

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
May 20, 2024**

A Regular Meeting of the Community Development Agency was held Monday, May 20, 2024, at Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Jason Fagot, John Fagot, Steve Smith, Gail Hall, and Seth McFarland. Kory Cetak and Chris Denker 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 Clipper-Herald.

**NOTICE:** Notice of the meeting was given in advance notice, thereof by posting in the following locations: Lexington City Hall, Dawson County Courthouse – East Entrance, Homestead Bank, First Interstate Bank, Lexington Public Library. 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 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. 7<sup>th</sup> Street, Lexington, Nebraska.

**MINUTES – REGULAR MEETING 4-15-2024:** Minutes of the Regular meeting held Monday, April 15, 2024, were presented for consideration. Moved by Smith, seconded by Jason Fagot, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, Hall, Jason Fagot, Smith, McFarland. Motion carried.

**RESOLUTION:** Peplitsch reviewed Resolution No. 2024-07 approving the redevelopment agreement, issuance of a TIF note, and authorization of the execution of necessary documents for the Hank’s C Store project. Following discussion, moved by John Fagot, seconded by Smith, to approve Resolution No. 2024-07. Roll call. Voting “aye” were Jason Fagot, Hall, Smith, John Fagot, McFarland. Motion carried.

**RESOLUTION NO. 2024-07**

**A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA, TAX INCREMENT DEVELOPMENT REVENUE NOTE OR OTHER OBLIGATION, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$457,000 FOR THE PURPOSE OF (1) PAYING THE COSTS OF DEMOLISHING, CONSTRUCTING, RECONSTRUCTING, IMPROVING, EXTENDING, REHABILITATING, INSTALLING, EQUIPPING, FURNISHING AND COMPLETING CERTAIN IMPROVEMENTS WITHIN THE AGENCY’S HANK’S C STORE PROJECT AREA, SPECIFICALLY INCLUDING, PREPARATION, DEMOLITION, UTILITY EXTENSION AND PARKING, AND (2) PAYING THE COSTS OF ISSUANCE THEREOF; PRESCRIBING THE FORM AND CERTAIN DETAILS OF THE NOTE OR OTHER OBLIGATION; PLEDGING CERTAIN TAX REVENUE AND OTHER REVENUE TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE NOTE OR OTHER OBLIGATION AS THE SAME BECOME DUE; LIMITING PAYMENT OF THE NOTE OR OTHER OBLIGATION TO SUCH TAX REVENUES; CREATING AND ESTABLISHING FUNDS AND ACCOUNTS; DELEGATING, AUTHORIZING AND DIRECTING THE FINANCE DIRECTOR TO EXERCISE HIS OR HER INDEPENDENT DISCRETION AND JUDGMENT IN**

**DETERMINING AND FINALIZING CERTAIN TERMS AND PROVISIONS OF THE NOTE OR OTHER OBLIGATION NOT SPECIFIED HEREIN; APPROVING A REDEVELOPMENT CONTRACT AND REDEVELOPMENT PLAN; TAKING OTHER ACTIONS AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND RELATED MATTERS.**

**PASSED AND ADOPTED:** May 20, 2024.

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

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

Respectfully submitted,  
Pamela Baruth  
CDA Secretary