

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
July 18, 2022**

A Regular Meeting of the Community Development Agency was held Monday, July 18, 2022, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Kory Cetak, Chris Denker, Steve Smith, Seth McFarland, John Fagot, Jason Fagot, and Gail Hall. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, Finance Director Barbara 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. 7th Street, Lexington, Nebraska.

MINUTES – REGULAR MEETING 6-20-2022: Minutes of the regular meeting held Monday, June 20, 2022, were presented for consideration. Moved by Smith, seconded by Denker, to approve the minutes as presented. Roll call. Voting “aye” were Hall, McFarland, Jason Fagot, John Fagot, Denker, Smith, Cetak. Motion carried.

REDEVELOPMENT PLAN: Peplitsch reviewed the proposed R. Perry Construction Inc. Redevelopment Plan for a housing project in Redevelopment Area #1. He outlined the phased construction of residential housing units to include a three 30-unit apartment complex and infrastructure improvements. He explained the responsibilities of each entity and reviewed the cost-benefit analysis. Following discussion, Resolution No. 2022-08 was presented. Moved by McFarland, seconded by Jason Fagot, to approve Resolution No. 2022-08. Roll call. Voting “aye” were Smith, John Fagot, Denker, Hall, Jason Fagot, McFarland, Cetak. Motion carried.

RESOLUTION NO. 2022-08

RESOLUTION FORWARDING A REDEVELOPMENT 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

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. R. Perry Construction, Inc. (the “Redeveloper”), has submitted an application for assistance (the “Application”) from tax increment financing to the Agency; and
- c. Pursuant to and in furtherance of the Act, the “Amendment to the Redevelopment Area #1 Redevelopment Plan (The R. Perry Construction, Inc. Redevelopment Project)” (the “Redevelopment Plan”), has been prepared and submitted to the Community Development Agency of Lexington, Nebraska (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:

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY:

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 this 18th day of July, 2022.

ROUNDTABLE DISCUSSION: Pepplichtsch gave an update on current and future projects.

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

Respectfully submitted,
Pamela Baruth, CDA Secretary