

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
August 17, 2015**

A Regular Meeting of the Community Development Agency was held Monday, August 17, 2015, at Lexington City Hall, 406 East 7th Street, Lexington, Nebraska at 5:30 p.m. Members present were Kory Cetak, Jason Fagot, Gail Hall, Steve Smith, Seth McFarland, Linda Miller and John Fagot. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, Finance Director Barbara Hodges and Secretary Pamela Baruth. The press was represented by KRVN.

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 Chairman Kory 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 5-27-15: Minutes of the Regular meeting held Wednesday, May 27, 2015, were presented for consideration. Moved by Smith, seconded by McFarland, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, Miller, Hall, Jason Fagot, McFarland, Smith, Cetak. Motion carried.

RESOLUTION: Resolution No. 2015-12 was presented. Pepplitsch reviewed a purchase agreement with Greater Lexington Corporation for 11 housing lots in the Northwest Third Addition. Smith offered an amendment to add a section regarding future sales of the lots to give clear direction to the Chairman and Staff. Following discussion, moved by Smith, seconded by McFarland, to amend Resolution 2015-12 to include a new section regarding lot sale policy. Roll call. Voting “aye” were John Fagot, Hall, Jason Fagot, Miller, McFarland, Smith, Cetak. Motion carried.

Moved by Miller, seconded by McFarland, to approve Resolution No. 2015-12 as amended. Roll call. Voting “aye” were Jason Fagot, Hall, Smith, John Fagot, McFarland, Miller, Cetak. Motion carried.

RESOLUTION NO. 2015-12

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA APPROVING THE PURCHASE OF REAL ESTATE FROM THE GREATER LEXINGTON CORPORATION AND AUTHORIZING THE CHAIRMAN TO CONVEY SUCH REAL ESTATE TO SUBSEQUENT PURCHASERS PURSUANT TO CERTAIN RESTRICTIONS;

WHEREAS, the Community Development Agency of Lexington, Nebraska (the “Agency”), created pursuant to Nebraska Community Development Law (the “Act”), has the authority to purchase and convey real estate in accordance with said Act; and

WHEREAS, the Greater Lexington Corporation owns Lots 2, 4, 5, 9, and 10, Block 1, Northwest Third Addition to the City of Lexington, Dawson County, Nebraska and Lots 1, 3, 4, 7, 8, and 11, Block 2, Northwest Third Addition to the City of Lexington, Dawson County, Nebraska (collectively known as the “Real Estate”); and

WHEREAS, the Greater Lexington Corporation desires to sell the Real Estate to the Agency; and

WHEREAS, the Agency deems it to be in the public interest and in furtherance of the purposes of the Act to purchase the Real Estate;

WHEREAS, the Agency deems it to be in the public interest and in furtherance of the purposes of the Act to convey the Real Estate to subsequent purchasers pursuant to certain restrictions;

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

Section 1. The Agency hereby approves the purchase of Lots 2, 4, 5, 9, and 10, Block 1, Northwest Third Addition to the City of Lexington, Dawson County, Nebraska and Lots 1, 3, 4, 7, 8, and 11, Block 2, Northwest Third Addition to the City of Lexington, Dawson County, Nebraska.

Section 2. That the Chairman of the Agency is hereby authorized and directed on behalf of said Agency to enter into a purchase agreement for said Real Estate and take all necessary steps to effectuate the conveyance of said Real Estate to the Agency.

Section 3. That following purchase of the Real Estate the Chairman of the Agency is hereby authorized and directed on behalf of said Agency to convey the Real Estate to subsequent purchasers pursuant to the restrictions in Section 4.

Section 4. That subsequent purchasers may purchase the individual lots comprising said Real Estate for a purchase price of \$5,000.00 per lot, except, that subsequent purchasers may purchase Lots 2, 4, and 5, in Block 1, Northwest Third Addition to the City of Lexington, Dawson County, Nebraska and Lots 1, 3, and 4, in Block 2, Northwest Third Addition to the City of Lexington, Dawson County, Nebraska, for \$0.00, thru September 1, 2016, so long as such subsequent purchaser agrees to construct a single family dwelling within six (6) months of possession.

PASSED AND APPROVED this 17th day of August, 2015.

ROUNDTABLE: Pepplitsch gave an update on current redevelopment projects.

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

Respectfully submitted,
Pamela Baruth
CDA Secretary