

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
January 20, 2025**

A Regular Meeting of the Community Development Agency was held Monday, January 20, 2025, at Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Chris Denker, Kory Cetak, Jason Fagot, John Fagot, Gail Hall, and Seth McFarland. City Officials present were City Manager Joe Peplitsch, 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 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 McFarland who informed the public that the Open Meetings Act is posted in the Council Chambers at Lexington City Hall, located at 406 E. 7<sup>th</sup> Street, Lexington, Nebraska.

**MEMBERS:** Seth McFarland and Chris Denker were recognized as reappointed members, and Jeremy Roberts was recognized as newly appointed to the Board.

**MINUTES – REGULAR MEETING 12-16-2024:** Minutes of the Regular meeting held Monday, December 16, 2024, were presented for consideration. Moved by Jason Fagot, seconded by Denker, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, Cetak, Hall, Denker, Jason Fagot, McFarland. Motion carried.

**ELECTION:** Moved by John Fagot, seconded by Denker, to elect Jason Fagot as Chairman, Gail Hall as Vice-Chair, and Pamela Baruth as Secretary for 2025. Roll call. Voting “aye” were Hall, Jason Fagot, Cetak, Denker, John Fagot, McFarland. Motion carried.

Chair Jason Fagot presided over the remainder of the meeting.

**PLAN AMENDMENT:** Peplitsch reviewed a resolution recommending the approval of a redevelopment plan by R. Perry Construction for workforce housing. He reviewed the \$53 million phased project of 3 apartment buildings, 110 single family units, related infrastructure, cost-benefit analysis, and final approval process. Moved by McFarland, seconded by Denker, to approve Resolution No. 2025-01. Roll Call. Voting “aye” were John Fagot, Hall, Cetak, Denker, McFarland, Jason Fagot. Motion carried

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF  
LEXINGTON, NEBRASKA, RECOMMENDING APPROVAL OF A  
REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE  
R. PERRY WORKFORCE HOUSING REDEVELOPMENT PROJECT," TO THE  
MAYOR AND CITY COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA.**

**WHEREAS**, pursuant to Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"), a redevelopment plan entitled, "Redevelopment Plan for the R. Perry Workforce Housing Redevelopment Project" (the "Plan"), setting forth certain redevelopment activities in the City of Lexington, Nebraska (the "City"), was submitted to the Planning Commission of the City, for approval and recommendation to the Mayor and City Council of the City; and

**WHEREAS**, on January 8, 2025, after holding a duly-noticed public hearing on the Plan, the Planning Commission reviewed the Plan for its conformity with the comprehensive plan of the City, and recommended approval of the Plan to the Mayor and City Council of the City; and

**WHEREAS**, on January 20, 2025, the Community Development Agency of Lexington, Nebraska (the "Agency"), reviewed the Plan pursuant to section 18-2114 of the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY:**

Section 1. Based on the substantial evidence in the record of this proceeding, the Agency finds as follows:

(a) The proposed land uses and building requirements in the redevelopment area as described in the Plan are designed with the general purpose of accomplishing, in conformance with the City's comprehensive plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; that under the Plan adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage 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 elimination of, or prevention of the recurrence of, insanitary or unsafe dwelling accommodations or conditions of blight.

(b) The Plan contains a satisfactory statement of the proposed method and estimated cost of the redevelopment set forth in the Plan; the required public improvements; the estimated proceeds or revenue expected to be obtained by the City from disposal of property to the redeveloper, if any; the method of financing for the proposed redevelopment; a cost-benefit analysis; and a statement regarding the displacement of families, if any, within the redevelopment area.

Section 2. Based on the foregoing and substantial evidence in the record of this proceeding, the Agency recommends approval and adoption of the Plan to the Mayor and City Council of the City, and pending such approval and adoption, hereby adopts and approves the Plan.

**PASSED AND APPROVED this 20<sup>th</sup> day of January, 2025.**

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

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

Respectfully submitted,  
Pamela Baruth  
CDA Secretary