McFarland, seconded by Hall, to re-elect Cetak as Chairman, Denker as Vice-Chair, and Baruth as Secretary for 2022. Roll call. Voting “aye” were Denker, Fagot, Smith, Hall, McFarland, Cetak. Motion carried.

**REDEVELOPMENT PLAN:** Peplitsch reviewed a proposed redevelopment plan for Fat Dogs Travel Center with Wilkinson Development Inc. for property located in Redevelopment Area #1. He indicated the redeveloper intends to increase the size of the current convenience store, expand the current canopy and fueling stations, and develop diesel fueling stations and semi-truck access. Clarine Eickhoff, Wilkinson Companies, spoke to the possibility of future redevelopment projects in the area when questioned by the board. Following discussion, Resolution No. 2022-01 was presented. Moved by Fagot, seconded by McFarland, to approve Resolution No. 2022-01. Roll call. Voting “aye” were Hall, Smith, Denker McFarland, Fagot, Cetak. Motion carried.

**RESOLUTION NO. 2022-01**

**RESOLUTION FORWARDING A REDEVELOPEMNT PLAN OF THE CITY OF LEXINGTON, NEBRASKA TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON FOR PURPOSES OF HOLDING A PUBLIC HEARING THEREON AND FOR ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN’S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF LEXINGTON**

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA:**

**Recitals:**

a. The Mayor and 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 on **Exhibit A** attached hereto (the “**Redevelopment Project Area**”) to be blighted and substandard and in need of redevelopment; and

b. Wilkinson Development, Inc. (the “**Redeveloper**”) has submitted an application for assistance (the “**Application**”) for tax increment financing to the Agency; and

c. Pursuant to and in furtherance of the Act, the City of Lexington Redevelopment Plan for the Fat Dogs Travel Center Redevelopment Project (the “**Redevelopment Plan**”) has been prepared and submitted to the Agency by the Redeveloper, a copy of which is on file in the office of the Lexington City Clerk, and is incorporated herein by this reference, for the purpose of redeveloping the Redevelopment Project Area; and

d. Pursuant to §18-2112 of the Act, the Agency, prior to recommending the Redevelopment Plan to the City, must refer the Redevelopment Plan to the Planning Commission of the City for a public hearing pursuant to the Act and for its review and recommendation as to its conformity to the general plan for the development of the City as a whole:

**Resolved that:**

1. The Agency has reviewed the Application and Redevelopment Plan.
2. The Agency hereby refers the Redevelopment Plan to the Planning Commission of the City for a public hearing thereon and for its review and recommendations as to the Redevelopment Plan’s conformity to the general plan for the development of the City as a whole.
3. All prior resolutions of the Agency in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**PASSED AND APPROVED** on February 21, 2022.

**PURCHASE OPTION:** Peplitsch reviewed a purchase option for Lots 16 & 17, Greater Lexington Addition, as a contingent of a potential redevelopment project. Following discussion, moved by Smith, seconded by Denker, to approve the purchase option located at Lots 16 & 17, Greater Lexington Addition. Roll call. Voting “aye” were Fagot, Hall, McFarland, Denker, Smith, Cetak. Motion carried.

**ROUNDTABLE DISCUSSION:** Peplitsch gave an update on current and potential projects.

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

Respectfully submitted,  
Pamela Baruth  
CDA Secretary