

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
January 23, 2017**

A Regular Meeting of the Community Development Agency was held Monday, January 23, 2017, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Kory Cetak, Jason Fagot, Gail Hall, Seth McFarland, Steve Smith, John Fagot and Abby Brecks. 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 Jason Fagot, 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.

Chairman Jason Fagot welcomed new member Abby Brecks to the CDA.

MINUTES – REGULAR MEETING 9-19-16: Minutes of the Regular meeting held Monday, September 1, 2016, were presented for consideration. Moved by Smith, seconded by McFarland, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, Brecks, Cetak, Hall, McFarland, Smith, Jason Fagot. Motion carried.

ELECTION: Moved by John Fagot, seconded by Hall, to elect McFarland as Chairman for 2017. Roll call. Voting “aye” were Brecks, Cetak, Smith, McFarland, Hall, John Fagot, Jason Fagot. Motion carried. Moved by John Fagot, seconded by Hall, to elect Brecks, as Vice Chair for 2017. Roll call. Voting “aye” were McFarland, Smith, Cetak, Brecks, Hall, John Fagot, Jason Fagot. Motion carried. Moved by Smith, seconded by McFarland, appoint Pamela Baruth as secretary. Roll call. Voting “aye” were John Fagot, Brecks, Hall, Cetak, McFarland, Smith, Jason Fagot. Motion carried. McFarland continued as chair of the meeting.

REDEVELOPMENT PLAN: Pepplitsch presented a redevelopment plan amendment for property located in Redevelopment Area #5. The redevelopment plan included the development of needed infrastructure, utilities, and other public facilities to accommodate a multi-phased housing development containing up to 280 housing units, being a mixture of apartments, duplexes, and single family units with an overall project investment of over \$28,000,000. The plan contemplates the use of TIF to support eligible project costs, as the plan would not be feasible in the project area without such financial support. Pepplitsch indicated that the redevelopment plan amendment was developed in cooperation with HNB Properties, LLC, which Scott Rief and Mark Otto were on hand to explain the company’s interest in the local housing market and opportunity provided by the drafted redevelopment plan. Following discussion, the board considered a resolution regarding the proposed redevelopment plan amendment.

RESOLUTION: Resolution No. 2017-01 was presented. Moved by Jason Fagot, seconded by Brecks, to approve Resolution No. 2017-01. Roll call. Voting “aye” were John Fagot, Cetak, Smith, Hall, Brecks, Jason Fagot, McFarland. Motion carried.

RESOLUTION NO. 2017-01

A RESOLUTION FORWARDING A PROPOSED REDEVELOPMENT PLAN AMENDMENT OF THE CITY OF LEXINGTON, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA FOR REVIEW AND RECOMMENDATION PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Mayor and City 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 in the Redevelopment Plan Amendment, set forth hereafter to be blighted and substandard and in need of redevelopment; and

WHEREAS, pursuant to and in furtherance of the Act, a Redevelopment Plan Amendment (the "Redevelopment Plan"), has been prepared by the Agency in the form attached hereto as Exhibit A, for the purpose of redeveloping a Blighted and Substandard Area and includes a provision to divide certain ad valorem taxes as provided in Section 18-2147 of the Act on that portion of the Blighted and Substandard Area legally described in Exhibit A to assist in the redevelopment thereof; and

WHEREAS, pursuant to the §18-2112 of the Act the Agency is required to submit the Redevelopment Plan to the Planning Commission of the City for its review and recommendation as to the Redevelopment Plan's conformity to the general plan for development of the City as a whole;

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

Section 1. The Agency hereby submits the Redevelopment Plan in the form attached hereto as Exhibit A to the Planning Commission of the City for its review and recommendation as to the Redevelopment Plan's conformity to the general plan for development of the City as a whole.

PASSED AND APPROVED this 23rd day of January, 2017.

ROUNDTABLE: Peplitsch noted a special meeting of the CDA may be held on Monday, January 30, 2017, at 5:30 p.m. to consider a redevelopment contract; he will advise the board later in the week. He also indicated that he will be sending the CDA speculative home plans to reconsider for Redevelopment Area #2 and other potential projects in that area.

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

Respectfully submitted,
Pamela Baruth
CDA Secretary