

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
May 19, 2025**

A Regular Meeting of the Community Development Agency was held Monday, May 19, 2025, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Jason Fagot, Jeremy Roberts, Seth McFarland, Chris Denker, and John Fagot. Gail Hall and Kory Cetak were absent. 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 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 Chair Jason Fagot who informed the public that the Open Meetings Act is posted in the Council Chambers at Lexington City Hall, located at 406 E. 7th Street, Lexington, Nebraska.

MINUTES – REGULAR MEETING 4-21-2025: Minutes of the Regular meeting held Monday, April 21, 2025, were presented for consideration. Moved by McFarland, seconded by Denker, to approve the minutes as presented. Roll call. Voting “aye” were Roberts, John Fagot, Denker, McFarland, Jason Fagot. Motion carried.

REDEVELOPMENT PLAN: Pepplitsch reviewed a proposed redevelopment plan amendment for the “Vintage Townhomes Redevelopment Project” in Redevelopment Area #6 which includes a senior housing project and the associated cost benefit analysis. He indicated the Planning Commission recently reviewed the plan and recommended approval as presented. Following discussion, Resolution No. 2025-04 was presented. Moved by McFarland, seconded by Roberts, to approve Resolution No. 2025-04. Roll call. Voting “aye” were John Fagot, Denker, Roberts, McFarland, Jason Fagot. Motion carried.

RESOLUTION NO. 2025-04

(Amendment to Redevelopment Plan and Cost-Benefit Analysis—Vintage Townhomes
Redevelopment Project)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA, APPROVING AND ADOPTING AN AMENDMENT TO REDEVELOPMENT PLAN #6 IN THE CITY OF LEXINGTON, NEBRASKA AND COST-BENEFIT ANALYSIS FOR THE VINTAGE TOWNHOMES REDEVELOPMENT PROJECT.

RECITALS

A. The General Redevelopment Plan for Redevelopment Area #6 (the “**Redevelopment Plan**”), which covers certain portions of the City of Lexington, Nebraska that have been declared blighted and substandard and in need of redevelopment (the “**Redevelopment Area**”), was adopted by the

City Council of the City of Lexington, Nebraska (the “**City**”) on November 8, 2022, pursuant to Resolution No. 2022-25.

B. The Community Development Agency of Lexington, Nebraska (the “**Agency**”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “**Act**”), has prepared an Amendment to the Redevelopment Plan for the Vintage Townhomes Redevelopment Project (the “**Project**”), which is attached hereto as **Exhibit A** and incorporated by this reference (the “**Amendment**”).

C. The Project would use tax increment financing from a specified project site pursuant to Section 18-2147 of the Act to assist in paying for the costs incurred by the City to construct certain eligible public improvements for the Project.

D. The Agency, as required under Section 18-2113(2) of the Act, has conducted a Cost-Benefit Analysis for the Project, which is attached as Exhibit “C” to the Amendment.

E. On May 19, 2025, a meeting of the Agency was held at the Lexington City Council Chambers, 406 E. 7th Street in Lexington, Nebraska in order to determine whether the Amendment and the Cost-Benefit Analysis should be approved.

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

1. The Amendment will, in accordance with the present and future needs of the City, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

2. The Amendment is feasible and is in conformance with the general plan for development of the City as a whole, as set forth in the City of Lexington Comprehensive Plan, as amended.

3. The costs and benefits of the Project, including the costs and benefits to other affected political subdivisions, the economy of the City, and the demand for public and private services are in the long-term best interest of the City.

4. The Project Site, as defined in the Amendment, is within the Redevelopment Area.

5. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing on the Project.

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Agency hereby approves and adopts the Cost-Benefit Analysis as the cost-benefit analysis for the Project.

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Agency hereby adopts the Amendment and recommends that the City Council of the City of Lexington, Nebraska approve the Amendment.

PASSED AND APPROVED this 19th day of May, 2025.

ROUNDTABLE DISCUSSION: Pepplitsch gave an update on current projects.

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

Respectfully submitted,
Pamela Baruth
CDA Secretary