

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
September 21, 2015**

A Regular Meeting of the Community Development Agency was held Monday, September 21, 2015, at Lexington City Hall, 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Kory Cetak, Jason Fagot, Gail Hall, Steve Smith, Seth McFarland, Linda Miller and John Fagot. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, and Secretary Pamela Baruth. The press was represented by KRVN.

**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 Kory 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 5-27-15:** Minutes of the Regular meeting held Monday, August 17, 2105, were tabled to the October 19, 2015 meeting.

**RESOLUTION:** Pepplitsch reviewed the original redevelopment plan encompassing the Holiday Plaza Subdivision in Redevelopment Area #1. He noted that excess TIF funds of approximately \$210,000 were realized from the original project. He discussed a proposed amended redevelopment plan for that area that would utilize the excess funds to construct a new section of Commerce Road on the north portion of the Holiday Plaza Addition; which would intersect with Highway 283 on the exiting alignment of Commerce Road and extend 425' to the west. The roadway would improve troublesome traffic flow and access in the area for current and future development, and provide responsible storm water drainage for the area. Following discussion, Resolution No. 2015-13 was presented. Moved by Smith, seconded by McFarland, to approve Resolution 2015-13. Roll call. Voting “aye” were John Fagot, Hall, Jason Fagot, Miller, McFarland, Smith, Cetak. Motion carried.

**RESOLUTION NO. 2015-13**

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBARAKA FORWARDING AN AMENDED REDEVELOPMENT PLAN OF THE CITY OF LEXINGTON, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON FOR PURPOSES OF ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN’S CONFORMITY WITH THE LEXINGTON COMPREHENSIVE DEVELOPMENT PLAN.

WHEREAS, 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

WHEREAS, pursuant to and in furtherance of the Act, the Holiday Plaza Redevelopment Plan (the “Redevelopment Plan”), had been prepared by the Agency and approved by the City Council; and

WHEREAS, the Agency has deemed it proper to amend the Redevelopment Plan, in the form attached hereto as Exhibit B (the “Amended Redevelopment Plan”), for the purpose of redeveloping the Redevelopment Project Area; and

WHEREAS, pursuant to §18-2112 of the Act, the Agency, prior to recommending the Amended Redevelopment Plan to the City, must refer the Amended Redevelopment Plan to the Planning Commission of the City for its review and recommendations as to its conformity to the general plan for the development of the City as a whole:

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

1. The Agency hereby refers the Amended Redevelopment Plan, attached hereto as Exhibit B to the Planning Commission of the City for its review and recommendations as to the Amended Redevelopment Plan’s conformity to the general plan for the development of the City as a whole.

2. 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.

**Dated September 21, 2015**

**ROUNDTABLE:** Peplitsch gave an update on current projects.

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

Respectfully submitted,  
Pamela Baruth  
CDA Secretary