

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
May 19, 2014**

A Regular Meeting of the Community Development Agency was held Monday, May 19, 2014, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Gail Hall, Steve Smith, Jason Fagot, John Fagot and Linda Miller. Members Kory Cetak and Seth McFarland were absent. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, and Secretary Pamela Baruth.

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 Chairman Gail Hall 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 2-17-2014 & SPECIAL MEETING 5-9-2014 Minutes of the Regular meeting held Monday, February 17 2014, and the Special meeting held Friday, May 9, 2014, were presented for consideration. Moved by Smith, seconded by Miller, to approve the minutes as presented. Roll call. Voting “aye” were Jason Fagot, John Fagot, Miller, Smith. Hall abstained. Motion carried.

RESOLUTION: Pepplitsch presented a draft redevelopment agreement with Lexington Development Group LLC. Following a review of the agreement and plan, Resolution No. 2014-04 was presented. Moved by John Fagot, seconded by Smith, to approve Resolution No. 2014-04 as presented. Roll call. Voting “aye” were Jason Fagot, Miller, Smith, John Fagot, Hall. Motion carried.

RESOLUTION 2014-04

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 LEXINGTON DEVELOPMENT GROUP, LLC, 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, Lexington Development Group, LLC, 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, 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 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 Lexington Development Group, LLC, 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 May 19, 2014.

SALE AGREEMENT:

Pepplitsch requested Agency consideration of a sale agreement with Lexington Development Group LLC for Lot 3, CDA First Addition to coincide with proposed redevelopment plan. Following discussion, moved by Miller, seconded by Jason Fagot, to approve the sale agreement as presented and to authorize the execution of the necessary documents. Roll call. Voting "aye" were John Fagot, Smith, Jason Fagot, Miller, Hall. Motion carried.

RESOLUTION:

Resolution No. 2014-05 was presented for Agency consideration. Pepplitsch noted that the lot would be conveyed to the City for landscaping and maintenance. Moved by Smith, seconded by Miller, to approve Resolution No. 2014-05 as presented. Roll call. Voting "aye" were John Fagot, Jason Fagot, Miller, Smith, Hall. Motion carried.

RESOLUTION NO. 2014-05

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA, DIRECTING CONVEYANCE OF LOT 1, CDA FIRST ADDITION TO THE CITY OF LEXINGTON, NEBRASKA.

WHEREAS, the Community Development Agency of Lexington, Nebraska is the owner of Lot 1, CDA First Addition, and that the highest and best use of said property is for enhancement of public right of way, and not for development purposes;

BE IT THEREFORE RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY, that the above described real estate should be conveyed to the City of Lexington, Nebraska, and that the Chairman of the Agency is hereby directed and authorized to execute a deed for such purpose on behalf of the Agency.

Passed and approved May 19, 2014.

ROUNDTABLE:

Pepplitsch reported on several current projects.

ADJOURNMENT:

There being no further business to discuss, Chairman Hall declared the meeting adjourned.

Respectfully submitted,
Pamela Baruth
CDA Secretary