

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
October 17, 2022**

A Regular Meeting of the Community Development Agency was held Monday, October 17, 2022, at Lexington City Hall, located at 406 East 7<sup>th</sup> 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, Finance Director Barb Hodges and Secretary Pamela Baruth. The press was represented by Clipper-Herald and KRVN Radio.

**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. 7<sup>th</sup> Street, Lexington, Nebraska.

**MINUTES – REGULAR MEETING 9-19-2022:** Minutes of the Regular meeting held Monday, September 19, 2022, were presented for consideration. Moved by McFarland, seconded by Denker, to approve the minutes as presented. Roll call. Voting “aye” were Hall, Jason Fagot, John Fagot, Smith, Denker, McFarland, Cetak. Motion carried.

**RESOLUTION:** Peplitsch reviewed a general redevelopment plan for Redevelopment Area #6 for consideration by the board. Following discussion, Resolution No. 2022-12 was presented. Moved by Jason Fagot, seconded by Smith, to approve Resolution No. 2022-12. Roll call. Voting “aye” were Denker, Hall, John Fagot, McFarland, Smith, Jason Fagot, Cetak. Motion carried.

**RESOLUTION NO. 2022-12**

**RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF LEXINGTON, NEBRASKA; MAKING FINDINGS RELATED TO THE REDEVELOPMENT PLAN; AND APPROVAL OF RELATED ACTIONS**

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

**Recitals:**

a. 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

b. The Community Development Agency of Lexington, Nebraska (the “Agency”) has prepared a general redevelopment plan (the “Redevelopment Plan”) for the Redevelopment Project Area for Redevelopment Area #6 in the form attached hereto as **Exhibit B**; and

c. Pursuant to §18-2112 of the Act, the Agency, prior to recommending the Redevelopment Plan to the City, has referred the Redevelopment Plan to the Planning Commission of the City for a public hearing pursuant to the Act and for its review and recommendation as to its conformity to the general plan for the development of the City as a whole and has received the recommendation from the Planning Commission:

d. The Agency has made certain findings and has determined that it is in the best interests of the Agency and the City to approve the Redevelopment Plan and approve the transactions contemplated by the Redevelopment Plan.

**Resolved that:**

1. The Agency determines that the proposed land uses and building requirements in the Redevelopment Plan for the Redevelopment Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, 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 prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.
2. The Redevelopment Plan does not presently provide for a division of real estate taxes pursuant to Section 18-2147 of the Act for a redevelopment project. Therefore, the Agency has not prepared a cost benefit analysis pursuant to Section 18-2113 of the Act.
3. The Agency recommends approval of the Redevelopment Plan and the transactions contemplated in the Redevelopment Plan.
4. All prior resolutions of the Agency in conflict with the terms and provisions of this resolution are repealed to the extent of such conflicts.
5. This Resolution shall become effective immediately upon its adoption.

**PASSED AND APPROVED on October 17, 2022.**

**PROJECT:** Board and Staff reviewed draft site plans for a speculative building to be located on Highway 30 between Lincoln and Madison Streets.

**ROUNDTABLE DISCUSSION:** Peplitsch 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