

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
October 20, 2014**

A Regular Meeting of the Community Development Agency was held Monday, October 20, 2014, at Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Gail Hall, Jason Fagot, Steve Smith, Seth McFarland, and John Fagot. Members Kory Cetak and Linda Miller were absent. City Officials present were City Manager Joe Peplitsch, City Attorney Will Weinhold, Development Services Director Bill Brecks, Finance Director Barbara Hodges 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 Gail Hall 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:** Minutes of the Regular meeting held Monday, September 15, 2014, and the Special meeting held Tuesday, October 7, 2014, were presented for consideration. Moved by Smith, seconded by McFarland, to approve minutes of both meetings as presented. Roll call. Voting "aye" were John Fagot, Jason Fagot, McFarland, Smith, Hall. Motion carried.

**DEVELOPMENT AGREEMENT:** Peplitsch reviewed a real estate development agreement with Central Nebraska Housing Corp. to expand the Ponderosa Apartment complex. He noted the draft agreement had been approved by the City Council, and clarification on the required water and sanitary sewer utilities remained. He also noted that transfer of the property from the City to the CDA would not be complete until mid-December, which would delay the execution of a deed to the developer per the agreement. Following discussion, moved by Smith, seconded by John Fagot, to approve the development agreement with reasonable amendments regarding utility layout and project timing; and to authorize execution of all necessary documents when appropriate. Roll call. Voting "aye" were Jason Fagot, McFarland, John Fagot, Smith, Hall. Motion carried.

**LOT SALE:** Peplitsch discussed the potential sale of Lot 11, Block 2, Paulsen's First Addition; which is the lone remaining vacant lot at the end of the Park Drive cul-de-sac north of 20<sup>th</sup> Street. Mike and Emily Voss are interested in building a home on the lot, and would like to know if the lot could be obtained for \$1. The current asking price is \$4,000 for each of the three remaining lots along Park Drive. The lot in question is odd shaped and has had little to no interest from the time development started in the area in 2007. He indicated that TIF revenue from the construction of the proposed home would be approximately \$15,000 over the remaining TIF period. Following discussion, moved by John Fagot, seconded by Jason Fagot, to authorize the sale of Lot 11, Block 2, Paulsen's First Addition for \$1 and the execution of necessary documents to complete a sale. Roll call. Voting "aye" were Smith, McFarland, Jason Fagot, John Fagot. Hall abstained from voting. Motion carried.

**ROUNDTABLE:** Peplitsch indicated that he is still working through details regarding the potential purchase of property in Redevelopment Area #2.

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

Respectfully submitted,  
Pamela Baruth  
CDA Secretary