

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
August 8, 2022**

A Regular Meeting of the Community Development Agency was held Monday, August 8, 2022, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Chris Denker, John Fagot, Gail Hall, Jason Fagot, Steve Smith, and Seth McFarland. Kory Cetak was absent. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Finance Director Barb Hodges 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 Vice Chair Denker 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 7-18-2022: Minutes of the Regular meeting held Monday, July 18, 2022, were presented for consideration. Moved by Smith, seconded by Jason Fagot, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, McFarland, Hall, Jason Fagot, Smith, Denker. Motion carried.

RESOLUTION: Pepplitsch gave an update on the proposed redevelopment plan and cost benefit analysis for R. Perry Construction, Inc. Redevelopment Project. Roy Perry and Cory Christensen, R Perry Construction, introduced themselves and provided a construction timeline for the first phase of the project to include three 30-unit apartment buildings, a clubhouse/fitness center and pool. Following discussion, Resolution No. 2022-09 was presented. Moved by McFarland, seconded by Smith, to approve Resolution No. 2022-09. Roll call. Voting “aye” were Jason Fagot, John Fagot, Hall, Smith, McFarland, Denker. Motion carried.

RESOLUTION NO. 2022-09

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF
LEXINGTON, NEBRASKA, RECOMMENDING APPROVAL OF A
REDEVELOPMENT PLAN ENTITLED "Amendment to the Redevelopment Area #1
Redevelopment Plan (The R. Perry Construction, Inc. 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, "Amendment to the Redevelopment Area #1 Redevelopment Plan (The R. Perry Construction, Inc. 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 August 3, 2022, 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 August 8, 2022, 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 8th day of August, 2022.

ROUNDTABLE DISCUSSION: Pepplitsch gave an update on potential future projects.

ADJOURNMENT: There being no further business to discuss, Vice-Chair Denker declared the meeting adjourned.

Respectfully submitted,
Pamela Baruth, CDA Secretary