

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
November 21, 2022**

A Regular Meeting of the Community Development Agency was held Monday, November 21, 2022, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Kory Cetak, Chris Denker, John Fagot, Jason Fagot, Gail Hall, Steve Smith, and Seth McFarland. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, 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 Chair 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. 7th Street, Lexington, Nebraska.

MINUTES – REGULAR MEETING 10-17-2022: Minutes of the Regular meeting held Monday, October 17, 2022, were presented for consideration. Moved by Smith, seconded by Denker, to approve the minutes as presented. Roll call. Voting “aye” were Hall, Jason Fagot, John Fagot, McFarland, Denker, Smith, Cetak. Motion carried.

RESOLUTION: Peplitsch reviewed a redevelopment plan entitled “Amendment to the Redevelopment Plan of the City of Lexington, NE (Vintage Rows Redevelopment Project)” in Redevelopment Area #6. He explained the \$8.6 million Phase I project would include 35 housing units as low income and market rate rentals with amenities. Following discussion, Resolution No. 2022-13 was presented. Moved by McFarland, seconded by Smith, to approve Resolution No. 2022-13. Roll call. Voting “aye” were Denker, John Fagot, Hall, Jason Fagot, Smith, McFarland, Cetak. Motion carried.

RESOLUTION NO. 2022-13

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.

RECITALS

A. 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”), adopted the General Redevelopment Plan for Redevelopment Area #6 (the “Redevelopment Area”) on November 8, 2022, pursuant to Resolution No. 2022-25 (the “Redevelopment Plan”).

B. Pursuant to and in furtherance of the Act, an Amendment to the Redevelopment Plan (the “Redevelopment Plan Amendment”), has been prepared by the Agency in the form attached hereto as Exhibit A, for the purpose of redeveloping an area located in the Redevelopment 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 Redevelopment Area legally described in Exhibit A to assist in the redevelopment thereof.

C. Pursuant to the § 18-2112 of the Act, the Agency is required to submit the Redevelopment Plan Amendment to the Planning Commission for its review and recommendation as to the Redevelopment Plan Amendment’s conformity to the general plan for development of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED, the Community Development Agency of the City of Lexington, Nebraska, does hereby submit the Redevelopment Plan Amendment in the form attached hereto as Exhibit A to the Planning Commission for its review and recommendation as to the Redevelopment Plan Amendment’s conformity to the general plan for development of the City as a whole.

PASSED AND APPROVED this 21st day of November, 2022.

PROJECT: Board and Staff reviewed construction plans for a speculative building to be located on Highway 30 between Lincoln and Madison Streets. Following review, moved by John Fagot, seconded by McFarland, to approve construction plans for a speculative commercial building as presented and to authorize the solicitation of proposals. Roll call. Voting “aye” were Denker, Smith, Hall, Jason Fagot, McFarland, John Fagot, Cetak. Motion carried.

ROUNDTABLE DISCUSSION: Pepplitsch gave an update on current and potential projects.

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

Respectfully submitted,
Pamela Baruth, CDA Secretary